



# SOUTH SHAGANAPPI COMMUNITIES

Local Area Planning Project

Phase 1: ENVISION - What We Heard Report  
Fall 2023



## South Shaganappi Communities Local Area Planning Project

### Phase 1: ENVISION Engagement & Communications Summary

Report Back – Fall 2023

## Table of Contents

South Shaganappi Communities Local Area Planning Project.....	2
Project overview .....	3
Communications and engagement program overview.....	3
Phase 1: ENVISION Overview.....	5
What did we do and who did we talk to?.....	6
Demographics of public engagement participants.....	9
Phase 1: South Shaganappi Working Group Sessions.....	12
Phase 1: Community Association Meetings Summary .....	16
Phase 1: Industry Representatives Meeting Summary .....	18
What did we ask through the public engagement? .....	20
Summary of input received .....	21
TOPIC 1 – PAST .....	21
TOPIC 2 – PRESENT .....	22
TOPIC 3 – FUTURE .....	25
What did we do with the input received? .....	28
Project next steps .....	28
Appendix A: Public engagement verbatim comments .....	29
Phase 1- Community Association Feedback .....	79
Phase 1- Industry Feedback .....	90
South Shaganappi Working Group Session #1 – June 22, 2023 .....	91
South Shaganappi Working Group Session #2 – Sept. 14, 2023.....	160
South Shaganappi Working Group Session #3 – Sept. 26, 2023.....	181

## Project overview

The South Shaganappi Communities Local Area Planning project includes the communities of: Banff Trail, Montgomery, Parkdale, Point McKay, Saint Andrews Heights, University Heights, University District, Varsity, and The University of Calgary.

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

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

## Communications and engagement program overview

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

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

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

### Phased program

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

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

### Raising the capacity of the community

Prior to starting formal engagement, we began the project with an educational focus to increase knowledge about planning and development to enable participants to effectively contribute to the process. This included starting the conversation with why growth and redevelopment are

important and how local area planning fits into our city-wide goals. We also took a plain language and transparent communications approach in our materials.

### Increasing participation and diversity

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

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

- **Direct mail:** People within the Canada Post walking routes in the plan area received an engagement booklet in the mail starting April 18, 2023. This engagement booklet contained information on and questions to consider about the area's past, present and future, as well as provide an opportunity to apply to be a member of the South Shaganappi Communities Working Group. The booklets included a feedback form (with postage pre-paid) to mail responses to the questions posed back to the project team.
- **"Engagement Stations":** Working together with community associations in the Plan area, we installed "Engagement Stations" – similar in look to Little Libraries – for people in the community to pick up an engagement booklet. The "Engagement Stations" were installed before the first phase of engagement and will be utilized throughout the duration of the project.
- **The City of Calgary Engage page:** Participants were able to visit [calgary.ca/shaganappi](https://calgary.ca/shaganappi) to review the content included in the engagement booklet and respond to the same questions included in the booklet's feedback form.

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

### Inclusive process

Throughout our engagement we work to ensure an inclusive process that considers the needs of all participants and seeks to remove barriers to participation. We 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 ensure that, at the very least, all participants in the Plan 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 participants are willing to commit to a project. This includes having a variety of communications and engagement tactics available so that people can get involved at the level that best meets their needs.

### South Shaganappi Communities Working Group



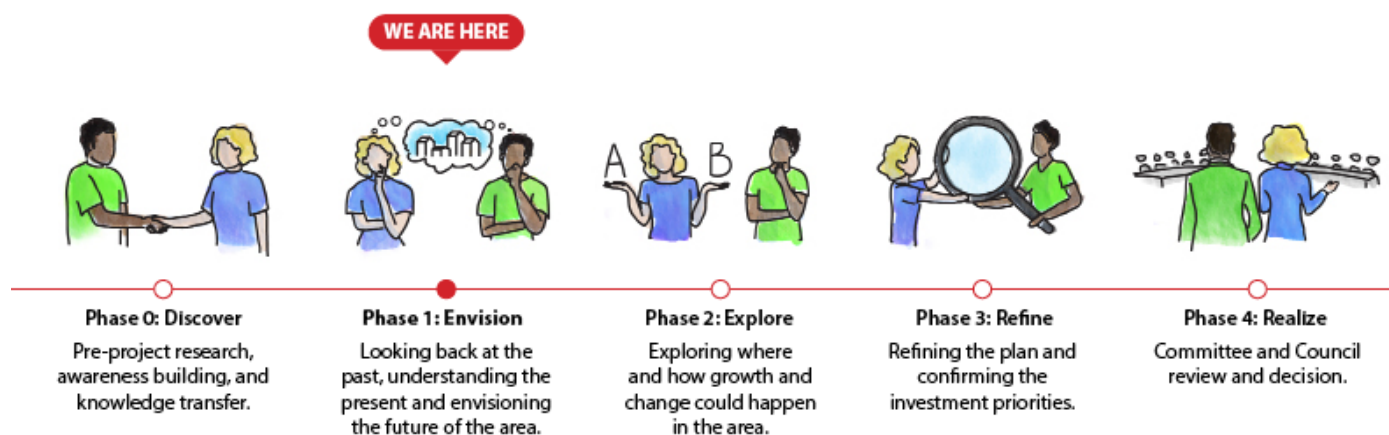
One of the foundational pieces of our program includes the development of a multi-community participant working group (designed to accommodate those with more committed interests and more time to offer to the project) where we can have more technical conversations, dive deeper into planning matters and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

Through a recruitment process, 47 members from the broader community, local community associations and the development industry were selected to participate in a dialogue on the broader planning interests of the entire area. Throughout the project, the working group participates in one pre-session exercise and eight to nine sessions where they bring different perspectives and viewpoints to the table and act as a sounding board for The City as we work together to create the South Shaganappi Communities Local Area Plan.

### Working with the Community

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

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



## Phase 1: ENVISION Overview

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

### Additional Feedback: Draft Chapters

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

### Engagement spectrum of participation

The engage spectrum level for Phase 1 public engagement was 'Listen & Learn' which is defined as, "We will listen to participants and learn about their plans, views, issues, concerns, expectations and ideas."

### Phase 1: ENVISION Objectives

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

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

Phase one focused on looking back at the past, understanding the present and envisioning the future of the area. Engagement took place with targeted participants starting in March 2023, and with the general public in April to May 2023.

We held two online events and one in-person open house at Varsity Community Association between April 18 and May 23, 2023. Online engagement was open for 34 days with mailed-in engagement booklet feedback forms being accepted until the first week of June 2023.

A comprehensive communications plan was developed to inform the community about the project and opportunities to get involved. The awareness campaign ran from April 18 to May 23, 2023, aligned to when public engagement opportunities and the opportunity to apply for the South Shaganappi Communities Local Area Planning Working Group were open.

Total **ADS DISPLAYED: 2M+**

---

Methods used to build awareness included:

- **Direct mailed education & engagement booklets to all households and businesses in the plan area:** 17,352 booklets mailed.
- **Two waves of geo-targeted social media advertisements:** 434,196 impressions
  - Facebook: 77,686 & 80,578 impressions
  - Twitter: 71,037 & 68,569 impressions

- Instagram: 66,309 & 69,896 impressions
- NextDoor: 121 impressions
- **Geo-targeted digital advertisements on high-traffic websites and YouTube:**  
316,889 impressions
  - Digital banners ads on high-traffic websites: 178,562 impressions
  - YouTube video ads (impressions): 138,327
- **Digital screens at Market Mall:** 1,284,435 impressions
- **Full-page advertisement in local community newsletters:** 11,206 circulation
- **Email update sent to subscribers:** 107 subscribers
- **English and translated (Arabic, information boards at the Foothills Aquatic Centre.**
- **Ethnic Radio ads on Fairchild Radio:** Not measured
- **English and translated information boards at Foothills Aquatic Centre:** Not measured
- **Community Association and Councillor posts, website updates, articles** (using content project through Communication Toolkit): Not measured
- **Nine large format road signs (Curbex) placed throughout the communities and at high-traffic intersections:** Not measured.
- **Seven Engagement Stations to raise awareness and provide additional education and engagement booklets to community members:** Not measured.

**Total impressions: 2,064,185**

**Total INVOLVED: 19,825**

---

The number of people who actively or passively got involved. This included people who visited the website, attended a virtual session, subscribed for email updates, attended a working group session, received and engagement booklet in the mail etc.

- **2,263** unique website visitors
- **17,352** received feedback forms
- **19** registered for a virtual session
- **35** attended the in-person session(s)
- **104** social media interactions (comments, reactions, shares, etc.)
- **47** working group members (31 community members, 12 community association members, 4 development industry members)
- **15** who attended CA Sessions (virtual and in-person)
- **11** who attended Industry Session

**Total ENGAGED: 515**

---

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

- **115** Online engagement contributors
- **271** Paper feedback forms returned
- **19** registered for a virtual session
- **35** attended the in-person open house
- **47** working group members
- **17** CA session participants
- **11** Industry numbers

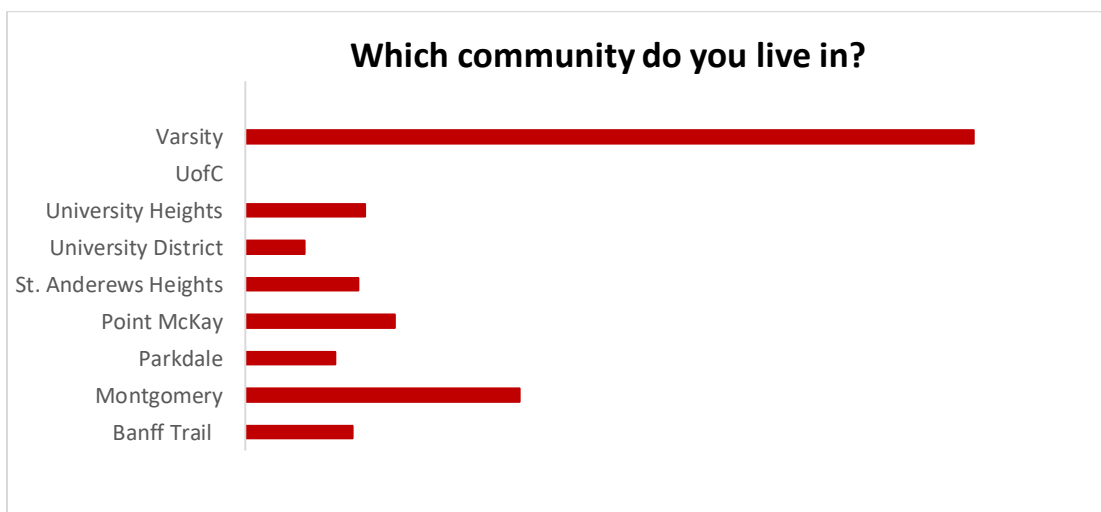
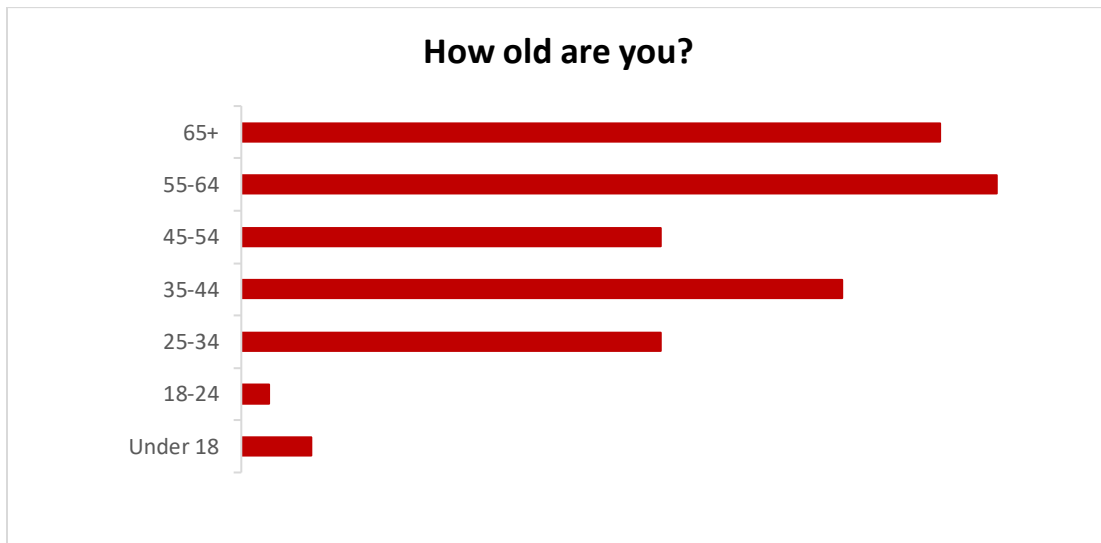
**Total CONTRIBUTIONS: 1,414**

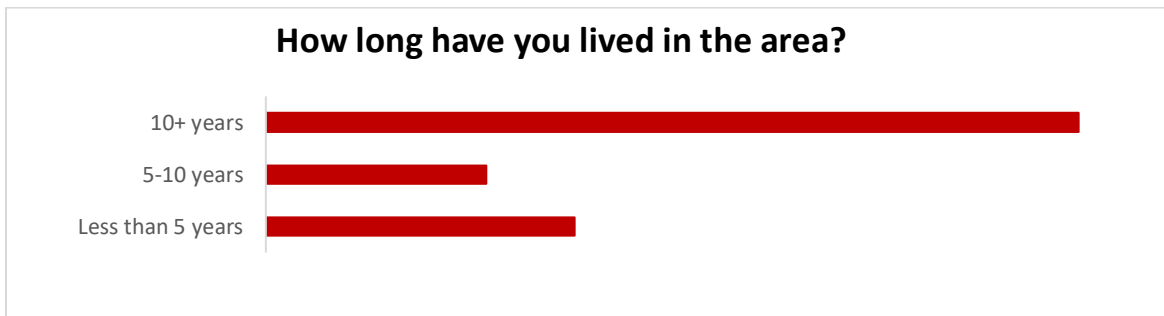
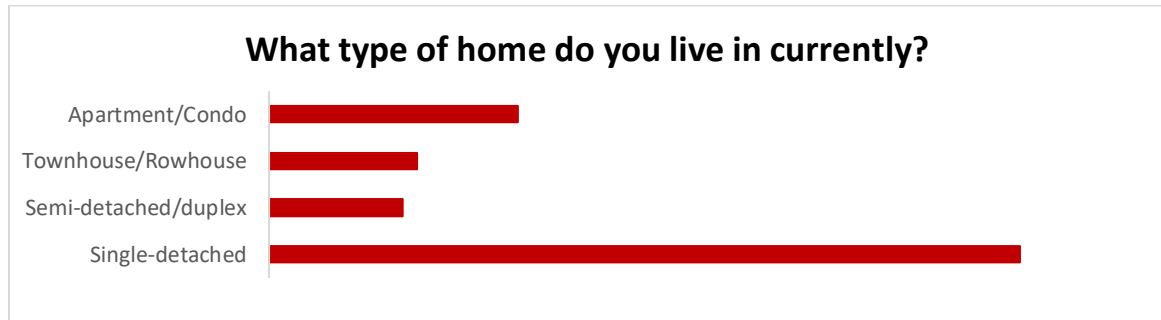
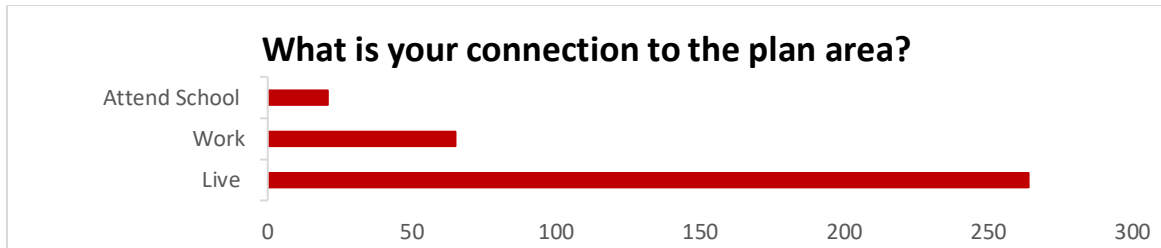
The total number of contributions received through all public participation opportunities.

<b>Engagement &amp; Communications</b>	<b>Metrics</b>
<p>The project launched Phase 1 on April 18, 2023, with both online and in-person tactics used to share information aimed at increasing awareness about local area planning with the South Shaganappi Communities.</p> <p>We hosted two online Microsoft Teams events with community members and one in-person open house.</p>	<ul style="list-style-type: none"> <li>• We received 2,242 unique website visitors and had 115 online contributors providing 2 submissions through the engagement portal.</li> <li>• 271 paper feedback forms were returned.</li> <li>• We spoke with 35 people in-person at our public open house.</li> <li>• We spoke to 19 people at the online engagement sessions on May 3 and May 17, 2023.</li> </ul>
<b>Targeted Engagement</b>	<b>Metrics</b>
<p><b>Community Associations</b></p> <p>Prior to each phase of the project, and launch of public engagement, we host joint community association meetings where we invite all the Plan area community associations to meet and work through exercises with the team.</p>	<ul style="list-style-type: none"> <li>• We held three community association meetings on April 24 (in-person) and May 16, 2023 (online). May 23, 2023, with Montgomery CA (online) as they were unable to attend the previous joint CA meetings.</li> <li>• 15 people registered to attend between both opportunities.</li> </ul>
<p><b>South Shaganappi Communities Working Group</b></p> <p>Throughout Phase 1, the working group participated in three workshop sessions (one in-person and two online). These are detailed below in the working group section.</p>	<ul style="list-style-type: none"> <li>• 47 working group members.</li> <li>• Three workshop sessions were facilitated during Phase 1.</li> </ul>
<p><b>Industry Representative Meetings</b></p> <p>One meeting for industry representatives was held during Phase 1. These meetings are aimed at understanding and collecting the perspective of the development industry to support development of the South Shaganappi Plan.</p>	<ul style="list-style-type: none"> <li>• May 11, 2023, there were 11 representatives registered.</li> </ul>

## Demographics of public engagement participants

We asked participants the following demographics information.





## About the South Shaganappi Communities Working Group

### What is the Working Group?

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

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

### How was the Working Group Created?

At project launch, The City conducted a recruitment campaign for participants to apply to be a member of the working group, as a general resident or a development industry representative. Community associations were given the opportunity to nominate and select their own representative. Through the recruitment campaign, we received over 130 applications. The

project team reviewed all 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 a range of perspectives were included based on the applications that were submitted.

### Who is on the Working Group?

The South Shaganappi Communities Local Area Planning Working Group includes people from a range of backgrounds who provide feedback, consider input provided by the broader community, and discuss concepts and ideas with city planners as the local area plan is created.

The working group include a range of people with diverse backgrounds, perspectives and experiences including:

#### **28 general community members**

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

#### **12 community association representatives**

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

#### **3 youth members**

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

#### **3 development industry representatives**

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

#### **1 South Shaganappi Area Strategic Planning Group representative**

- South Shaganappi Area Special Planning Group representative is expected to provide insight as a community and local institution expert and bring forward the perspectives of their group.

## Phase 1: South Shaganappi Working Group Sessions

As part of Phase 1, the working group completed three focused workshop sessions. A summary of each session is provided below with a feedback summary and verbatim provided in the Appendix section.

### Working Group Session 1: Asset Mapping/Core Values

On Thursday, June 22, 2023, the working group met to discuss what are the community assets that the Working Group values the most and the least today and to talk about assets that can be improved and/or added in the future. The themes that emerged from the discussion are:

Working group members value most:

- Green Spaces and Outdoor Facilities
  - Recreational Facilities, dog parks, skating rinks and bike paths.
- Positive Impact of Educational Institutions
  - University, Foothills and Children's Hospital are crucial assets to the community.
- Accessible Transportation
  - Abundance of transportation options
- Community Connectivity and Gathering Spaces
  - Well-connected pathways and community gathering spaces.
- Accessible to Amenities
  - Close proximity to services without an extensive commute.

Working group members value least:

- Traffic Safety Concerns
  - Traffic congestion, pedestrian safety, and dangerous intersections
- Infrastructure Issues
  - Improvements to areas such as Motel Village, University Research Park, and McMahon Stadium.
- Public Transit and Connectivity
  - Inefficiencies with the public transit system
- Noise and Environmental Impact
  - Helicopter noise from the hospital.
  - Dust from back alleys and impacts from construction.
- Social Issues
  - Poverty and public safety related to drug use.

Working group members hope to improve:

- Redevelopment and Improvement Opportunities
  - Redevelopment of Areas such as McMahon, Banff Trail Station Area, and properties surrounding Market Mall.
- Traffic Concerns and Infrastructure Upgrades
  - Traffic concerns around 16th Avenue and Crowchild Trail.
  - More traffic calming measures.
- Public Transit and Connectivity
  - Better transit measures, and safety upgrades such as more lightening.



- More pathways and bike lanes to connect to transit.
- Green Spaces and Park Improvements
  - More trees and green spaces, particularly for new developments.
  - Concerns over aging parks and facilities.
- Affordable Housing and Community Amenities
  - More affordable housing options and student-friendly housing.
  - More amenities to cater to the needs of the local population.

Presentation from the session can be found [here](#).

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

On Thursday, September 14, 2023, the working group participated in its second session. The focus of the session was to help draft the core values and vision for the plan. The draft core values and vision that the working members came up with are:

#### Core Value #1: Diversity of Housing

- Specify diverse and affordable housing.
- Clarify on achieving inclusion.

#### Core Value #2: Improved Mobility Network

- Do not just emphasize connecting institutions, but also the communities.
- Focus on making the Plan Area accessible to the rest of the City as well.

#### Core Value #3: Transit-Orientated Development

- Qualify "Higher-Density" to stress the need for balanced, integrated mixed-use development.
- Expand the statement to include mixed-use residential and commercial.

#### Core Value #4: Recreational Opportunities

- Include a wide range of recreational facilities, not limited to sports and include affordable options.
- Include other civic facilities such as libraries and parks.

#### Core Value #5: Parks, Open Space & Pathways

- Strike more of a balance between spaces for humans and wildlife.
- Change the wording to include "protect".

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

- Include "Living":

These communities are not just places of work and institutions but also places where people reside.

- Use "Recreational Opportunities" instead of "Recreational Facilities":

Includes green spaces and other forms of recreation as well as facilities.

- Remove or Redefine "Global Destination":

"Global Destination" needs to be removed or elaborated on.

- Capture Diversity of Residents:

Diversity of residents, not just institutions, to highlight the value of the community's population.

- Incorporate Greenspace, Housing, and Transportation:

Reference greenspace, housing, and transportation to create a more comprehensive vision.

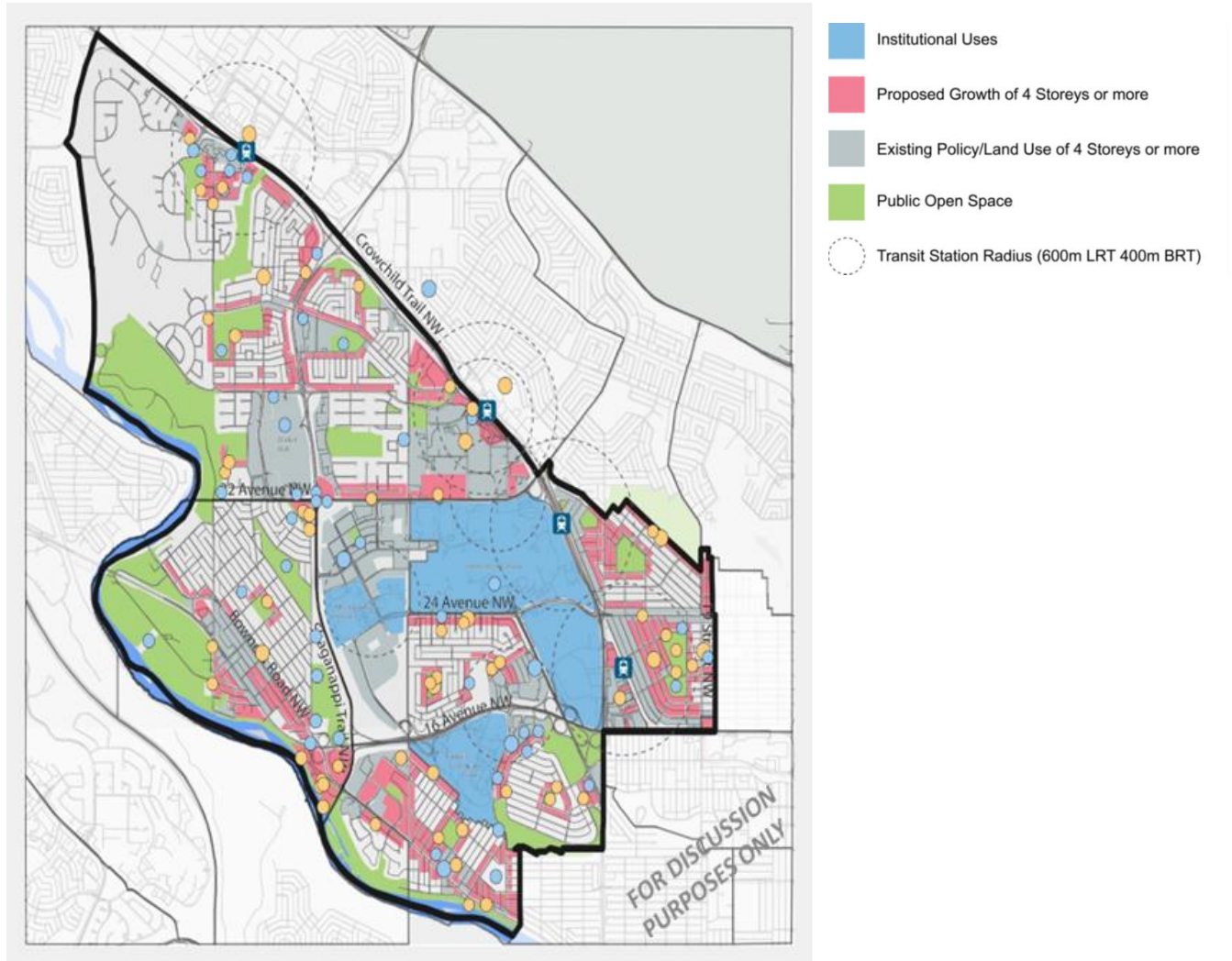
- Include Conservation and Environment:

Reference conservation and the environment to demonstrate a commitment to sustainability.

Presentation from the session can be found [here](#)

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

On Tuesday, September 26, 2023, working group members were presented with a session 2 recap and focused the conversation about key growth map. The yellow on the map below show the areas that working group members identified for reconsideration and the blue dots are areas that working group members considered for further exploring.



Presentation from that session can be found [here](#)

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

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

# Phase 1: Community Association Meetings Summary

## Purpose of Community Association Meetings

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

During the Phase 1 window of public feedback, the South Shaganappi Communities Local Area Plan project team invited community associations and their respective board of directors in the area to understand not only their perspective as it pertains to their individual boards but also community expertise as residents.

On April 24 and May 16, 2023, community association representatives were invited to meet with the project team either in-person or online to attend our official Phase 1 meetings. The main objective of the Phase 1 meetings was to update community association participants on the launch of Phase 1 to the public and share the first draft of about Chapter 1 (Past, Present, and Future) and formally collect their input. The session was organized into the following components:

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

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

## Summary of Phase 1 Community Association Feedback

The project team met with representatives from the South Shaganappi Community Associations in person on Monday April 24, 2023, and virtually on Tuesday May 16, 2023. Below is a summary of the conversation:

### Topic 1: PAST

**Question: What is important for people to know about the area's history?**

- Participants value the rich and diverse history of the area such as Indigenous history and important landmarks such as Foothills Medical Centre, University of Calgary, and churches in the area.
- Participants value the green spaces and parks such as Varsity Ravine Park and Bowmont Park.

### Topic 2: PRESENT

**Question 1: What do you love about the area and your community and why?**

- Participants love the fact that the area is walkable and has good transit connections.
- Participants expressed that they love the green spaces, the parks and wildlife in the area.
- Participants shared that they enjoy the access to goods, services, and amenities.

**Question 2: What are the challenges your area is facing and why?**

- Participants see increased crime as a challenge in the area.
- Participants see parking and parking permits as a challenge in the area.
- Participants expressed that they are worried about the tree canopy.

**Topic 3: FUTURE**

**Question 1: What is important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?**

- Environmental sustainability of green spaces and preserving open spaces such as natural areas, playing fields, playgrounds, and off leash parks
- Affordable housing options and seniors housing

**Question 2: Select the Top 3 topics that are most important to you as these communities evolve.**

- Access to goods, services and amenities close by.
- Healthy and thriving natural areas.
- Enhanced mobility options to help make it easier to get around walking, wheeling, and driving.
- Expanding the types of homes in the area to better suit peoples' changing needs.
- Strong local shops, businesses and amenities.

Phase 1 Community Association input can be found in Appendix A: Public Verbatim Feedback appendix

# Phase 1: Industry Representatives Meeting Summary

## Purpose of Industry Meetings

During the Phase 1 window of public feedback, the South Shaganappi Communities Local Area Plan project team invited industry representatives in the area to understand their perspective. It is important to note that at every phase of the project, we will connect with major landowners and industry representatives to ensure they are also a part of the process.

On May 11, 2023, industry representatives were invited to an online session to learn about the South Shaganappi Communities Local Area Plan. The session was organized into the following sections:

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

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

## Summary of Phase 1 Industry Feedback

### Topic 1: PAST

**Question: What is important for people to know about the area's history?**

- SSAPG
- Crowchild Trail Study and engagement

### Topic 2: PRESENT

**Question 1: What do you love about the area and your community and why?**

- Green space, walking paths, biking trails in Varsity
- Golf course in Varsity and the sense of community it provides

**Question 2: What are the challenges your area is facing and why?**

- No comments were provided on challenges

### Topic 3: FUTURE

**Question 1: What is important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?**

- Additional LRT Station at Northland Village
- Student housing
- Protecting green space

**Question 2: Select the Top 3 topics that are most important to you as these communities evolve.**

- Spaces, places and programs focused on recreation, play and outdoor activities close by.
- Healthy and thriving natural areas.

- Strong local shops, businesses and amenities.

Phase 1 Industry feedback can be found in the Appendix A: Public Verbatim Feedback appendix

## What did we ask through the public engagement?

### Public Engagement

Overall, there was a high level of interest in the project and a wide range of input was received from the community. Public engagement was held between April 18 - May 23, 2023.

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

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

These questions were presented both at our in-person open house, via the mailed-in engagement booklets, and online via the project webpage.

For a verbatim listing of all the input that was provided, please see **Appendix A: Public engagement verbatim responses section**.

### Phase 1: High-level Themes

The high-level themes that emerged throughout all of the comment received in Phase 1. It is important to note that participants identified the following areas as important for consideration and inclusion in the Plan:

- Participants value their natural spaces and wildlife.
- Participants value the rich and diverse history of the area.
- Participants highlighted the importance of recognizing the indigenous history in the area, and cultural heritage.
- Participants value the established landmark of the University of Calgary
- Participants value the parks/ open spaces/ trees/ wildlife.
- Participants expressed the importance of walkability/ mobility/ transit
- Participants value access to good amenities
- Participants expressed pedestrian safety, traffic and parking concerns.

For a description of individual themes broken down by each question with examples, please see the **Summary of input** received section. For a verbatim listing of all the input that was provided, please see the Appendix A: Public engagement verbatim comments section.



It is important to note that a local area plan is created through many different inputs, including surrounding context, public input, professional expertise, city policies and equity. The project teams takes all of these inputs into consideration when creating maps and policies that will go into the draft plan document. The ideas generated at working group and other public sessions are among several inputs that the project team must bring together with the many other inputs to bring a draft plan forward to council for a final decision on the plan.

Input provided by citizens and other participants helps the project team understand perspectives, opinions and concerns throughout all phases. In addition, feedback collected in each phase of the project helps influence and inform the concepts and policies created and refined throughout the process.

The project team will share what was heard, highlight key themes raised, and provide responses for how key themes were addressed and considered.

## 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 a comment that spoke to a particular theme.

### TOPIC 1 – PAST

<b>Question 1: What is important for people to know about the area's history?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>
<b>Participants value the natural spaces, parks, and wildlife that have been historic to the area</b>	<ul style="list-style-type: none"> <li>• <i>"The Bow River- Indigenous significance - wildlife habitat should be protected- CPR has removed historic information signs in Edworthy Park area"</i></li> <li>• <i>"Park and Open Space - critically important to preserve this."</i></li> <li>• <i>"For me, the beauty of the hills - the park river banks, Edworthy Park, the Douglas Fir Trail, Bowness Park where people would take a trolley to get there, horses in Varsity Ravine Park now a much loved off leash dog park, the golf course. The views of the river unobstructed by large buildings, the sweep of the hills as you go south on Shaganappi. It is the natural beauty of the area that I would want to protect at all costs. The storage facility across Crowchild is an abomination blocking views."</i></li> <li>• <i>"Varsity was once on the outside of the city and surrounded by wildlife and trees and grassland. that was before market mall and before the Children's Hospital and</i></li> </ul>

	<p><i>long before the university expansion etc. wildlife was everywhere herds of deer easily seen every morning."</i></p> <ul style="list-style-type: none"> <li>• <i>"St. Andrew's Heights began as a golf course. Well established neighborhood with many trees, space between homes, natural areas that people enjoy being in and close to."</i></li> </ul>
<p><b>Participants highlighted the importance of recognizing the Indigenous history and cultural heritage in the area</b></p>	<ul style="list-style-type: none"> <li>• <i>"Territorial acknowledgement of traditional territories/ needs more recognition of the indigenous peoples significance and cultural heritage."</i></li> <li>• <i>"Need more indigenous history in this area and need it to be more known amongst Calgarians."</i></li> <li>• <i>"First Nations and early pioneers."</i></li> <li>• <i>"People should have the opportunity to learn more about the indigenous history of the area and of the early settlers (good and bad)"</i></li> <li>• <i>"Indigenous history (e.g. Point McKay wintering grounds) - early Calgarians (e.g. Shouldices) -Montgomery -separate town from Calgary"</i></li> </ul>
<p><b>Participants identified the University of Calgary as an important longstanding institution for the area</b></p>	<ul style="list-style-type: none"> <li>• <i>"S Shaganappi is the core of Calgary city because of the presence of Calgary university and hospitals this area should be a role model for other communities."</i></li> <li>• <i>"The most important facilities in the area are the Foothills Hospital, the University of Calgary and McMahon Stadium. We are fortunate to be close to these facilities and enjoy the benefits they bring."</i></li> <li>• <i>"The history of the University of Calgary. It holds great importance for various stakeholders. It fosters a sense of identity and belonging, provides insights into the evolution of higher education, highlights academic and research achievements, and showcases the institution's commitment to community engagement. Understanding this history not only enriches our appreciation for the university but also inspires us to contribute to its ongoing success and impact."</i></li> </ul>

## TOPIC 2 – PRESENT

<b>Question 2a: What do you love about the area and your community and why?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>

<p><b>Participants value their parks, trees and open spaces</b></p>	<ul style="list-style-type: none"> <li>• <i>“LOVE: The access to nature i.e. River, community garden, Edworthy, Hill behind the Hospital, Dog Parks, etc. New families moving in bring a vibrant feel to the community – more children, schools, daycare”</i></li> <li>• <i>“Lots of green space and parks in the NW community.”</i></li> <li>• <i>“I love natural spaces, small schools, close to downtown + mountain life.”</i></li> <li>• <i>“Green spaces – there’s never enough greenery/ trees but there are lots in this area used by people everyday! More walkable areas = more accessibility.”</i></li> <li>• <i>“Love the parks and natural spaces.”</i></li> <li>• <i>“Love all the pathways, how easy it is to get down to the river and walk or ride bikes for miles. Love Dale Hodges Park- needs more benches- would love to be able to drive down via the access Rd. with a parking lot at the bottom for those who can’t walk that far.”</i></li> <li>• <i>“Love the open areas - wild areas available for nature.”</i></li> <li>• <i>“I love the trees, birds, squirrels.”</i></li> </ul>
<p><b>Participants value the walkability, pathway network and accessibility to public transit</b></p>	<ul style="list-style-type: none"> <li>• <i>“Walkable, good access to C-Train, university – shopping.”</i></li> <li>• <i>“love walkability access to Beaumont Park and Bow River Pathway, dog park, mature trees and green space, close to LRT, school access is walking distance, various programs - Community Center.”</i></li> <li>• <i>“walkable community, close to amenities, parks, university and work.”</i></li> <li>• <i>“Easy access to amenities – this community is very walkable!”</i></li> <li>• <i>“The walkability and bike paths.”</i></li> <li>• <i>“Love all the pathways, how easy it is to get down to the river and walk or ride bikes for miles. Love Dale Hodges Park- needs more benches- would love to be able to drive down via the access Rd. with a parking lot at the bottom for those who can’t walk that far.”</i></li> <li>• <i>“great to walk to different communities”</i></li> <li>• <i>“walkable on a grid, safe access to riparian corridor.”</i></li> </ul>
<p><b>Participants value proximity to amenities and destinations</b></p>	<ul style="list-style-type: none"> <li>• <i>“Close community to several amenities + attractions.”</i></li> <li>• <i>“Many amenities are close.”</i></li> <li>• <i>“Easy access to amenities – this community is very walkable!”</i></li> <li>• <i>“availability of most services without using a car.”</i></li> <li>• <i>“close to amenities and transportation.”</i></li> </ul>

	<ul style="list-style-type: none"> <li>• “close to all amenities.”</li> <li>• “Varsity is a well developed community, has access to schools, hospitals, groceries, churches parks, rec areas, libraries, trains and buses, walking paths and close enough to downtown and the outskirts beyond Calgary areas.”</li> <li>• “Love: natural parks and areas easily connected. Availability of resources, food, entertainment, transportation etc Variation of architecture and landscape (sort of).”</li> <li>• “Love having the open natural spaces around the community, proximity to various amenities.”</li> <li>•</li> </ul>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Question 2b: What are the challenges your area is facing and why?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>
<b>Participants expressed concerns around public safety and increased traffic in the area</b>	<ul style="list-style-type: none"> <li>• “More crime as there are more transients and less focus on Neighbourhood Watch.”</li> <li>• “Challenges – safety. Lots of car and home break ins.”</li> <li>• “Concern: more noise from main arteries like Crowchild and Shaganappi, more traffic cutting through Varsity at high speed, more people not from Varsity going through bins in back alleys.”</li> <li>• “Challenges: All the challenges of a growing city -noise, crime, street car racing, rental speculators.”</li> <li>• “The biggest challenge is safety in walking and biking - crossing Shaganappi is very dangerous + loud - the paths/ sidewalks do not connect and are incomplete- snow clearing is insufficient in winter for walking and biking.”</li> <li>• “Challenges- drugs and violence on the Ctrain- I don’t take my kids on the Ctrain anymore.”</li> <li>• “Too much traffic.”</li> </ul>
<b>Participants are concerned with an increase in social disorder</b>	<ul style="list-style-type: none"> <li>• “Dislikes. Homelessness, drug rehab centers, cost of housing, density (i.e. parking), non-paved alley.”</li> <li>• “transit is close but not always safe; homeless camping, theft, break-ins, etc. although we are safer than many. Loss of trees &amp; greenspace with teardowns of homes. City is not strict enough with replacement trees. Need better connections of pathways. Traffic safety issues with bad congestion at school entry/dismissal; inconsiderate drivers. City policies, cutbacks to services, lack of enforcement &amp; diligence have caused some of these problems.”</li> </ul>

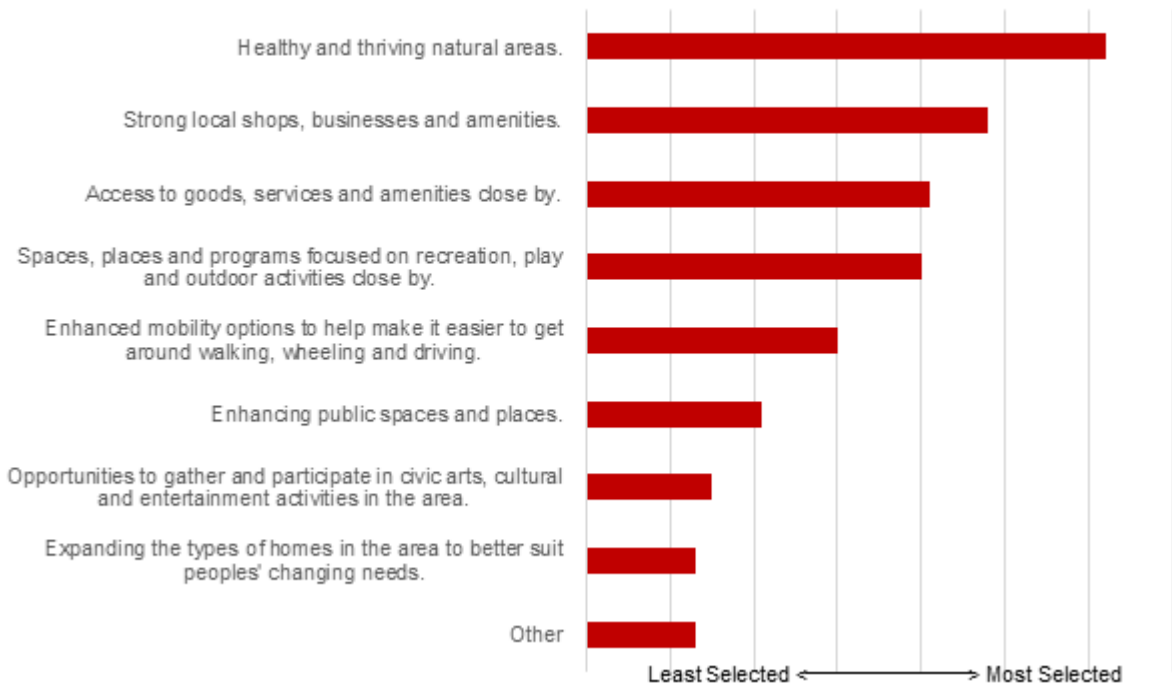
	<ul style="list-style-type: none"> <li>• <i>“Homeless encampments. LRT - drug people, litter especially near ramps. More hospital parking.”</i></li> <li>• <i>Challenges- theft/ robberies/ homeless people constantly rummaging through garbages in alleys.”</i></li> </ul>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## TOPIC 3 – FUTURE

What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why? Think of specific topics such as housing, connectivity (bike, transit, vehicle), sustainability and/or specific locations within the area (community gathering spaces, libraries etc.)	
Themes	Sample verbatim comments:
<b>Participants expressed the importance of conserving and protecting natural areas, parks, and trees in the area</b>	<ul style="list-style-type: none"> <li>• <i>“more trees and shade it is degrading that one must hide in the shadow of a light post as it is the only livable shade.”</i></li> <li>• <i>“natural areas increase beauty walking area enhancement and reduce urban heat.”</i></li> <li>• <i>“The climate crisis will be with us for several generations. I think maximizing green spaces is critical for storing carbon, reducing the heat island effect and for the mental health of all generations. I am concerned with the development of University District South of the Children's Hospital. In my opinion, it should be retained as a green space providing A buffer zone between the pond and the developed areas.”</i></li> <li>• <i>“SUSTAINABILITY, conservation of natural areas.”</i></li> <li>• <i>“More outdoor gathering spaces for events for communities. That crowding older areas with multifamily dwellings CEASE. There's no infrastructure for that. Too much foreign investment. We need to take care of our own. This woke BS + crowing needs to STOP. Kids + adults need more room to play + grow in their own space.”</i></li> <li>• <i>“House areas with trees and green areas. Walking and biking areas. A variety of stores between house areas. Should be worship places, schools, libraries, medical clinics. Maybe buildings could be designed for future use.”</i></li> <li>• <i>“Keep as much green space as possible people need to be outside in any weather.”</i></li> </ul>
<b>Participants highlighted the importance of access to goods, services, and amenities within their community</b>	<ul style="list-style-type: none"> <li>• <i>“Having services, shopping in the community allows the resident to walk to those places. Which is important for climate change. Also a healthy choice.”</i></li> <li>• <i>“local shops and sitting areas.”</i></li> <li>• <i>“House areas with trees and green areas. Walking and biking areas. A variety of stores between house areas.”</i></li> </ul>

	<p><i>Should be worship places, schools, libraries, medical clinics. Maybe buildings could be designed for future use."</i></p> <ul style="list-style-type: none"> <li>• <i>"Community gathering space not critical, education of pedestrians about crossing streets, good schools, better use of school play areas, much better access to quality home care so older folks can stay in their homes longer. Not in favor of increased densification."</i></li> <li>• <i>"Healthy gathering places and activities for teenagers (as the babies in the community grow)"</i></li> </ul>
<p><b>Participants expressed a desire to expand and improve pedestrian and cycling infrastructure</b></p>	<ul style="list-style-type: none"> <li>• <i>"More bike lanes to encourage people to bike in this great area versus driving -lots of students would be for that - more libraries and parks spaces – densify area."</i></li> <li>• <i>"More transit options: adding more bike lanes and walking paths, earlier/ later busses (24/ 7 please?)."</i></li> <li>• <i>"more pedestrian and cyclist infrastructure."</i></li> <li>• <i>"more bike paths lanes - more frequent buses- more mixed residential/ retail neighborhoods -more car free streets."</i></li> <li>• <i>"Where housing density will increase – more bike lanes – keep the green spaces!"</i></li> <li>• <i>"Bike pathways connecting to other communities – community gardening – corridors to promote plant biodiversity – small (illegible) development along Bowness Road corridors."</i></li> </ul>
<p><b>Participants expressed the desire to increase walkability and connectivity of the mobility and transit network</b></p>	<ul style="list-style-type: none"> <li>• <i>"make communities more walkable!"</i></li> <li>• <i>"Walkability, bike lanes to continue to improve."</i></li> <li>• <i>"with aging demographic need to repair all=sidewalks + encourage walking -safety issue."</i></li> <li>• <i>"Keeping green spaces, making biking, transit more accessible."</i></li> <li>• <i>"Walkability (esp. north/ south), groceries w/in 15 min walk, more arts + culture in the park (Edworthy)"</i></li> <li>• <i>"Biking + public transit friendly."</i></li> </ul>
<p><b>Q4: Select the top 3 topics that are most important to you as these communities evolve:</b></p>	

## All Participant Topic Selection



### Top 3 that we heard

1. Healthy and thriving natural areas.
2. Strong local shops, businesses and amenities.
3. Access to goods, services and amenities close by.

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

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

## **Project next steps**

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

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

To stay up-to-date on project details and future engagement opportunities, please visit [calgary.ca/Shaganappi](https://calgary.ca/Shaganappi) and sign-up for [email updates](#).



## Appendix A: Public engagement verbatim comments

Verbatim comments include all written input that was received through the online and direct mail engagement, in-person events and targeted participant sessions.

These are verbatim comments and are reflected below as they were submitted and have not been altered in any way, except for removal of personal identifying information, or profanity. Each bullet point represents a separately submitted comment.

### Topic 1: PAST

- *Morey Trail was the "Road to Banff"- last neighborhood before leaving the city*
- *Territorial acknowledgement of traditional territories/ needs more recognition of the indigenous peoples significance and cultural heritage*
- *S Shaganappi is the core of Calgary city because of the presence of Calgary university and hospitals this area should be a role model for other communities*
- *1988 Olympic Games - Oval legacy*
- *Development of University of Calgary*
- *Montgomery has originally a separate municipality before being annexed to Calgary*
- *in 2017 goats were used to control weeds in a pilot program. It would be great if this program became the norm for University District and perhaps for all of South Shaganappi communities.*
- *University students nearby, McMahon Stadium and hospital close by*
- *People are not crammed in our community. People like their space- cram people together you have chaos. This community is great. Keep it that way!*
- *Banff Trail Area - Location of original farmhouse (24th Ave./ 19th St.) Development of confed/ drainage of slough*
- *Foothills Nordic and the development of urban cross country skiing (a success story)*
- *natural flora and fauna and invasive species (goatsbeard, Magpies etc.)*
- *U of C*
- *Market Mall*
- *many schools*
- *Foothills Hospital nearby*
- *Children's Hospital nearby*
- *lots of green space*
- *That is a fine place to live.*
- *The history of Parkdale and highlighting the heritage homes in the community.*
- *Awareness of the history around Dale Hodges Park.*
- *I AM NOT ALONE IN MY THINKING HERE EITHER!*
- *That people had their own space for their children to play. People had space in their yards to grow their own food. People would talk over the fences and know their neighbors. This is all going to the way side. Our elders who used to live and raise their families in these areas would roll over in their graves sand shake their heads at how things are changing. Not family/ or community oriented at all!*
- *My father (name removed) bought his first house in Parkdale in the early 1970's. I lived for 16 years in Parkdale in an apartment my parents bought from 2002-2018. I now live in an apartment condo in University District.*

- *St. Andrews Heights has always been zoned only for single family dwellings.*
- *Not important, just a curiosity*
- *We had 2 lanes of traffic on Bowness Road which flowed nicely and wasn't backed up to 16 Ave NW during rush hour! (both directions)*
- *Bow River, Edworthy Park*
- *Its location in the NW. The narrow parkland that continues across 53 St to the golf course, the path to the Bow River. Making it a pathway west. This brings moose and other animals. Good to be so close to nature.*
- *How the area looked before. Acknowledging any mistakes made, I know my mom lived here 50 years ago and she said an area of endangered grassland was wiped out to put Shaganappi Trail.*
- *The western side of the Varsity community (west of 53rd street) is blessed with more open areas Silver Springs Golf Course, Bowmont natural environment Park and Dale Hodges Park with the Bow River at the southern end*
- *It was built as a family neighborhood and we want to maintain its original single family dwellings*
- *keep nice trees from the past but forward thinking is more important this area is seeing a lot of retirees move out*
- *The history of Nose Hill Park*
- *University of Calgary leaders of technology*
- *History behind Crowchild Trail and Shaganappi Trail*
- *Edworthy Park and Bowness Park pathways and trails*
- *How Calgary absorbed Bowness and other towns like Inglewood to form Calgary*
- *What was here before it was developed?*
- *Host to Olympics and high level sports*
- *History less important than future. Not that relevant IMO*
- *Many neighbours have lived here for years, raising families, schools are within walking distance and amenities are nearby. Happily, new families are moving in and the area is being rejuvenated.*
- *Built with access to amenities in mind*
- *Need more indigenous history in this area and need it to be more known amongst Calgarians*
- *Great area for all age groups and demographics*
- *I would like to know how the area developed ie which part, when and why*
- *Indigenous origins*
- *There's no public art that celebrates indigenous culture/ history*
- *Besides Christine Milne (?) school there are no landmarks or parks named after prominent Calgarian women*
- *Significant and important proximity to hospitals, schools, university, LRT, green spaces and services*
- *Challenging – there are people in Varsity who fought against a school for children with disabilities. Battle lost but I found it a very sad statement.*
- *Our Olympic legacy – Oval, COP*
- *We should be informed about its indigenous history I would like to know more about this*
- *Varsity was once on the outside of the city and surrounded by wildlife and trees and grassland. that was before market mall and before the Children's Hospital and long before the university expansion etc. wildlife was everywhere herds of deer easily seen every morning.*

- *Lots of elderly who don't like change*
- *No comment*
- *The area was a great family escape from the city. Rich in culture and heritage which is being lost to a ridiculous density. Bowness Road was once a pleasant drive before bike lanes.*
- *Inner city, large lots, single family detached homes of all sizes, easy access to medical, sports, educational, shopping, as well on main transit roads -central to city access*
- *An old timer told me Montalban (sp?) Park was donated by the Shouldice family and they wanted it to be always known as such. A plaque at least acknowledging same would honor that request. A red fox used to live in a hollow where the Children's Hospital lettering is on the hillside beside Shaganappi and beautiful deer and buck were often seen in University District before development. We all need natural areas for our overall health and well-being.*
- *Important people who have lived here*
- *Confederation Park*
- *History of past 300 years- how natives used the area how was settled by the white man up to the point where it became annexed (1910)*
- *I have lived in Calgary 38 years- moved from Lima, Peru- Calgary is home for me- love the history, cleanliness, community. Thanks*
- *Originally dogs were allowed in all Calgary parks. When dogs were banned from local parks, dogs were permitted in all of Bowmont Park from Nose Hill Drive to Bowness, now only a few areas of the park permit dogs. Do not take any more areas away from dogs. Dogs are very important to the people in Calgary communities.*
- *N/A*
- *We are new to the area so don't know much about the history - all of the examples listed are important for us to know as well as other members of the community.*
- *Honor and preserve the history of this area perhaps by building an informational center in the area, much like in Banff or in other mountain settings that they make available to the public.*
- *We just moved here recently so we are unsure.*
- *everything and with the sense of time*
- *First Nations and early pioneers*
- *Innovative/ sustainable design- cooling water pump station*
- *Yes (underlined significant people, or places, heritage)... signs and information posted at entrances to those areas -nicely done to those historical sites signage and info I believe exists*
- *James Shouldice was a prominent early Calgarian and resident. A reference to the area being annexed by Calgary*
- *Tree canopy is important- layout of neighborhood -Varsity - Varsity Village*
- *Traditional neighborhood - family friendly - green space -park access Bowmont -close to schools*
- *Montgomery is a very history rich neighbourhood being around for so long- not losing that is very important to me*
- *past history development of area*
- *City should not choose art -Calgary has a reputation of being crooked*
- *Varsity has always been a family oriented community that supports that university. As the city grows there will be pressures that challenge that and cause long term residents to move on.*

- *During the 50s and 60s the car was king. The study area has Crowchild Trail, 16th Ave, TCH and Shaganappi Trail to attest to this. During their construction very little attention was given to the negative impact these infrastructure projects would have on walkability between adjacent communities. Aging communities lose their schools and kids need a safe alternative to cars and their environmental impact such as sidewalks and bike paths.*
- *History is important so people are not forgotten*
- *Site of one of Calgary's first golf courses*
- *Don't know any history about here*
- *Always been a strong sense of community and community participation. Many original owners lived a long part of their life in this community because of strong sense of community, larger lots, green spaces, mature trees and great location.*
- *Origins of the community, for example was there a golf course in St. Andrews heights?*
- *Home of western Cdn artist Hazel Litzgus who paints about prairie farming in the 1930s. One of her paintings was given by City to Queen Eliz II as gift because represents our heritage.*
- *Edworthy park, carriage trails, 1988 Olympics, Bow River*
- *History is always important*
- *University heights was built to provide housing for the professionals working at the hospital and university (also downtown) - it was the edge of the city*
- *When Parkdale was developed and became part of the city. Population and demographical changes over the years.*
- *We moved into the area 13 years ago. We were attracted to the mature trees, older neighbors who grew their families here with a rich history of community care.*
- *People should have the opportunity to learn more about the indigenous history of the area and of the early settlers (good and bad)*
- *I don't know much about Banff Trail's history -adding info on what history there is for the area would be fascinating*
- *There are very good old homes well built at the time -1950s with the technology and building codes of that time. These homes were walled with Plasterboard Technology which will crack with excessive vibration.*
- *Varsity is reasonably safe but more visible presence of police especially at night could be extended otherwise the area is excellent as it is*
- *Natural History, Bow River, Ravines, etc. Olympic history, university history*
- *Montgomery was built originally on as an area for people to live who couldn't afford to buy houses in Calgary. It was incorporated into the city in 1964 and still retains its small town flavor. Many of the original post World War II houses still exist with large yards and the area is still affordable.*
- *Safe, forest (illegible), beautiful, owls, deer, bobcats, feel safe here*
- *Preserve heritage buildings*
- *Varsity Village was designed on the "Maiden City" model. Lots of sidewalks in back lanes to keep pedestrians and cars apart. NO DENSIFICATION.*
- *Housing for U of C students, housing for staff of foothills and Children's Hospital, older homes renovated, active community centers, preserved natural spaces*
- *Midcentury architecture of housing, Bow Ridge Park*
- *Important site for hunting/ gathering, independent hamlet until 50s (Montgomery), rural farm and ranch, brick factory, buffalo jump, berries, fishing*
- *First Nations use of lands, heritage ranchland down to Bow River, native flora*
- *Already well documented*

- *It's now considered "inner city" but it used to be open space on fringe of town*
- *Some of the history about why we have privileged with green spaces in Edworthy and Shouldice -remembering that we used to be villages*
- *As a homeowner in Montgomery having access to the bow river feels special. Even though our area is classified as inner city you can be connected to nature along the river paths in minutes. My partner and I would like to know more about our local history and landmarks.*
- *Significance of the 88 Olympics- event centers in the area*
- *Edworthy Park is all I know but the area -must have more history being so close to the downtown area Do not know much about the rest of Shaganappi either*
- *Open areas, walking paths, fencing restrictions*
- *Not sure. Don't know much about the hx of Varsity myself.*
- *We think Karl Baker off leash park is important.*
- *Varsity has a tradition of neighborliness, block parties, children and youth sports activities.*
- *University of Calgary, Klippert Industries, Bowmont Park natural area.*
- *Prior to the arrival of Europeans what was the native history of the area? What was the natural history -from the Ice Age onwards? Who were the first Europeans to traverse this area of the west?*
- *Unique Bowmont Natural Environment Park. Originally settled by British rancher O. A. Critchley. Ranch purchased by Shouldice (James) who donated 100 acres of land to city for park space (Shouldice Park) (Shouldice Terrace). In 1943 the Shouldice family chose the renaming of the community to be Montgomery after Bernard L. Montgomery, celebrated military leader from Great Britain.*
- *Single family and duplex housing coexisted*
- *St. Andrew's Heights began as a golf course. Well established neighborhood with many trees, space between homes, natural areas that people enjoy being in and close to.*
- *Not sure, Olympic history?*
- *There are many established buildings that have a connection with the area's history and culture -churches, Olympic sites, etc. that could be further highlighted. Perhaps on the path system - geocaches or tour guide to some of these could bring more attention to them in a subtle way.*
- *How it evolved from a perimeter to "inner city" area. How the area came to host the U of C, Foothills and Children's Hospitals and LRT stations.*
- *Besides being very interesting, it is valuable to know that Parkdale used to be a separate entity it was a ranch (McKay) and today still has four heritage homes on 37th St. NW. Also 37th street used to be a dividing line between the city and rural areas.*
- *University of Calgary. Some of the early "suburbs". The importance of established neighborhoods, mature tree cover and green spaces for healthy family life.*
- *I don't know much about the history of this exact site. I think it is important to have a nuanced view of history and not to see things from a lens of "good guys versus bad guys" or to sanitize or erase controversial figures or events. It would be great to learn how our ancestors endured harsh conditions here.*
- *Historic places. heritage.*
- *You want input? NO NO NO No. 15 minute ghettos! BACK OFF OUR FREEDM IS NOT YOURS.*
- *Open: water fountains and water trees*
- *Interest in history of VE area would be one of curiosity but of critical importance.*

- *N/A we moved in 2021*
- *The contributions of the Shouldice family 1.) Shouldice Community Senior's Lodge 2.) Shouldice Manor 3.) Shouldice Park sports fields*
  - *Which First Nations people first inhabited this area? 2.) Were there any prominent ranches/ farms in the area? (History of the area) 3.) The University of Calgary, Nose Hill Park's significance*
- *I think it's important to know that Dale Hodges Park is on the site of what was formerly a large gravel yard. The area was reclaimed for something people could enjoy, getting out into nature.*
- *I don't know about significance etc. but I do know a lot of people in the community have lived here for a while, working hard to make their homes and gardens nice. That made a nice community to live in. It has grown from a barren place to a beautiful area with lots of trees and shrubs.*
- *Olympic Oval at U of C built in 1988 for the 1988 winter games. Lady Queen of Peace Roman Catholic Church in expressionist style important to Polish Catholic community. U of C river cooling pump stations - Bow River*
- *Who was Shouldice? Why was the community of Montgomery given the name "Montgomery"? What was the original plan for the community of Montgomery?*
- *I think it's important for people to know what the land was like before we lived here. The landscape, the history, the nature*
- *CAN'T HELP MUCH HERE. But I have a background in social work and group work. I see many needs in this community and can see good solutions to some of the issues I am concerned about for this community.*
- *The city did not clearly answer questions or address concerns. The ugly history of 50th St. NW. They built a school we did not want and changed the way the parking lots and entrance were supposed to be. We got screwed*
- *The Bow River- Indigenous significance - wildlife habitat should be protected- CPR has removed historic information signs in Edworthy Park area*
- *Varsity is located near the University of Calgary and houses the Olympic Oval (as mentioned), the U of C River Cooling Water Pump Station. Our Lady Queen of Peace RC church and the University Research Park w/c is not there anymore. It has BEAUTIFUL mature trees in wide roads + is mostly composed of single detached homes. All of these structures including established parks, rec areas + character of homes SHOULD NOT BE CHANGED!!*
- *This area has been here since the 1950s. Most single family dwellings are original. They have mature trees and some have had only 2-4 owners in the last 70 years. They are well maintained and speak to the character of the neighbourhood.*
- *The rabbit hutch houses built for the war vets put Montgomery on the map. Don't push us out.*
- *Varsity is one of Calgary's best communities accessible to everything. Many have lived here for many years and are the history of Varsity. Strong consideration for the aging populations in these communities is important.*
- *who settled here and why - emphasize hardworking and entrepreneurial spirit -clean air and water*
- *Montgomery was once owned by James Shouldice. It was originally known as Shouldice Terrace before 1943 when the post office asked for the name to be changed. Montgomery did not become part of Calgary until 1963.*
- *We do not like the design of Bowness Rd. cut off to 48 Ave NW school buses going on Montalban Dr in high speed people do not respect the limit speed*

- *It is always good to understand why people do and build things that last. I hope we can maintain the charm of the river valley.*
- *Preservation of trees, parks, gardens and dog parks.*
- *Enriching value assigned to heritage buildings - preserve attractive developments- understand past transportation systems that were not driving focused. It was possible to have community school, @grade trolley and maybe should be considered again*
- *The redevelopment of the quarry into wetlands.*
- *Most of Montgomery's heritage and character has been destroyed (and continues to be destroyed) by developers*
- *Nice culture and community but urbanization needs to come as Calgary expands outward and U of C and SAIT expand services*
- *Heritage houses on 3100 and 3200 block of Parkdale Blvd. and 100 and 200 block on 37th St. NW. Any development on these blocks MUST fit and not dominate these heritage buildings*
- *Indigenous history (e.g. Point McKay wintering grounds) - early Calgarians (e.g. Shouldices) -Montgomery -separate town fr Calgary*
- *Native connections to the area, industrial past such as the quarry*
- *The area has beautiful parks- home to key institution U of C, Children's Hospital, Foothills Hospital and McMahon Stadium*
- *the history of the railroad, the farms that used to be in the area*
- *Historically, Varsity has been an upper middle class community. Primarily R1 zoning*
- *Pre-annexation usage of the land, what communities were like before they joined Calgary*
- *Varsity is an R1 community primarily consisting of upper middle class and university students*
- *Strong, vibrant community and community association- establishment of great parks, schools -mix of housing types for all income levels already exists*
- *The most important facilities in the area are the Foothills Hospital, the University of Calgary and McMahon Stadium. We are fortunate to be close to these facilities and enjoy the benefits they bring.*
- *Maybe Jane Jacobs had ideas for this. I hope we learn from our previous mistakes and improve. I vote to use Jane Jacobs ideas to enhance our living spaces.*
- *General beginnings, heritage sites, significant people, reasons behind current layout and housing types*
- *St. Andrew's Heights has emerged from a once barren and sandy dirt hill to a short lived golf course, into its present iteration as a residential community situated across from the Foothills Medical Complex, Alberta Cancer Center, and within walking distance (20 to 30 minutes) of the University of Calgary.*
- *RC1 should remain RC1 in Estate areas*
- *Olympic Oval, Bowmont, Nosehill Park, Winsport*
- *This area is home to lots of scholars, visiting students + lecturers + athletes from other countries who have made significant contributions to knowledge and research, point of pride for communities*
- *Indigenous History i.e. Shaganappi Crossing – Drive in Theatre Point McKay*
- *This used to be farm land.*
- *More emphasis on Indigenous history + usage of Bow Valley. Often feels as though that history is erased in favour of settler histories.*
- *What our land + surrounding do for us! Glaciers = fresh water. Trees = Oxygen. Vegetation/ native plants + how it helps maintain the ecosystem we live in.*

- *The outdoor rink has been a gather place for many years. All ages use it. Varsity has many green spaces that are well used. The area still feels small even though there are many people living here.*
- *I think we need to remember that University District is built on land inhabited by coyotes, wetland mammals and many different species of birds. Sharing + caring for wild habitat is important. The Prairie Chickens returned this spring to discover that their home field was now under construction.*
- *Every thing possible. People have individual interest. It is true my interest may not be my neighbours but History allows us to look back + also into future*
- *No comment.*
- *PROPOSAL FOR CHANGE IS NONSENSICAL! LEAVE AS IS!*
- *McKay House – homestead. Used to be a drive-in theater by the river - Edworthy Park and Edworthy Family.*
- *To know that Hx of the place we live provide knowledge so that we can respect the land and what has happened in the past.*
- *I can't really comment on the history as I am a newer resident, but I love the effort that has been made to date (i.e. the Bowness- Montgomery bridge restoration).*
- *Protect the duck pond and river valley pathways. Speak about town of Montgomery.*
- *We are new to the area, so don't know much about the history.*
- *Bewumont park destroyed not just by 2013 flood but DEVELOPMENT*
- *West of here was no longer Calgary*
- *Shaganappi – refers to the ties on moccasins and other clothing worn by the original people on the land. Montgomery was a separate town with its own mayor and school board before being annexed by the City in the 1950's. Point McKay is on the site of a former drive-in theatre.*
- *Trees and parks – strong schools*
- *Reason for establishment*
- *Values + have a (illegible) community for all age groups.*
- *-Indigenous history – Bow River, parks*
- *People and places make it interesting – Cale Makar grew up here*
- *Edworthy family and their impact*
- *SAIT, U of C, Confederation Park*
- *Would be good to have some recognition of the previous uses of the Point McKay and Drivers Education Sites, bounded by river, 16th Ave., 37th street. Cinema park, golf course, gravel pit, the Tram Line. Also prev. towns of Bowness and Montgomery.*
- *I don't know much of the area's history as I've been living in the community for 4 years only.*
- *Wonderful heritage of great buildings such as Foothills Hospital, McMahon Stadium. Wonderful bike system and river valley. Dale Hodges and other great city leaders.*
- *This land does not belong to us, we were not the 1st here. The land was obtained via illegally binding subterfuge.*
- *Achievements of the institutions (university + hospitals)*
- *Varsity is over 60 years old. Most housing is single family and this I how it should stay. Lots of small parks. No Increased density is needed or wanted by no one.*
- *It used to be a community where people cared about one another. Everyone knew everyone.*
- *Important history includes formation and development of Bowness Park, Dale Hodges Park, Shouldice family history.*



- *The history of any non-colonial or BIPOC residents of Montgomery or the land on which it sits- the popularly shared history is very white + colonial, and like much of Calgary, this area is named for an old white man (not even the original guy, some British general!)*
- *Ties to the University of Calgary. Indigenous history/ original land inhabitants. Natural history of parks, river, etc.*
- *This is an older community , and it's important that people see the older vegetation (fully grown trees)*
- *I am not aware of any*
- *Online*
- *Master planned, visionary community, with commercial services & housing diversity; 15 min. community. Original brochure (UHCA website) + Restrictive Covenants cover UHeights including apartments. U of C, Foothills Hosp, Market Mall evolved since 1960s. Our Lady of Peace Church = unique. Some mid-century modern homes – round house on Underhill Dr. Beryl Hallworth, catalogued plants on West Campus lands. Need info on indigenous history. Geologically unique = alluvial fan with underground streams.*
- *Sustainability and future: Dale Hodges park is a 27-million dollar, award-winning jewel. Dozens of bird species now migrate and nest there, plus muskrats, deer, moose, porcupines, salamanders, coyotes, frogs, foxes, etc. I walk there 300+ times per year, and always see multiple dogs off leash. I've seen dogs chase, stress, and kill wildlife, trample nesting areas, and they leave poop. Serious leash bylaw enforcement is needed. Signage has not worked. This resource should be protected.*
- *The History of the community gives a understanding of the community and how it has evolved and what is now important to the community members to what was.*
- *The rancher James Shouldice donated most of the land that is now Montgomery. It is fascinating that many of the houses still retain same aspects of the early rancher heritage. I hope that this history is not lost with gentrification.*
- *Park and Open Space - critically important to preserve this*
- *Planning must Prevent over densification*
- *It's important that people know Montgomery was a separate community with its own history and founding person, James Shouldice.*
- *That the communities in this area have evolved and each have their own stories. The stories of the people who have lived here matter and have shaped the community. Since living in Montgomery we have learned about the original houses that were built by prisoners of war after being released from Kananaskis. We have also learned funny stories about how Jr. High age kids pulled all the stakes in protest when Shaganappi Trail was laid out. These historical moments matter.*
- *It is important to recognize the history of each community, such as what was there before it was developed (prairie, trees, slough, hill flat etc.), early ranchers and the early development that was replaced with what is there today. For example the St Andrews Heights golf course or the Calgary Municipal railway in Parkdale.*
- *The history of the University of Calgary. It holds great importance for various stakeholders. It fosters a sense of identity and belonging, provides insights into the evolution of higher education, highlights academic and research achievements, and showcases the institution's commitment to community engagement. Understanding this history not only enriches our appreciation for the university but also inspires us to contribute to its ongoing success and impact.*
- *Nothing*

- *It is important to know about the area's history to be able to preserve some of it if possible. It also helps to understand who and how came to live in Parkdale and how it has shaped and been redeveloped over the years.*
- *I found the history interesting to read, but I don't see it necessary to do anything for the future about the past*
- *places*
- *There is a core group of long time Banff Trail residents that have built up the community centre including the community garden and local rink and have left a legacy for the community to be proud of. These key contributors are Joan Hampaul, Mike Legge, Dale and Mary Jean Jacobsen, Dana Galuszka.*
- *It would be great to keep a detailed history of the important buildings outlined, including the buildings and the neighborhoods. This should include the U of C and Market Mall and the changes from inception.*
- *I live right next to the Varsity Ravine Off leash park and love that space. I've only been there about 5 years, but the park really connects the neighbourhood and allowed me to meet my neighbours.*
- *Varsity was well planned. Natural open spaces, extensive pathways and minimal commercial activity make this a great neighborhood to live and raise a family.*
- *Olympic oval.... Great place to skate . Provides space for athletes to train and for public to skate. Kids can see the athletes training and be inspired*
- *The quiet historical neighborhood with single family dwellings gives it his neighbourhood it's uniqueness.*
- *I feel history is important but to say people "should" know something is presumptuous . We live on traditional territory occupied for over a century, it was previously agricultural land that was taken over for development. The nature of that development has changed and will continue to change.*
- *Don't know anything about the history of this area other than we stole the land from the original people.*
- *Indigenous history of the area.*
- *Varsity is known for its tree canopy. Parkdale and StAndrews Heights has a few Heritage Homes, some on the Inventory, we need to preserve these. Parks and green spaces are great features, especially in the river valley.*
- *Not sure*
- *Heritage structures and the stories that shaped the neighbourhoods. Sometimes little funny or surprising events that give character to a specific area like an intersection. Providing some "did you know that in this spot... X happened?"*
- *Green spaces*
- *Not sure*
- *I find this ARP initiative to be a PR exercise with no intention on behalf of the City to take into account any of the thoughts of its citizens. The City has a plan to densify no matter what. The City has already removed the single family home zone designation from its zoning. Accordingly any developer can currently apply for a multi home structure within University Heights and given that no zoning change is required, they will most likely be approved. This 2 year ARP process is a joke.*
- *University Heights was established by the City of Calgary in the early 1960's as a single family home community which continues to be protected by Restricted Covenants that in part only permits one single family home per lot and one family per home per lot. This community style is sought after today by many who want an alternative to over densified areas. Many millions of dollars in renovations and*

*rebuilt have been invested in UH. This community must be protected to maintain this character.*

- The history/actions of the queer community. We have a map called Queering the Map that should help with this. There is also the website Calgary Gay History's contributions.*
- The University, Olympics and Hospitals play a significant role in the areas past and how it will be shaped in the future*
- Story boards should be developed discussing the history of all parks and significant features and people in the area especially Edworthy Park, Shouldice Park, CP Railway right-of-way, and the people who developed the area*
- People should know about the original purpose and vision of the area. This way, the old plan for the future, today's present, can be addressed and considered when revitalizing and redeveloping the community.*
- What was significant about this area to first nations people and then the process of development as part of the City of Calgary.*
- Development of the area in relation to the University and the Research Park. History of the research buildings and pond area in Research Park.*
- (Varsity Village was actually developed by Carma starting in 1967, not 1971, as mentioned in the draft of the history of the area. Many homes in the Varsity Village area south of 40th Ave NW were built in 1968)*
- a range of histories - natural, settler, Indigenous, heritage, community - what did and does matter to them*
- a range of histories: natural, settler, Indigenous, heritage, community - how do they vary and what is / was important to each*
- About community gathering location so people can strengthen their connection to each other. Local parks etc. I own Angel's cafe in Edworthy and people just happening upon us if new to the area. We do game nights, live music and small group events gatherings. We are set up for lots of family fun and share the beautiful view of the Bow River. We have proudly served the community and this fine city for over 25, years from Edworthy Park*
- The walkability and close access to Downtown*
- No comments on this.*
- We live in Varsity close to Bowmont Park. Our neighbour (original owner, now passed) told us about how this area used to be all fields with horses. There also used to be wetlands/low areas where Market Mall is. Bowmont park is all that remains of this history. This park is a treasure! We would not have made it though covid without that escape.*
- There used to be a lot more green space and lower density. What is now University District was just empty land not so many years ago. I used to walk past it going to and from the University of Calgary when I worked there. Before the Groves of Varsity were built, the Crowchild Inn was there, and nothing else that I recall. The push for densification has taken away green space, with these two areas being good examples.*
- Varsity and area profits from the variety of amenities that are available and which have grown to service an ever larger area. Because South Shaganappi includes mature communities it is disingenuous to compare City of Calgary growth with area growth. These communities have not grown because they were full already - mature. The hallmark/attraction of this area has always been its suburban nature - larger lots and houses in close proximity to downtown, shopping, university, hospitals, parks etc.*

- *For me, the beauty of the hills - the park river banks, Edworthy Park, the Douglas Fir Trail, Bowness Park where people would take a trolley to get there, horses in Varsity Ravine Park now a much loved off leash dog park, the golf course. The views of the river unobstructed by large buildings, the sweep of the hills as you go south on Shaganappi. It is the natural beauty of the area that I would want to protect at all costs. The storage facility across Crowchild is an abomination blocking views.*
- *Shouldice history and parks.*
- *Bowmont natural area/access to river parks and pathways.*
- *U of C icons.*
- *So that we don't tear down just to build new without first considering if there is a way to maintain some or all of the history through upgrade or partial redevelopment.*
- *Foothills Athletic Park. "Park" meaning a large public green area for recreation. Where professional sports teams have once played and currently play.*
- *Foothills Stadium where two professional baseball teams once played.*
- *Having joined the Univ of Calgary in August 1965, when it was the Univ of Alberta at Calgary, and being an original home owner in "Varsity Village" I have been a resident for 56 yrs. So I would say that the University and its employees have had a major impact on the South Shaganappi area, as families, customers, community members, individuals, and home owners.*
- *City of Calgary should inform us the importance*
- *As a newcomer to Calgary, I'm unfamiliar with the history. However, the Olympic history and indigenous history seem important to me.*
- *Why the area was designed the way it was. For example, in Varsity there's a network of backyard sidewalks and parks that were probably originally designed for families with children.*
- *History of how the land was used, i.e. previous farmland, indigenous land, landmarks that are gone or important buildings/places that are still here.*
- *Students at the University of Calgary ought to know about the bountiful and subsidized rooms at fraternity houses in the Banff Trail area, one of which, the purple Phi Gamma Delta dwelling, is soon to undergo the expansion process to double their housing capacity.*
- *Attendees of the Bow Valley Church in Varsity can obtain parking passes if using the nearby Dalhousie C-Train station.*
- *Todd McFarlane, the Image Comics founder, grew up in Banff Trail and attended William Aberhart High School.*
- *I think for sure the indigenous heritage is significant as is the tiers of annexation that occurred. It is surprising how recent this was done in the history of the city. It is also crucial that landmark individuals be recognized for their contributions. As an example my grandfather Charles Mamczasz was instrumental in the development of the Polish Church. It is a part of settler history our family is proud of and part of why I live in the community today as are others.*
- *story of the Bow River and the Bow River Valley, including flooding and flood mitigation, recreation*
- *I think Dale Hodges Park is likely outside the boundaries; if not, it is a significant recent natural*
- *story of Indigenous people(s)*
- *diversity of the area's population*
- *development of hospitals, most recently Children's Hospital and the coming cancer centre*

- *Not Much History. You have to regain the 37 Street feel.*
- *Really, you have to cross the BOW River with Shaganappi Trail to connect the University of Calgary to Mount Royal University and create a WEST side University feel. Truly unique.*
- *Not the same mush. Initially a bridge for Transit busses to LINK UC with MRU. Then The full road.*
- *Bowmont park, market mall*
- *Indigenous history archeologiic and paleantological history as well as flora and fauna prior to annexation Nd settlement*
- *The planning of Varsity Village was based on the Radburn Plan. The Radburn Plan adapted the ideas of the English Garden City, developing a street hierarchy that segregated through traffic from local traffic and automotive traffic from pedestrian traffic.[3] Like at Radburn, the developers of Varsity Village used as many culs-de-sac as possible, and forwent rear lanes in favour of pedestrian pathways that connected to parks behind the houses (and not adjacent to streets).*

## Topic 2: PRESENT

Q1: *What do you love about your community and why?*

- *Open spaces close to river*
- *Walkable, good access to C-Train, university - shopping*
- *Love proximity to Confederation Park for staying active*
- *Convenience, C-Train access,*
- *Bike path access, Quality of life.*
- *Safety*
- *Proximity to Downtown*
- *Sense of Community*
- *From the chat: We love the great pathway system and having a cafe with many needs covered for the walkers, bikers and runners. It is a safe and welcoming location*
- *From the chat: We love the tennis courts and green space and river!*
- *From the chat: Great pathway and parks. Great family fun.*
- *From the chat: Big trees on the streets, community and neighbour spirit. Events.*
- *Love the recreational amenities (parks), the gully,*
- *Open walkable community, love to see people out walking and riding their bikes*
- *Like the retail options at Market mall.*
- *University District is a great addition to the plan area, with the amenities that come with it.*
- *Good number of green spaces with well-maintained parks and paths*
- *Recent addition of more bike paths which positively impacted cyclists and pedestrians*
- *love walkability access to Beaumont Park and Bow River Pathway, dog park, mature trees and green space, close to LRT, school access is walking distance, various programs - Community Center*
- *It's reasonably quiet, good green spaces, good transit access, bike lanes, many trees, many detached homes. I find we have a decent supply of shops and services and wonder if we need more.*
- *Clean, quiet, easy access to the CT line and buses*
- *Why do you think Varsity is so popular? People have their space. Keep it that way!*
- *love cross country skiing at Confed -world class (and yes better grooming than in the national parks) GO VOLUNTEERS!!!*

- *bicycling and bike commuting (angry car drivers suck)*
- *wild natural areas of Canmore Park, Bowmont Park*
- *it's a quiet and safe community easy to get around for amenities*
- *Love: access to the river Edworthy Park*
- *dog park,s plenty of shopping, access to HWY 1 West, Rotary Mattamy Greenway, plenty of bike paths, access to bow river*
- *Love the way it now is and just want the "city" to stay out of our affairs!*
- *LOVE: The access to nature i.e. River, community garden, Edworthy, Hill behind the Hospital, Dog Parks, etc. New families moving in brin a vibrant feel to the community – more children, schools, daycare*
- *The diversity of age ranges*
- *I like that mixed uses are coexisting in University District. Businesses coexist with housing and open spaces. My community is also well-served by transit.*
- *St. Andrew's Heights is for single family dwellings. Which is preferred. As a homeowner, I am strongly against densification of St. Andrew's Heights.*
- *Love: quiet and safe*
- *I can (illegible) to the pathways and walk to Market Mall and my dentist.*
- *Close community to several amenities + attractions*
- *I love the crew of the view of the Rockies. The walks available along the river and on Nose Hill.*
- *how safe it feels families in the area*
- *love about the are: variety of housing options styles and prices, ease of access to major shopping center (Market Mall), convenience of professional service at Market Mall with good parking availability, variety of churches active in their communities, elementary or junior high schools with high school nearby*
- *walkable community, close to amenities, parks, university and work*
- *Positive: area is anchored by the University, Hospital, mall, shopping plaza and some great parks*
- *Lots of green space and parks in the NW community*
- *Lots of pathways and trails*
- *Diverse communities*
- *Off leash areas*
- *Access to offstreet bike and walking paths*
- *Many amenities are close.*
- *Lots of areas to walk in*
- *I love natural spaces, small schools, close to downtown + mountain life.*
- *I love living both close to the Bow River and the downtown core as well as major arteries like Crowchild Trail.*
- *Safe, quiet area*
- *Access to university, parks and green spaces, easy cycling, convenient Market Mall*
- *Green spaces – there's never enough greenery/ trees but there are lots in this area used by people everyday! More walkable areas = more accessibility*
- *Easy access to amenities – this community is very walkable!*
- *As a resident at Boardwalk Retirement Community, I appreciate the great transit in front of and within walking distance of our building.*
- *I also like the clean, green walking environment of the U of C and their Research Park.*
- *We enjoy shopping at Brentwood Village, an easy walk.*
- *UD -University heights, walkability, services access, newness, green spaces*
- *Safe, clean, friendly, natural areas*

- *Have lived in 4 homes in Varsity since mid 1970s. Love the accessibility to services as well as outdoor living (especially the ravine and Bowmont park and river)*
- *Love the parks and natural spaces*
- *The walkability and bike paths*
- *Schools*
- *Market Mall and Market Mall Professional Center*
- *availability of most services without using a car*
- *Love all the pathways, how easy it is to get down to the river and walk or ride bikes for miles. Love Dale Hodges Park- needs more benches- would love to be able to drive down via the access Rd. with a parking lot at the bottom for those who can't walk that far*
- *my favorite thing about the area is its proximity to the bow river and the wildlife it naturally attracts*
- *Varsity feels safe to live in, love big trees, little trees, big yards, big boulevards, space between houses, lots of good walking paths, easy access to Beaumont Park, cross country ski trails, access to downtown biking paths, lots of dog walking areas, access to downtown for work and play, ethnically diverse, easy access to everything including Jubilee, mix of young and old residents*
- *dog parks, off leash*
- *access to walking paths, less dense communities, children playgrounds, grocery shopping is close to walk to.*
- *Some side ways have been widened to become accessible big trees grass areas*
- *Bing next to shoulders pool and bow river is a pleasure to see families enjoying their yards – the park is at capacity every weekend so large, private yards are beautiful*
- *trees parks and vistas*
- *I love living in the River Valley for fitness recreation and leisure*
- *compassionate neighbors walking distance to many amenities*
- *close to amenities and transportation*
- *Love access to West Confederation Park and love proximity to LRT*
- *quiet Street- somewhat*
- *green spaces*
- *wild spaces untouched by city planner/s earth movers*
- *access to natural river riparian zones*
- *commercial area is in walking distance from residential area. shorter distance to the downtown and the South side of the city.*
- *close to all amenities*
- *great to walk to different communities*
- *I love the parks and dog friendliness of my area around Silver Springs. the dog sprang A friendliness to my community that you do not get in other communities. all the dog owners know one another making a large city feel friendly like a small community.*
- *proximity to downtown/ easy access out of town*
- *Banff trail is close to major roads and public transport yet our house across from Exshaw Park is very quiet. Preservation of this quiet and nature around us is very important. Overdevelopment would threaten this.*
- *Allow for granny suites in backyards*
- *We were attracted to Montgomery because of the proximity to Bow River pathways because we can walk to many services and amenities and because of the availability of a bungalow which will serve us as an age in place home.*

- *We love the old trees, green spaces and walkability of University Heights. We work at FMC, our kids walked to elementary school at University School and the addition of University District finishes off the walkability factor. The covenant in UH appears to be a barrier to increased density in this neighborhood. However with Uxborough and University District there is a lot of opportunity for surrounding density.*
- *Varsity is a well developed community, has access to schools, hospitals, groceries, churches parks, rec areas, libraries, trains and buses, walking paths and close enough to downtown and the outskirts beyond Calgary areas*
- *Love the open areas - wild areas available for nature*
- *Varsity Ravine Park off leash dog park is a great place for meeting new friends and enjoying the outdoors. We love it and are grateful to the two families who organized our dog community with newsletter and photos. During covid it was a godsend socially.*
- *The area of the Riverside Towns and adjacent townhouses all enjoy the river and pathways the bike path is well used*
- *I love the trees, birds, squirrels*
- *Love "OPEN SPACES" - the slope of the valley into the Bow on the south edge of the community -the small town atmosphere- the trees the winding of the Bow River that defines the community on the west and south- close to Foothills Hospital and Children's Hospital- proud to be close to University of Calgary*
- *Love access to Bow River -love the green space around Uni District -walking and biking trails*
- *green spaces, Bowmont Park, walking paths behind the houses, community garden, skating rink*
- *Yes communities change, but that isn't bad. A lot of us like to live in a quiet community that is safe to live in. We have very nice parks and natural spaces. Yes communities evolve, but naturally is better than it being imposed*
- *We have easy access to a beautiful park Bowmont Park with walking and cycling paths, playground equipment and off leash dog areas. This park is enjoyed by many people and pets every day. The park has a gorgeous view overlooking the river and access to the river below where there are more walking paths. Our community also has easy and nearby access to a large mall offering a wide variety of shops this keeps driving to a minimum which is important to reduce automobile emissions. It is also a walkable distance to many which keeps these shops and services accessible.*
- *I LOVE: Nose Hill Park, Confederation Park, the Bow River Pathway and Canmore Park and finally the Dale Hodges Wetlands! They are all beautiful ways to get in touch with nature in the city .*
- *I did love how quiet the Montgomery neighborhood once was.*
- *access to the river, dog parks*
- *Like the footprint, style of housing, neighbors, proximity to LRT, schools, shopping and other amenities.*
- *Gardens, parks, public spaces to meet, walk with friends. Clean, safe dog parks are lovely places. Healthy urban design that allows people I live, work, buy groceries and leisure (parks) within 15 minutes.*
- *proximity - not overly populated - not an R2 development area - family oriented*
- *I love having access to natural spaces.*
- *Love: established neighborhoods with mature tree cover and parks*



- *Parkdale we love the amenities and ready access to the Bow parking for walking and cycling. There is easy access to the highways. In moving into St. Andrews Heights we will enjoy the same.*
- *We have access to some great parks and walkways, road connections are excellent, schools, shopping close by*
- *Love: natural parks and areas easily connected. Availability of resources, food, entertainment, transportation etc Variation of architecture and landscape (sort of)*
- *We love being close to pathways and natural areas. I am also able to actively commute to work without driving- it is a quiet community with great access in and out of town*
- *We love the bigger lots and the space between homes. We love well established trees and shrubs. We love our friendly neighbors and active Community Association. We love our green spaces.*
- *Quiet, lack of high rises*
- *So close to nature, river pathways. Eclectic shops along Bowness Road and now in University District. Close to hospitals, shopping centers and malls, LRT and libraries and athletic parks*
- *We love Bowmont Park the Bow River and all the walkable and biking pathways. Living in Varsity Acres we like the smaller homes i.e. bungalows*
- *Close to U of C, SAIT, Bowmont park and other green spaces. MMall, minutes to Trans Canada (Banff), good schools, accessibility, neighbors who look out for one another, aging in place seniors homes in community*
- *the abundance of green space, vibrant communities, sense of connection among neighbors*
- *We love having Karl Baker Park close by as well as a well run Community Center. It is a central location in the city*
- *great neighbours*
- *Development happening in University District in Uxborough -trees, parks and outdoor amenities -central location*
- *We adore the Dale Hodges Park -it's been a lovely addition to our walks and we enjoy sharing that park when people come to visit us. It's really nice to see the commercial growth of small businesses along Bowness Road /Montgomery Way.*
- *I love being able to see green out my windows as I look at the south side of Bow River. I love being a river pathway away from downtown. I like that we have neighborhood schools.*
- *Love mix of residential area types, great parks, river access, recreational areas, great bike paths, access to U of C ,close to Nose Hill, low auto traffic*
- *Love having the open natural spaces around the community, proximity to various amenities*
- *I like having parks and green space where I run and walk my dog*
- *density is sufficient for the infrastructure*
- *walkable on a grid, safe access to riparian corridor*
- *All the parks- Dale Hodges Park -a beautiful and functional update*
- *Parks, natural spaces to walk in, diversity of people, variety of large houses and higher density living, lots of small businesses*
- *Love all the parks. I also enjoy the new University District. lots of walkable areas*
- *Varsity Village is quiet and spacious.*
- *River, green spaces, parks, walking/ bike paths*
- *Access to bicycle pathways*

- *I love greenspaces*
- *Safe - Forest like - a place for very productive people to raise their family in safety and quiet*
- *I love the green spaces and ability to walk to the Bow on a summer day*
- *I love the small town feel and the fact that this was not originally developed as a suburb. It is very walkable and has many amenities close to where people live*
- *Love green spaces, new walkable developments, bike trails and paths*
- *Not much change this area is great as is.*
- *The area is full of beautiful parks and great amenities*
- *This community is peaceful and its long-term citizens are friendly law abiding peaceful citizens*
- *Accessibility and outdoor areas and recreation is great*
- *That people talk to each other, walking and transit friendly*
- *We love the green spaces and the access to transit. We appreciate the access to small local businesses and the limited number of big commercial spaces*
- *What we love:*
  - *mature trees*
  - *iproximity to the river and the walking path*
  - *easy access to downtown and to Canmore/ Banff, near university, Market Mall, hospitals, etc.*
- *Big lots and mature trees in this established neighborhood this is mixed with very high density apartment complexes that gives vibrant community*
- *Love that it is safe, family friendly. Lots of parks for humans and dogs to enjoy. All amenities are close. (Train access and major roads and close to the mountains!)*
- *the river and green areas*
- *Close proximity to downtown as well as the Trans Canada and Banff - walking and biking trails – Bow River -sports arenas -skating rinks (outdoor)*
- *Love Bowmont Park*
- *Love Bowmont Park for walking and taking out my dog and kids. Love Varsity Community Center, local sports courts and fields and amenities a walk away e.g. Market Mall*
- *Green space, natural areas, trees, shrubs, Bow River, walking + bike paths. \*Low rise buildings\* sunlight!*
- *Large lots creating a sense of space- mature trees -vibrant Community Association - Ability to know your neighbors this is not a commuter community*
- *saftines*
- *quietness*
- *Love the mature trees, the parks, the stellar toboggan hill and little libraries*
- *location*
- *I love the easy access to major roads, also lots of pathways for walking the dog. Montgomery reminds me of a small town yet close to everything. Neighbors are great. I just recently moved to the area*
- *I love the location- it is so central to getting around the city. I love being close to the river walking and cycling paths- places to be out with my dogs. I have many kind and caring neighbors*
- *St. Andrews has a great open space, the toboggan hill as well as the Bow River escarpment are fun places to enjoy the outdoors.*
- *Our community has always been a safe place for people to live and is a walkable community*

- Can the downtown support five towers downtown. Parking, grocery shopping are these part of the development?
- most common people [illegible]
- closeness to river and paths- the old houses are moving out and new modern houses are moving in bringing with it young, working families
- LOVE: very walkable community, large trees, low noise, low traffic, green space
- I love that my area has a small town feel but we are actually close to downtown. Lots of grocery stores and restaurants close by. Also lots of parks very close.
- Love the natural area surrounding and going through Montgomery. Love that there are facilities for senior housing and low income families. Community Association is actively looking at improving and providing programs, special events, inclusivity, including seniors, children, families, low income. Community Center enhancements outdoor skating rink, playground, BBQ on the Bow, cleanups, resources information for all residents. I LOVE IT HERE! 43 year resident and 20 years in Bowness.
- Convenient, groceries etc, parks nearby, walkable, buses
- close to river, easy access to downtown
- walk along the river, very peaceful and calm environment
- low traffic - low density -community center -neighbourhood of Varsity - green spaces - proximity to LRT - proximity to university -proximity to healthcare -proximity to shopping -proximity to banking, libraries
- location location location -we can walk to Market Mall, Dalhousie Station, 3 smaller strip malls, lots of green spaces and walking /bike paths
- Love the green spaces and low density neighborhoods and proximity to schools, hospitals, Market Mall, University and professional offices
- Healthy, diverse, friendly
- We love the Riverside bike and walk/ run path. We like all the kids activities that are close enough to walk/ run to. We love Edworthy Park
- beautiful outdoor areas and park e.g. University Heights duck pond, mature trees, University District is adding amenities/ energy, walkable communities/ lifestyle, diversity of residents (age, income, etc.)
- Love: varied architecture; walkability; looking forward to children's cottage society bldg. to be done, community association support; parks (shouldice, edworthy, montalban, etc); new bike lanes + traffic calming
- I love the river pathways, the East Bowmont Trail and Dale Hodges Park. I love how Bowness Rd is looking, in Montgomery, with new sidewalks, lights, banners, benches, etc.
- Green spaces, bike paths, the river paths + especially Bowmont Park is a gem. The development at University District is adding vitality. Local independent businesses and a sense of community (people out walking + biking)
- Proximity to the University of Calgary brings other resources, such as rec facilities and transit. Maintaining/ improving the 'city with in a city' that is the U of C is very important.
- Love the green spaces for walking, biking – Varsity Ravine, River Valley, River bike path. Love the access to services -grocery stores, CTrain, U of C, McMahon Stadium. Love the space and low density of buildings.
- I love being close to the river, parks and green natural areas. I think the community is still missing spaces/ places to gather like coffee shops/ restaurants.

- *Walkability – 3 grocery stores and 2 branch libraries within walking distance. Proximity to transit – bus + c-train. Proximity to park and walking/ bike paths.*
- *Love the river, walking paths, bike path and parks because they offer an inner-city escape*
- *The parks, malls, schools, bike routes (don't need more, just right) – outdoor rinks + tennis courts are great.*
- *Walkability of neighbourhoods and proximity to parks, green spaces and local amenities .*
- *Quieter streets, little free libraries, school park/ green spaces nearby, small convenience store/ shops nearby, fairly safe*
- *Love all the amenities close by*
- *Close to nature, shopping, hospitals- still pretty central*
- *Easy access to green spaces and river pathway. Park at Maria Montessori School, community association and offerings – skating, soccer, need more community gatherings to meet neighbours. Easy access West to the mountains vs 16th Ave.*
- *Near shops, businesses + amenities – great pathways system + natural areas.*
- *The combination of having easy river access, easy access to hwy 1 to the mountains, while still being somewhat “inner-city” is a dream. The parks around Montgomery are great and have all sorts of wildlife but I'm also only a 15 minute commute to downtown.*
- *I love this community, the children, the pets.*
- *\*\* Edworthy Park \*\* + Bike paths -(heart symbol drawn) Local shops (esp Lazy Loaf +kettle + Lics) – spending time with my family. (heart symbol drawn) friendly neighbours*
- *It is predominantly a single detached residence area with multiple green areas (SSGCC + Bowmont Park for example. Access to downtown wis good and there are multiple shopping and eating out options in the area*
- *Location*
- *Enjoy Bow River pathways, Edworthy Park, Shouldice Pool + playground*
- *Love to live by the River*
- *It's close to natural areas BNEP is a jewel. A see wildlife, native flowers + plants. A place to visit by all Calgarians. Maybe more free parking might be a bonus to make it more accessible.*
- *We love the new University District shopping area- it has everything!*
- *Likes – proximity to downtown + the river + mtns, proximity to shopping, U of C, stadium + hospital – large parks nearby*
- *The outdoor spaces, green areas, pet friendly, play areas where people can informally congregate*
- *Schools + recreational programs have been a place to meet neighbours + help form sense of community, lower density means less traffic, if density is to increase, ensure parking is addressed to keep streets friendly to walkers + cyclists.*
- *Love the walkability + shops + services are very close by. Love Bowmont park – mountain biking + nature time*
- *Its ease of transit as I don't drive the mixture of natural and urban center medical facilities shopping seniors facilities + services. I am a senior living with a number of medical issues. I enjoy the ease mobility the community is and with increase*
- *Love the 3 hours of underground parking in UD. This makes winter visits from friends, lunches, breakfasts, movies, skating + shopping much easier. In the winter months, I can walk underground, from Save On Foods all the way to STAPLES!....without winter*

*boots. I like the ARA Courtyard + off leash area – wide clean community sidewalks. Very pleased we have eye, ear + dental support in area*

- *I like the sidewalks, instead of back lanes. I like the park spaces close by with a view of the mountains. I like the smallness of Varsity Village south of 40 Ave NW and west of Market Mall with easy access to the mall by crossing 47th NW. The close access buses.*
- *Love all the green space and the closeness to the city centre.*
- *The forest area between Saint Andrews Heights + Parkdale. The pond area between fmc + children's hospital. I (heart drawn) the walkability to work (tmc). I appreciate the bike + walking trails.*
- *Love the spaciousness but recognize the need for greater density – this would help attract business as well which we desperately lack in + near St Andrew's/ Parkdale.*
- *Proximity to walking paths, biking paths + a hospital + Edworthy Park*
- *Love easy access by walking to businesses + amenities.*
- *LOVE Edworthy Park, green spaces, new children's play areas. Outdoor fitness.*
- *I enjoy the Bow River and Edworthy Park which I live adjacent to.*
- *(heart drawn) proximity to river, university excellent elementary schools + hospitals + athletic venues, central location*
- *Glad we have paved bike trails, not part of the road. Close access to river/ bike trails.*
- *Access to green space*
- *Great parks, amenities (U of C, Vecova, Foothills Hospital, City of Calgary Pools/ Rec./ Public Library, Market Mall, University District Area). Friendly, safe area. Easy to get around, close to lots of amenities.*
- *Bowmont Park is our biggest asset. Please don't change it.*
- *Golf course, dog parks, greenspace*
- *Love: easy to go west to mountains, proximity to river + pathways – close to D.T. -the older tree canopy*
- *Peaceful natural areas. Nature space of trees and plants help people live happier lives.*
- *Our community is centrally located, has wonderful parks, playgrounds, athletic facilities and is very "walkable". We should encourage redevelopment to bring young families back.*
- *Love- good mix housing types -new young families moving in, green space, good transportation*
- *I love access to Bow River, paths + parks*
- *Access to the river pathway, bike paths, the established trees + bike lanes, the community centers, small parks*
- *Varsity is amazing. We love the R1 zoning! Single family residences are what makes us special and the best community in Calgary.*
- *Large park and playground spaces. Mixed community with many young families and older retirees.*
- *R1 zoning, single family houses! Lots of park spaces.*
- *The parks are amazing! Beautiful walkable area great for staying active.*
- *Easy access to natural spaces in Bowmont the river valley.*
- *Love- River Path!!! Edworthy Park/ Shouldice Area – walkability to services- bus accessibility*
- *The River pathways along the Bow, the escarpment under the FHMC + below Toronto Cres from 29th St to Crowchild – Great for year round walks with + without a dog + bike riding. Green areas at the school + C.A. building.*

- Love the green spaces, easy access to shops + services
- Love the access to transit
- "If it ain't broke don't fix it"
- We love the sidewalks + streets with mature trees; the high-quality green spaces, the availability of off leash dog parks; good location within the City. The university district development has improved the area drastically in terms of quality restaurants, shops + community spaces.
- Love: trees, access to pathways, heritage homes
- Love the big trees, great neighbours + local restaurants
- I love living close to the river. I walk my dog down there a lot. It is a beautiful area. I hope we can keep it beautiful for more generations
- I love the open spaces and friendly feeling. I love the huge old trees and the variety in the old houses – big lawns, big smiles!
- Proximity to open spaces + expanding businesses in Montgomery
- I love that everything is accessible and within walking distance
- Quick, convenient access to malls and grocery stores + (illegible). Access to Shaganappi Tr + its movement to other areas. Parks + green spaces.
- Love the green spaces, wide sidewalks, the infrastructure
- I love that the area has lots of nature and full grown trees. I love that it isn't "high" -> none of the buildings are too tall. All the houses are unique and have character and charm. I love the slow pace of the neighbourhood and they uniquely beautiful single-detached homes (bungalows)
- Lots of natural areas to walk/bike. Get exercise, see people.
- Online
- mature trees, landscaping & parks, West Campus duck pond, nice walks, access to river paths, proximity to transit, new services in University District, walking to events at U of C; close to work & schools; convenient access to NW; All of this makes for a very convenient and pleasant community.
- Dale Hodges park is a 27-million dollar, award-winning jewel. It's why my family moved to this area. Dozens of bird species now migrate and nest there, plus muskrats, deer, moose, porcupines, salamanders, coyotes, frogs, foxes, etc.
- close to amenities and downtown
- many housing options offered (including single family homes, which are very important)
- active communities, with access to facilities
- walking distance to CBE and CCSD schools
- park space
- Living in Point McKay, I enjoy waking through Montgomery, my acupuncturist is in Banff Trail, I work in University Heights, and my parents live in Varsity (where I grew up). I love the walkable nature of the communities, and that we are close to services like grocery stores and medical center's. The nature areas and established trees in the community are a huge draw. I also LOVE that we have many local Calgary or small business to enjoy.
- Love where it is in Calgary very central and close to the river.
- Our area has a large number of very old trees and natural green space that attracts a wide variety of birds and wild life.
- So many things. The pockets of nature spaces whether that is Montalban Park, Bowmont, Varsity Ravine, or the view from St. Andrew Heights. The Montgomery Bike

*Park/Pump Track, community led, is a great new asset. I also love the amenities like grocery stores, market mall, unique little shops in the different communities, and how these keep growing. I love that we have vibrancy being around the U of C and what additional opportunities that provides like learning, recreation.*

- *St Andrews Heights is a quiet 1950's original bungalow community. It is close enough to walk to the Foothills medical centre, the river pathways, SAIT and the University of Calgary. It has good connections to the river pathways for short or long bicycling rides. It is also easy to escape west to the mountains and Confederation park golf course for Nordic skiing in the winter. The original bungalows are solidly built and large enough to raise a small family and small enough for empty nesters.*
- *I have always loved living in a university area, and particularly the relatively new University District. This area has a vibrant atmosphere, a diverse community, several cultural events, access to educational resources, and proximity to academic and research institutions.*
- *We love the proximity to the train, our neighbours, access to the mountains. We like walking to local businesses on the main streets.*
- *I love how close it is to Bomont park and Varsity Ravine park. Green spaces are so important for people to be able to recreate*
- *I love being near a train station (dalhousie), varsity ravine park, and having a grocery store within walking distance.*
- *The community feeling and R1 zoning.*
- *As a student, I value my proximity to UCalgary and the C-Train.*
- *I love the river pathways and local businesses.*
- *Parks, trees, ambience, access to roads that take you in all 4 directions quickly. Pride of ownership in housing. Space.*
- *I grew up in Varsity, I love the walkability, river access, I love University district being built up with lots of access to business. I love the nature and being close to all amenities I had growing up.*
- *I love that Montgomery is close to the river, river pathway, Edworthy park and Shouldice park. I love that it is easy to access the mountains for day trips. I love that we have a local elementary school and an active community association that keeps families connected. I love that I know most of my neighbours within a 2 block radius and we have a whatsapp chat group. I love our community garden and new bike park.*
- *The walkable nature of university district specifically*
- *Lower densification within University Heights promotes a feeling of more openness and safety. While the areas surrounding UH is undergoing intense densification (U of C, Foothills Hospital Complex and the Cancer Centre, University District, and Uxborough) the residents of the main community of UH continue to invest millions of dollars in renovations and new builds which is a true testament to the desire to maintain the single house/lot character of this community.*
- *I love the University of Calgary, it has so many resources and feels like a home away from home.*
- *Sense of community*
- *Accessible transit is a big win in the community. As well there is a lot of employment opportunity very close by. For example my partner walks to work everyday because of how close the hospital is located to us. The new university district is a nice new modern touch to the community and showing great ways of the future of walkability.*
- *The improvements on Bowness Rd in Montgomery is great, the traffic calming is great. Most of the densification looks good.*

- *Parkland, long sight line perspectives, multi-mode transportation options important in the categories of safe walking, cycling, a reasonable transit coverage.*
- *Easy access to the river and the pathways along the river. Easy access to main roads in the area, 16th ave, and Memorial drive. Easy access to a large mall (Market Mall), easy access to main hospitals (Foothills and Childrens)*
- *I love that it is close to the river and has abundant dog parks and green spaces. I like that we live in a walkable Neighbourhood, but with good access to downtown and highways out of the city.*
- *I like the area, with both Nose Hill and the mountains visible and a lot of natural space. I am very glad to see the University District being developed.*
- *Quiet, lots of green space.*
- *Varsity is a top community for a reason. We are a '15 min city'. I love that I can walk to shops, walk to my appointments (doc, dentist, etc), walk my kids to school or they can walk themselves (k-University), and close to biking trails, and the list goes on.*
- *University and ctrain*
- *I love the location for a vibrant University, retail and recreation. We are lucky to have an Athletic Park located right in our City. Housing professional teams as well as youth sport groups.*
- *One of the most positive features of this area is the ease of access to:*
  1. *recreational areas to the West; the foothills and mountains.*
  2. *good schools and post-secondary institutions*
  3. *health care, eg Foothills site*
  4. *local shops, from grocery stores to Market Mall*
  5. *the amenities of Downtown Calgary, via LRT or car.*
  6. *Also noteworthy:*
    - 1) *excellent residential areas, well planned, with great green spaces, community centres, schools etc.*
    - 2) *a now mature urban forest.*
- *I love access to parks, and some areas are walkable*
- *The greater density, the established trees and parks, and close access to CTrains.*
- *Walkability - so many options, including walking from Varsity to the Bow River and Dale Hodges*
- *Park*
- *Public transit*
- *Accessibility: for basic needs (like grocery shopping, medical and doctors), for libraries, to an art gallery (Nickle Gallery at U of C) and its talks*
- *University heights has good sized lots, mostly single family homes and feeling of some "nature" while living in the city are the things we love. In general there is great pride in ownership of homes. People are friendly and help each other, and feel safe which likely contributes to being able to act this way with neighbours.*
- *I love how important this area is to the rest of the city. Having the hospitals, U of C, McMahon, the LRT, and some beautiful parks is amazing. It opens us up for diversity and connects us to the rest of the city.*
- *University district. Love the walk ability and leed certification as well as access to natural areas*
- *I love that we are a neighborhood of single family homes with green spaces for kids to play in as well as backyards. When my children were young, they could play safely outside for hours. We have birds, rabbits & squirrels. I love it! And I love seeing neighbors walk around.*



- Convenient to services, work, recreation facilities and easy access to highway to mountains. Great natural areas in the community and nearby.
- I love the mature boulevard trees on streets where they exist. I like the midcentury character of many of the homes in the area.

Q2: What are the challenges your area is facing and why?

- More crime as there are more transients and less focus on Neighbourhood Watch
- Would love coffee shops etc to walk to
- Parts of the neighborhood and connecting roads are unsafe for pedestrians and walking is discouraged
- Need traffic calming and to divert traffic from neighbourhoods
- Pedestrian safety is a nightmare
- There is no Catholic school nearby and the only 1 we have is Saint Luke unfortunately they don't provide any school bus to this area because of this many of our friends told us it's not a good place for families anyhow please find a solution for this ASAP
- poor sidewalks
- I think leaving green spaces alone is a better policy than developing them.
- lack of easy shopping without a car
- Challenge? Can't think of any except for people who ( illegible ) to change it
- snow on bike lanes sucks
- it's an older neighborhood so there are things that needed to be fixed or update!
- Challenge: need more businesses on Parkdale Blvd (grocery store, pharmacy etc,)
- Biggest challenge -aging population because of lack of affordable housing for young families
- Sidewalks that end in the middle of the block or are not wide enough to pass safely when each person is going in opposite direction. Signs planted into sidewalks
- CHALLENGE: We have teen aged children and there are not many kids around their age nor many amenities and activities that attract healthy in-person interactions for teens. Cannabis store doesn't fit the neighbourhood
- Too many apartments not enough natural areas. The rents in all areas of the city are out of CONTROL. Elders having to leave their rentals because of greed+ rent increases. Its sickening and inhumane.
- Construction noise and mess interferes with quiet enjoyment.
- Challenges: buses area were scare (note: hard to read handwriting), every 30 min
- Hard getting in and out of the area, especially during rush hours (3-7pm!)
- A lot of crime has become a challenge lately. Safety near the nearby LRTs + university has decreased +Varsity is a prime target for theft and invasion
- Increase in housing.
- Challenges: increase of homeless begging and trashing the area
- parking on Varsity Drive is an issue- very low visibility to pull out of driveways. Dangerous.
- water and sewer pipes are aging causing problems
- Negatives: more transit and maybe a dedicated bus route between Brentwood University, Hospital and mall- more bike lanes would allow for easier mobility especially along 40th Ave. NW- connection between train, mall and uni district
- Too many big businesses, need more mom and pop shops
- Need more local, adult entertainment (NW) ie theatre, art, dance, pubs
- I think redevelopment in our area is challenging as it destroys the history of the area + makes it more difficult for a range of people from diverse backgrounds to live here (the new homes are so expensive!)

- Challenge is keep housing affordable so young families can replace the aging population
  - Challenge: lack of resources for unhoused people, such as public bathrooms near the LRT stations. Crime would be reduced dramatically if there were widely accessible facilities and resources across the city for the unhoused.
  - Construction noise and dust
  - Challenges: Varsity/ Shaganappi intersection is not safe for pedestrians
  - Lack of ramped curbs makes the neighbourhood stroller/ wheelchair unfriendly
  - Challenges – safety. Lots of car and home break ins
  - Dale Hodges Park needs lots of maintenance and upkeep - hope this continues
  - construction work is always a challenge on the sidewalks and roads, but I guess it can't be helped!
  - Concern: more noise from main arteries like Crowchild and Shaganappi, more traffic cutting through Varsity at high speed, more people not from Varsity going through bins in back alleys
- 
- condos within affordability that have big enough bedrooms and bathrooms for wheelchairs and walkers. Maple does not have this figured out.
  - the challenge is fun runs and walks that take up both trails and make it difficult for bike commuters and other path users.
  - condo owners tend to have med to small dogs- off leash parks are numerous but a drive away from Point McKay -need for small dog off leash area close by for seniors and their dogs
  - roads and sidewalks need better and faster clearing of snow lots of us walk every day and it can be a challenge
  - The water! The river water is becoming polluted. I didn't like the feeling on my skin after swimming in it last year. In previous years it was always refreshing and last year it felt toxic. There was a strange smell in the debris along the riverbank last fall -one I'd never seen or smelled before. Water is life -without the water there is no life! The disappearance of the glaciers is being ignored and water will become a crisis very soon at this rate. Using water that's been purified in order to flush toilets is terrible waste. We need permaculture experts to help us rethink water and design more appropriately.
  - busy traffic on 24th Ave. NW
  - challenges parking, cheap new development, high percentage of rentals and poorly kept properties, no great shops/ businesses nearby, safety and cleanliness of LRT
  - however very limited parking spaces and the busy traffic including the noise from the traffic are the challenges for us to live comfortably in this area
  - Schools have massive amounts of land within their boundaries- perhaps allow some housing developments within those school yards which would increase capacity in existing schools that have shrinking enrollment
  - Challenges we are facing? Transit is no longer safe, suspicious “druggies” looking individuals roam in alleys, street peddlers, old trees are being cut down for multi-level dwellings, old houses are flipped after being bought w/c drives the prices of houses up
  - Challenges is the huge influx of W/E and summertime visitors who bring trash and leave it here. Also City not keeping up busy times
  - This is a chance to fix the placement of the cul-de-sac barrier. When building the barrier it was done at the park edge before city built the school. Then the edge of the

*park moved when the school was built right now the cul-de-sac barrier could be moved to its correct place because of Enmax work on the street*

- But (note: referring to Riverside Towns) these buildings have NO SPACE to gather. I tried to get a social group going in Tower II and many were interested but I was too ill to be "leader" and they could not bring their own leadership to it*
- I wish there was native landscaping instead of mowed grass- tall grass, wildflowers, cacti. There is garbage on the streets*
- Challenges - Developers allow to build three story condos -Home Rd. used as a major thoroughfare – Multi (illegible) development NO! NO! NO!*
- Not a lot of diverse people moving into Uni District -need more biking trails/ biking friendly streets in Uni district*
- Unfortunately the downside of increasing density of housing is that we lost many of our beautiful green spaces that were home to animals like deer (the now university district area) and play areas for many people (baseball teams frisbee players tobogganing in winter) in what is now Marion Carson School. People need green spaces for their physical and mental well-being and we can't continue densifying the area without taking this into consideration. We need to allow for green spaces in our community and not "pave paradise". Bowmont Park is beautiful and accessible but the range of physical activities that used to be available to people cannot be accomplished in what is a long thin strip of land.*
- Increasing concern: Homelessness and drug addiction overwhelming our neighborhoods...shopping carts all over piled w/ belongings.*
- Sadly traffic cutting thru our neighborhood has caused noise and an increased commute to return home at night.*
- Challenge include wider sidewalks so 2 adults can walk side by side, more than once per year street sweeping and dust reduction, better any snow removal from streets + sidewalks, halting late night street racing on Crowchild, more frequent grass cutting and weed control*
- do not like the increase in cut through traffic*
- Currently I think habitat destruction and excessive car infrastructure is a big challenge as the globe becomes excessively warm. The development and disturbance of West Campus Blvd. is unfortunate to the prairie habitat there.*
- Challenges: increased densification leading to conflict between neighbors. Too many off leash dog parks -can't walk without being bothered by dogs*
- The challenge for both (Parkdale and St. Andrew's Heights) are decaying sidewalks and roads*
- Challenges: affordable housing pressures to develop green spaces (U of C), diversity*
- Challenges: new home developments that overpower the lot. Developers taking down old and established trees and shrubs and not replacing them with anything*
- Challenges: All the challenges of a growing city -noise, crime, street car racing, rental speculators*
- Challenges- buses (not good used to be better) traffic!*
- Challenges: for people unable to drive there is very little in walking distance stadium shopping area (now Uxborough) won't have a grocery store for years.*
- Varsity dog park has become overrun with dogs. Far too many dogs for the space. Recommend rescinding "off leash" status*
- Flooding potential close to river. Road noise concerns on Bowness Rd. I back onto Bowness Rd. in the Point McKay area NW. Hard to sit outside in backyard area and have a conversation*

- Challenges: length of time to get projects done
- Challenges: the new design of intersection at Bowness/ Montgomery Way at Home Rd. -we lost lanes and it more dangerous as a result
- Challenge is that some playgrounds are run down and not used (George Bell). Challenge that bus shelter is being replaced with benches.
- Challenges -affordability for housing, lack of diversity of cafes, restaurants and other businesses, lack of non motorized access to commercial areas
- Biggest challenge is the increasing amount of homeless individuals in the area camping @market mall area, breaking into backyards, knocking on doors etc
- What I don't like is speeding cars and too many people
- Density without concern for aging in place, diverse housing, affordable housing and access to parking without overcrowding
- aging commercial areas with local businesses
- NO DENSIFICATION! There seems to be a strong desire to cram things into this neighborhood. No more cramming. We moved here to escape the crammed stockyards of the new suburbs
- From the chat: With Edworthy park parking turned into a park and ride we are finding it very difficult to find parking to enjoy the area. The hospital staff and local businesses use it for full day parking
- From the chat: Transient/homeless population and crime. Property theft from garages.
- From the chat: Homeless problem is a problem for making public washrooms unsafe and breakins for local businesses
- Currently the bicycle pathways are very rough requiring tarring along deep cracks that cross the pathways. There are not enough toilets and porta potties
- Issues are affordability with homes and rent- it's pricing out younger families and singles
- One of the major challenges is the redevelopment of the existing single family homes for higher density housing
- Challenges -transit access, lack of mixed-use neighborhood, busy street crossings on foot
- The only change should be enforcement for speeding especially in playground zones
- The biggest challenge is safety in walking and biking -crossing Shaganappi is very dangerous + loud - the paths/ sidewalks do not connect and are incomplete- snow clearing is insufficient in winter for walking and biking
- Challenges 1.) Developers from out of town come in knock down older homes and build new ones only with profit + greed in mind. 2.) contractors do not obey civil engineering practices and excessively vibrate 3 ft of fill in a single [illegible]. Contractors in earthworks are rude and inconsiderate and excessively vibrate compaction [illegible] 4.) prevent excessive sewage line construction settlement by doing compaction correctly at 12" per lift. Requirements! 1.) Earthwork contractors should not be rude to residents 2.) They should have identification and business cards with address and phone numbers 3.) They should practice good engineering construction practices.
- It would be nice to see small local businesses as well as unique restaurants/ bars
- Challenge: Banff Trail Station
- We are concerned by growing drug trades and vandalism in green spaces
- The past few years we have sadly had disrespectful developers building duplexes and homes right to the edge of the property lines of bungalow owners, shading their property and severely encroaching privacy. The City doesn't listen to our voice-

*several homes rezoned from RC1 to RC2 even with current owners opposition. The trees are disappearing! along with care and consideration for small homeowners... pushing us out? If the City of Calgary insists on increased development then they must hire more inspectors to check developers build footprints and size. Us "little guys" are losing our voice- have no voice /choice – HELP PLEASE!*

- *Challenges:*
- *too many pets and people who don't clean up pet dung*
- *removal of small park (in the triangular space between 7th Ave., 27th St. and 36th St.). Our grandkids miss it!*
- *Need better bike paths on roads (arrow) connected to "official" bike trails. more delineation in Varsity similar to Montgomery / Bowness +++*
- *Traffic, petty crime i.e. vehicles being broken into*
- *Challenges where Home Rd. meets 32nd Ave. -need a stop sign there -many close accidents*
- *Challenges- drugs and violence on the Ctrain- I don't take my kids on the Ctrain anymore*
- *Concerns over the "overbuilding" on some lots which is a significant disconnect to the city's position and focus on being a leader on climate change- even declaring a "climate emergency"*
- *many wild lifes are trapped this area, they need to be relocated*
- *houses/ rent are too high*
- *Challenges- speeding on 13th Ave. through school zone, maintaining and keeping the spirit of R1 zoning through space and openness*
- *Problem with rental landlords and not looking after homes they do not care \$\$\$*
- *There is no grocery store with a close distance and Memorial Drive is very busy during rush hour*
- *Pathways are a huge asset to the City of Calgary however very little attention has been made to provide new pathways in older communities i.e. connecting people to the adjacent communities schools, shops and open space networks*
- *However that seems to be changing due to LRT stations which attract less desirable population*
- *challenge redevelopment and poorly designed road system (illegible)*
- *16th Ave. can be a challenge with low income hotels and the odd squatter in back alleys*
- *CHALLENGE: more crime, new builds are removing trees*
- *Challenges- over development, traffic*
- *public walking space along frost fence on Shaganappi needs to be cleaned more often*
- *Inflation, growing crime and war affect every area*
- *Challenges: lack of third spaces; minimal diversity of residents; new infills are not diversifying architecture, not enough subsidized housing: 16th Ave corridor is not very welcoming; some residents are pretty prejudiced against unhoused folks who visit our bottle depot in summer*
- *Challenges are absentee land owners whose only interest in the community is revenue*
- *City council, especially the mayor is only interested in replacing existing housing with greatly increased density. Leave Varsity alone!*
- *Unsure of challenges – hope we continue to grow with this great energy*
- *Challenges – getting more affordable + low cost housing (rental particularly) for students at U of C, Hospital, Health Sciences, etc. (Parkdale)*

- *Densification in Banff Trail is causing challenges – parking, garbage bins etc – too many for the space req'd. Proximity to C-train stations means more problems with homeless + drug addicted people – some residents no longer feel safe using the c-train*
- *Challenges are homelessness and vagrants due to proximity to train line.*
- *Challenges: accessibility (narrow, old decaying sidewalks, lack of sidewalk ramps), transportation (bike, walking) safety near vehicles, overuse of green spaces (maintaining + adding trees)*
- *Highway 1/ 1b Ave: speed limits are too high. Slow down to reduce noise.*
- *Challenges: traffic as density increases, parking*
- *I think the challenge is to increase density w/out changing the family oriented nature of the community.*
- *As a senior in winter I am unable to walk to visit my neighbours because the roads are sheer ice. In the spring I am unable to ride my bike because of the fine gravel on the roads until the street cleaning occurs. June this year.*
- *Used to love natural areas – being destroyed by development. Influx of immigration destroying our culture and neighbourhood. EXCESS CRIME*
- *Lacking with walkable amenities/ local business (St. Andrew's Heights)*
- *Increase crime which is not specific to Varsity. Accessibility from Brentwood Ctrain line.*
- *I think Montgomery is still struggling a bit with the revitalization of the areas around (illegible) especially with it being a main entrance into the City of Calgary*
- *We need a field house. Concern with those experiencing homelessness.*
- *Challenges: aging population – local schools only specialized, very expensive to buy a home*
- *Calming curbs in Montgomery + Bowness are the worst things ever. Traffic is so bad now. Traffic circle on Sarcee in Bowness is unsafe.*
- *We need more trees.*
- *With the exception of the U of C, we do not have an indoor sports facility for multigenerations to access. A YMCA/ YWCA (equivalent) with a library and public spaces would work very well.*
- *Bus stop next to my home without shelter – people freezing in winter. More elderly people. Lots of homeless vandalizing and trashing – need more signs: please don't trash – no wheels allowed on walking path; no smoking weed; no men allowed in women's washroom – some security officers roaming around*
- *We struggle a bit with the University students renting within our community and their litter*
- *Dislikes. Homelessness, drug rehab centers, cost of housing, density (i.e. parking), non-paved alley*
- *Builders lack of regard for the green spaces and value of "warm" surroundings (healthy aesthetic vs older utilitarian builds)*
- *Challenges – vandalism, public safety, homeless population – THIS IS A SIGNIFICANT + GROWING PROBLEM \**
- *It used to be a quiet family area. Now its duplexes etc Parking is out of control at your own property. Traffic is terrible – bad idea to make Bowness Rd 1 lane*
- *Note porta potties available for public use in parks during off season*
- *But we still need to control smoking + garbage*
- *Over population in some areas due to multiple people renting one house. Too many renters that don't care about or for the property is an issue ie grass cut, snow removal*

- *Houselessness, drug poisoning + equity more broadly must be addressed.*
- *Challenge – high density housing developments have created strains on the infrastructures now dangerous to walk due to the increase of vehicle traffic – development is still being done to accommodate vehicles not pedestrians no matter what is said. Parking in some areas becoming a problem as building done in theory – easy transit access therefore less cars – reality is people still own just as many vehicles they need to park.*
- *NEED – local grocer store! Lower speed limit (Bowness) – speed limit goes up inexplicitly across from Colonel Beccher Seniors home*
- *In the time I have lived here the riverbank + natural areas have suffered from overuse. While I appreciate the need for availability it would be nice to see more efforts to protect and maintain. Trails have been worn where they were not intended.*
- *Challenges – respectful use of neighbourhoods (Bermuda shorts unsanctioned + restrictive street parties) + vagrancy*
- *Too much traffic on Bowness Rd NW – more lights*
- *My community has increased traffic on 24th Ave NW with the construction of the Alberta Children's Hospital + the University District. Better traffic control for pedestrians + better snow removal on city sidewalks + the avenue divider would make it safer for pedestrians*
- *Not too many challenges.*
- *The school for Handicapped changed our district (+not in a good way) as I said it would. However it is what it is + there it will stay. The children no longer play in the little park + big (illegible) school busses (8)!! Go up + down 50th St 4 times a day.*
- *Too much traffic*
- *Challenges: Accessing goods and service*
- *Challenges – because of the "love" points, which are popular, city-council tends to over-ride community desires – a "we know better/ best" attitude i.e. forcing increased density*
- *Challenge – to increase density while sharing sunlight + views + access to parks. How to build smaller, useful homes with gardens and access to food shops.*
- *Challenges – keep the great balance – avoid rapid high rises in healthy, established area*
- *Aging housing and buildings have the area looking and feeling outdated, run down, and not necessarily attracting new generations*
- *Not as engage in larger city community, aging population - housing turning into rentals, crime – lack of housing/ drugs – leading to crime*
- *The primary challenge is blanket densification proposed by the City of Calgary, we don't want blanket densification!*
- *Lack of safe crossings of Shaganappi and Crowchild, creates boundaries for safe travel.*
- *There are not very many local businesses due to large shopping malls w/ large chain tenants.*
- *Your "Did you know?" facts are only part of the story. 1. 2.80 people per home. How has this number changed within communities? Canada at large? 2. 8.8% growth. Established communities cannot grow at the same rate as the city. That's why new communities are being built all the time. How much did other established communities grow by comparison?*
- *Traffic congestion ex Top of home road – SFH no longer affordable for middle income professionals*

- *Challenges – drug users/ crack houses, homeless living on River Path and camping in local parks, crime- break-ins, vandalism, there is a huge amount of homeless traffic along the River Path (they need washrooms!)*
- *Challenges: green space is less than it should be*
- *My area is close to Dalhousie C-Train crime is an issue especially in last year.*
- *Not enough housing for students*
- *Over the past few years, we have been spending less and less time in our community because there are fewer things to see and do, as well as a perceived lack of safety, and potential interactions with criminals and vagrants*
- *Challenges – too far to walk to school, transit oriented to downtown primarily + I don't go downtown, traffic, parking, congestions paths right next to loud traffic areas, new developments tend to be shabby and poorly constructed*
- *Challenges- theft/ robberies/ homeless people constantly rummaging through garbages in alleys*
- *Over the past few years the variety has become scarce as two- storey, zero lot houses have taken over. Mansions don't long here. They're all the same design and colours.*
- *Increased littering, too many off leash dog areas resulting in all open spaces becoming off leash dog areas on all trails*
- *Increase of rent. It is making it very hard. The landlord don't really care if you leave the place.*
- *Interconnected pathways a bit of a challenge. Building new while maintaining the integrity of existing could be a challenge.*
- *Reduced crime. The challenges our area is facing is construction. Too much debris.*
- *Challenge – City looking at increased densification. Parking in front of residence is already a challenge. If increased density, it will become a further challenge. Land use for City of Calgary issuing developer's building permits should communicate with City of Calgary parking. It is as though the right hand does not know what the left hand is doing.*
- *But increased housing/ people density is a big problem. Parking is horrific – U of C nearby schools, and the city will soon levy fees for parking with no guarantee that we can park in front of our own homes. Large homes, smaller lawn, no trees – water run off is a problem – AKA flooding. Yards don't exist – increased demand for parks.*
- *Homeless encampments. LRT - drug people, litter especially near ramps. More hospital parking*
- *Challenges - forcing residents to have guests pay for parking (resident now pays instead of being able to access parking in front of house). Makes it feel like residents get less for taxes paid*
- *transit is close but not always safe; homeless camping, theft, break-ins, etc. although we are safer than many. Loss of trees & greenspace with teardowns of homes. City is not strict enough with replacement trees. Need better connections of pathways. Traffic safety issues with bad congestion at school entry/dismissal; inconsiderate drivers. City policies, cutbacks to services, lack of enforcement & diligence have caused some of these problems*
- *I walk in Dale Hodges park 300+ times per year, and always see multiple dogs off leash. I've seen dogs chase, stress, and kill wildlife, trample nesting areas, and they leave poop. Serious leash bylaw enforcement is needed. Signage has not worked. This resource should be protected. The Responsible Pet Ownership bylaw makes*



*clear that dogs must be leashed everywhere within Calgary, except specified off-leash areas. Dale Hodges is NOT an off-leash area.*

- *the city changing zoning and catering to developers*
- *the city approving secondary suites and development when it contravenes RC, which ends up causing court cases and tensions in the neighbourhood*
- *development has caused some issues with wildlife*
- *development that is shading existing school grounds and park area*
- *density at any cost, without actually assessing if it is necessary and if it is desired*
- *city council has one agenda and residents opinions, if asked, are completely disregarded*
- *Living in Point McKay we can sometimes feel a little isolated from the other communities via walking or bus due to being cut off by Shaganappi and 16th. Bus service up to Varsity (Market mall) is not ideal but the new path cutting across Bowness Rd and 16th has been hugely helpful in cutting walk time. While I feel housing density should increase I find the large, one family homes being built a misuse of space and make the community more unaffordable.*
- *Parking is always an issue... Paying for parking permits seems just like an extra tax on having a home close to a hospital... Only reason we have parking permits is so we can actually park in front of our houses... Or else hospital workers will.*
- *The challenge we are facing is that new developments are eliminating trees and green space.*
- *I think Shouldice Pool has so much more potential. It could be expanded on like Killarney Pool with gyms, workout rooms, and other community spaces. I think financially sustaining our Community Association buildings is very challenging. I think all our established communities need these spaces but the model isn't working so well anymore. Safety and security with people living in some of our "natural spaces" has become a recent challenge. Have diversity of housing in some communities.*
- *The biggest challenge is the redevelopment of the lots into monster single family dwellings. This has many disadvantages from the community perspective. It takes away from the charm of the older bungalow community with a great tree cover that took over 50 years to develop. All of the disturbance to the land and trees is all for the benefit of individual families, not for the greater good of the community. As this is an R1 community there is very little way to densify housing. If these larger tha*
- *Living here (University) presents challenges such as limited space, increasing traffic, increasing noise levels, parking difficulties, higher cost of living, and lack of privacy. Balancing this will require adaptability and finding ways to continue to develop a sense of peace and community amidst a bustling urban area. However it also offers a vibrant atmosphere, access to cultural and educational opportunities, and a youthful energy that can be exciting and stimulating for those who embrace it.*
- *There are not enough family friendly recreation areas in the neighbourhood. New areas often get large rec centres, while we compete for space for swimming lessons at Foothills Aquatic Centre. We also lack modern playgrounds on the east side of Crowchild in Banff Trail.*
- *crime at the Dalhousie C-train. My kids don't feel safe taking the c-train to school*
- *Not enough affordable housing in general. Not enough rental properties (for non seniors). Aside from the train, there aren't a lot of transit options.*
- *Keeping it R1*
- *It was really difficult to find an affordable place to rent. I would also like to see more bike infrastructure; a lot of people (including me and my roommates) use their bicycles*

*to get around the neighbourhood, but I'm always a bit uncomfortable biking on the road with the cars.*

- *Limited commercial businesses in Parkdale. There are no walkable groceries stores, preventing it from being a walkable community.*
- *Difficulty getting from higher communities (ie. University Heights) to lower (ie. Parkdale) via transit or active transport.*
- *Trees are older and at end of life need to be replaced. Some congestion around schools and entry and leaving time.*
- *If our families hadn't helped us buy there is no way we could have afforded to live in the area unless we lived in a apartment which I never personally want to do. The area is WAY to expensive for anyone under the age of 35 sadly.*
- *Pedestrian safety crossing 16th ave. Dangerous driving by students at Foundations Charter High School. Drug deals and theft by occupants of Traveller's Inn and Red Carpet Inn.*
- *Rising rental costs and scarcity of rental availability.*
- *Progressive (regressive?) ideological mindsets to destroy established single family home communities.*
- *University Station and the overall campus is very inaccessible, especially in the winter. No idea what the people who built University Station were thinking with the extremely steep ramp. There are also a lot of people with erratic behaviour at the train station, making it feel unsafe. This is primarily helped by safe consumption sites, affordable housing and the like, not bigoted men with guns (police), as experts have been saying for years*
- *Need green spaces and wider lots for single detached families*
- *At time the university and stadium can create a lot of traffic and unwanted crowds however being prepared makes it easier. As well the community has a wide mix of old and new. It seems the older areas are lacking the attention needed while the newer areas are being developed*
- *Affordability, crime along 16th, dangerous for pedestrians crossing 16th Ave.*
- *#1: I'm aghast re amount of land used for vehicle traffic, concrete/ashphalt at Sarcee/Hwy #1 and Stoney/Hwy1 for the purpose of maintaining vehicle speed at turning radius or separation criteria between traffic channels. Please not for Shaganappi Tr nodes. Item2: Human density can be environmentally and mental health friendly, supports economics for services. Lets get over density concerns and better emphasize quality of devlopment and artful design, prescribe more like East Village, W Campus.*
- *More and more people want access to the river and river pathway systems creating congestion in the area. Poor pathway connectivity on the area. Congestion along 16th ave in Montgomery.*
- *Long distances to shops & services, with inadequate transportation for walking and biking. Segregated zoning leaves SFH neighbourhoods separate from commercial.*
- *Car traffic as the region densifies. More cycling infrastructure and quick transit from adjacent communities to LRT needed.*
- *There has been a strong resistance to large multi unit dwellings in some areas in the past. There is a lot of space, but the housing is designed and priced for people with high paying jobs. Change is not always welcomed.*
- *Active transportation is an issue - more bike paths would make the area more bikeable/walkable. The new bike paths on Bowness Road are not safe for cyclists (have to cross a road every single block). Crime is a major issue in some areas too*

(Montgomery, Point McKay). Transit stations (Brentwood in particular) seem much less safe than a few years ago.

- When people use our community to 'cut through' eg. using 53rd instead of Crowchild. Our community is cut in half with Shaganappi Drive. Safer ways to cross this busy road would be great for kids to go to schools and to each other's houses. Would love more shopping eg. a butcher, a baker etc. So more small businesses
- More affordable housing for students
- I realize we need an indoor fieldhouse and need to develop the area but it's at the expense of taking away outdoor green recreation spaces. There is no plan to replace them. Foothills Athletic Park will no longer be a Park with the proposed development and specifically the two baseball fields, home to University, Senior and Baseball Alberta teams don't have a replacement home. The facilities are aging, deteriorating and unsafe.
- Challenges can be summed up in one phrase: "population density". However good planning has helped to make this growth acceptable to most residents.
- Although the current rate of growth is approaching its limit, good urban planning (eg Univ. District), population renewal (eg many young families), and a strong sense of community have and will continue to make these changes "comfortable" for most residents.
- Although Varsity was voted as the 'most accessible neighbourhood in Calgary', I find it to be the least accessible area I've ever lived in. Sidewalks are too small, and they end randomly, dumping you on the street. Using a stroller is almost impossible to get around, especially in winter.
- Although more dense than other suburbs, the area is still not a 15 minute neighbourhood (I have everything in a 3km radius, but that's not happy walking in winter or if carrying groceries). Also - neighbourhood is transitioning but young families can't afford this neighbourhood anymore - worried that it'll become a neighbourhood of rentals for university students
- There could be more programming, e.g. courses (not necessarily for credit), more community gathering spaces, a public garden (like the Botanical Garden of Silver Springs) or more community gardens. There could be more multi family housing. Varsity needs a community newsletter. Strangely I receive Dalhousie's newsletter even though I am a Varsity resident.
- Extensive development surrounding the neighborhood is concerning. A large facility for sports doesn't need to be added to the land where a very adequate pool/arena/track/tennis courts/volleydome already exist. The obsession with building new is wasteful. Some densification of housing is needed, but care should be taken to not overwhelm the area with high density housing at the expense of removing greenspace and the excellent already existing facilities near McMahon.
- Our biggest challenge is affordable housing. University District is AWESOME, but few who make regular use of the U of C can actually afford to live there. Infill is great, but it's only the wealthy who can afford to live there. I'd love to see the city build affordable housing in these areas so diverse people may access what these areas have to offer.
- Worried about high rent so very few locally owned businesses and not very much mixed housing from a socio economic perspective. Very concerned about pesticides and chemicals used to manage some of the green spaces
- Neighborhoods of single family homes are being pushed out by the trend to densification. University Heights will soon be in the shadow of the Uxborough project on one side and the crazy development of the Foothills Sports area. Years ago, all I

wished for was a neighborhood market and a coffee shop that I could walk to nearby. 20 years later I have neither.

- Increasing density is needed for the city as a whole but replacing single units with duplexes etc results in increase in traffic. Greater use of speed bumps in grid areas like Montgomery would be appreciated. Make neighborhood safer for pedestrians especially crossing of home road between 21 ave and 32 ave. Duplex & new large home construction is resulting in reduced trees and green space in the neighborhood. Builders should have to preserve trees on lots. Important for heat in summer and floods
- Many of the roads are oversized and far wider than necessary. There is a lot of room to introduce wider sidewalks, protected bike lanes, or new treed boulevards by slimming down or reducing the number of vehicle lanes. I wish there was more walkable commercial destinations or local small scale commercial within the residential areas of the neighbourhood. I would love to see more mixed-use mid-rise development in my community.

### Topic 3

- Q1: What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why? Think of specific topics such as housing, connectivity (bike, transit, vehicle)
- more pedestrian and cyclist infrastructure
- Improve Cathedral Park - permanent fire pits, picnic, playground
- Accessibility and connectivity important - libraries important
- More dense housing more frequent public transit /car share expansion
- more pedestrian and cyclist infrastructure
- Welcoming and reduced neighbourhood traffic
- local shops and sitting areas
- cities should be designed for people not cars it is the only sustainable option
- more trees and shade it is degrading that one must hide in the shadow of a light post as it is the only livable shade
- local shops and increased mobility for walkers and cyclists will strengthen a sense of community reduce need for car traffic thus reduced emissions and sound pollution
- natural areas increase beauty walking area enhancement and reduce urban heat
- Please provide a transit for Catholic school students (school bus)
- please bring some playgrounds for kids
- expecting more winter maintenance
- They university district development is very well done -lots of choice in housing - shopping outdoor space- thoughtful development should continue
- Transit access traffic calming- keep speeds less than 50 kilometers per hour multi age housing accessible housing and sidewalks with curbs keeps people active
- maintain bike paths
- shopping, cafes, dining - community draw
- University District Development
- The climate crisis will be with us for several generations. I think maximizing green spaces is critical for storing carbon, reducing the heat island effect and for the mental health of all generations. I am concerned with the development of University District

*South of the Children's Hospital. In my opinion, it should be retained as a green space providing A buffer zone between the pond and the developed areas.*

- *Walking distance to shops and stores for the elderly and the handicapped*
- *Future generations? I won't be here. Keep up dream plans we won't recognize Varsity.*
- *Better bicycle connectivity and bike parking in public areas*
- *bigger library Louise Riley is small*
- *even distribution of high density living in South Shaganappi not just Banff trail AKA "the rental community"! Banff trail needs to be specifically considered as we get WAY more renters than Varsity, St. Andrews, Parkdale/ and renters do not engage in community welfare or community associations, typically*
- *We need more affordable housing and easy transportation within the community*
- *Some extra thought I think we should consider winter /summer hours for all playground zones- it's dark early in winters. Playground hours shouldn't be till 9:00 PM as it's dark outside by 5:00 or 6:00 PM sometimes even 4:00 PM. We should set an earlier time on playground zones for winters. Thanks for listening!*
- *Need access by walking or biking to businesses on Parkdale Blvd to avoid the use of cars*
- *U of C/ industry park- too many industrial research centers now belong to U of C - need to attract industrial R&D for future economy- need to attract more young families to support /make good use of schools- more daycare availability- improve local gyms/ swimming pools*
- *Leave us alone!!! Except I like that mixed uses are for 1.) Remove the City installed roadway "islands" installed on 53rd Street NW!! Remove energy wasting stop signs at Varsity Ridge Gate, Valhalla Crescent, Valencia Rd. !!*
- *SUSTAINABILITY, conservation of natural areas.*
- *Walkability, bike lanes to continue to improve*
- *Cultural, gender, age, etc diversity*
- *Attract prosperity through education programs ie STEM School + more Tech facilities*
- *interactive spaces for winter activities*
- *More outdoor gathering spaces for events for communities. That crowding older areas with multifamily dwellings CEASE. There's no infrastructure for that. Too much foreign investment. We need to take care of our own. This woke BS + crowing needs to STOP. Kids + adults need more room to play + grow in their own space.*
- *Affordable, sustainable housing will help support transit uses, businesses and opportunities for people to enjoy natural areas as well as cultural activities in the area.*
- *Nothing needs to change in St. Andrews Heights. It is a quite peaceful and low-crime community that I prefer to keep it that way.*
- *Develop more commercial and restaurants. Better public transportation.*
- *Maybe build more esthetically pleasing houses instead of making cookie-cutter, stucco duplexes. These duplexes re losing their parging after a few years and are eyesores!*
- *Recreational areas + activities*
- *Parks and natural spaces*
- *Community center with park, rink, daycare, courts, etc*
- *Schools*
- *House areas with trees and green areas. Walking and biking areas. A variety of stores between house areas. Should be worship places, schools, libraries, medical clinics. Maybe buildings could be designed for future use.*

- *Preserve natural spaces*
- *Decrease dogs at large many people alerting their dogs dig up natural areas (that are not off leash) and defecate and spread disease*
- *more small affordable houses for first time home buyers*
- *houses with solar panels geothermal heating*
- *ease of access to major roads (Crowchild and Shaganappi Trails )*
- *lots of trees (sizes and varieties)*
- *access to bike pathways year round we bike to work and school year round -safe transit should we want to take LRT*
- *More bike lanes to encourage people to bike in this great area versus driving -lots of students would be for that -more libraries and parks spaces – densify area*
- *Maintain green space*
- *Localize more small businesses*
- *Better and more public transit*
- *Greener economy*
- *Very disappointed with C of Calg new policy for residential parking in controlled areas – just another tax unfair to inner city. We have long winters – need cars, should not have to pay to park at home!*
- *A library in the Varsity area would be nice!*
- *Housing diversity to be improved in Montgomery – less infills, more smaller single family homes.*
- *More retail.*
- *Safer roads to cross the highway*
- *Safer streets – less crime and petty theft*
- *Less traffic in Montgomery south of Bowness Rd.*
- *I think inclusivity should be top of mind- ensuring development allows for people from all backgrounds can afford to live here;*
- *ensuring the area has accessibility features;*
- *ensuring people can choose from a range of transportation options;*
- *ensuring small businesses can thrive etc*
- *while having some gigantic mansions in a neighborhood is ok when on the ultra-rich can afford to live in an area and there are no amenities nearby the vibrancy of the community is stifled.*
- *We need more social connections*
- *Crowchild and Shagannappi are major transportation corridors make crossing on foot or cycling very difficult. A cycle route from 32nd Ave to Varsity Drive in the east side of Shaganappi would join University District and Varsity area without having to go through Market Mall Shopping Center.*
- *More transit options: adding more bike lanes and walking paths, earlier/ later busses (24/ 7 please?)*
- *Adding a public library in the area, preferably near a LRT station for easy access AND a restroom!*
- *Affordable housing, especially for young people. It's getting expensive and its harder for students to find accommodations near the university. (Especially when there's tiny apartments for \$1400/ month = not affordable)*
- *REQUESTS: Please get rid of the roots on the pathway we use to get to the duck pond (Varsity Park)*
- *(Note: drew a diagram of this location on the card – it is between Boardwalk Retirement Community and Alberta Innovates)*

- *Please get rid of dead trees in South Shaganappi*
- *UD – continuing maintenance of high standards*
- *Affordable housing*
- *Transit access*
- *Better, natural, multi-generational play spaces (like a better park at the Varsity Community Association)*
- *Keep the green spaces*
- *Expand recreation and community gathering spaces*
- *Equity is important. More density is something that we need to be comfortable with allowing greater access to housing at all price levels (rentals, multi-family dwellings allow for rental suites, etc)*
- *Safety becomes a bigger issue as we grow*
- *Transit should use self driving E shuttles*
- *needs more places to gather - maybe a brewery with patio, coffee places - there will be more seniors so that needs some thought*
- *the parking at the base of Shag in the park is shrinking instead of expanding a large chunk of grass could be used for more parking. commuters use up way too many of the spots*
- *need more restaurants in the northwest*
- *maintain and upgrade market mall*
- *We could benefit from a few bookstores -there was a really good one for a while (self connection books) but they closed*
- *I would also like to see some high-quality Indian/ Curry restaurants in Montgomery. I think a good location for these businesses could be the shopping mall across from Montgomery Safeway the mall needs to be upgraded and improved. If this were done it could easily attract these types of businesses.*
- *Maintain current green spaces and boulevards maintain access to parks biking paths and walking paths*
- *keep varsity desirable for all ethnicities and age groups*
- *put in speed bumps on 49th St. to keep traffic speed manageable around schools, parks and all walking areas put speed bumps in paved alleyways specifically behind Verulum*
- *Continue to support and maintain this community's sense of safety (Varsity). We love Varsity and have lived here for 30 plus years. We want to see the green, friendly, accessible, safe sense of community maintained*
- *need to get new development -get rid of old rundown houses*
- *Community gathering spaces set the tone of the community (light, bright, inclusive of all ages)*
- *affordable daycare*
- *From the chat: Preservation of public green spaces*
- *From the chat: More small cafes along the pathway not corporate businesses to support the needs of pathway users*
- *From the chat: Limitations on of high density housing.*
- *affordable senior care -especially when long term care waits are currently over 200 plus people (one-year waits) - clean up any old senior buildings and make desirable safe to live in -offer more affordable duplex bungalows for seniors, they want fresh air and access to safe walkways- want to be independent as long as possible - accessible rooms and garages- front steps minimal*

- *The area west of Home Road to the river should be saved from overcrowding that is evident by the apocalyptic streetscape on 17th Ave. east of Safeway (unsafe and disgusting)*
- *stop overcrowding family oriented neighborhoods (single family homes)*
- *insulating the traffic noise from houses that are close to Crowchild and University Drive*
- *Business along Bowness/ Parkdale have poor parking options and it's difficult to enter and exit from a busy Bowness Road and Memorial*
- *better toilet facilities, more garbage cans along the river path- picnic areas high density on weekends- garbage and sanitation is not good nor kept up*
- *Keep as much green space as possible people need to be outside in any weather*
- *Food and water without these the rest of these concerns will not matter as people will have to leave see need for permaculture design help*
- *wireless radiation proliferation is a known health hazard that's been covered up see (websites redacted) for the science and the politics behind this critical public health care crisis looming ahead it's a carcinogen – i.e. microwave radio and frequency radiation damages DNA and you will never hear about this on mainstream media*
- *the percentage of natural areas to developed areas matters*
- *PS – can you find a way to slow down cyclists speeding ie ploughing thru people thru Edworthy Park and the pedestrian bridge*
- *guidance facilitation and training in collaborative structures for community members to brainstorm solutions to all problems, resolve conflicts, come up with local solutions and work together*
- *wireless radiation from cell towers and routers and smart meters is a hazard to health that's been covered up -fiber optic connectivity would be the biggest benefit next to protecting the water*
- *prevent Blackrock and subsidiaries from buying up local homes as is happening now after (redacted) invited Blackrock to Calgary (redacted)*
- *No multi story buildings*
- *bike trails*
- *Redevelopment of Brentwood Mall and North Hill Mall*
- *Marda Loop vibe with access to restaurants and wine bars but still have quiet residential streets*
- *Much more creative use of Parkdale Crescent i.e. high density retail, green space, art space including park and ride decommissioned lot (for more than 10 years now!)*
- *We would like to have the Superstore and Asian Supermarket nearby.*
- *Just hope to get more drop-in fitness classes at Sir Winston Churchill Pool.*
- *not many fitness or yoga classes are provided around this area*
- *more casual dinings would be wonderful*
- *very small dog park here.*
- *Retirement places to build (thinking of myself) – hospices/ senior centers (lived in Ottawa -they have wonderful places to gather, to eat, to volunteer with workshops also)*
- *It is imperative to maintain the parks and dog friendliness of Silver Springs in order to have a friendly caring community. Do not lose the perks and put in old folks housing or condos. Maintain the parks we have as they allow dogs and increase friendliness, caring and a close sense of community.*
- *with aging demographic need to repair all sidewalks= encourage walking -safety issue*



- *Many lots have been redeveloped to two homes, we live in a duplex. As long as heritage has been preserved, this is a good evolution. Several multi home developments have and are being built, this must be strictly controlled. Significant redevelopment could occur on 20th St. -Restaurants, shops etc . Natural spaces must not be disturbed or developed.*
- *A train from the airport to the city via the northeast is a must*
  - *Beautify retail spaces, some areas are starting to look like slums. 2. Preserve the natural beauty in the area and perhaps plant more trees and greenery 3. People will always need and want to use their vehicles -do not curb vehicles 4. No to 15 min cities!!*
- *Plant more trees and greenery along busy roadways. Do not allow further development in parks or green spaces especially along Bow River - it is a jewel in our city and is enjoyed by people from all parts of the city (Edworthy Park)*
- *I would like to hear what the city has in mind for this area and see whether it's palatable to citizens in this area*
- *More bike lanes separated from the roads, more trees and green spaces, more community gardens*
- *better bike paths available and safe also in winter*
- *Concern about rapid expansion of high density housing -anymore will ruin the neighborhood-University District is "NOT" a good model for other areas in South Shaganappi. It's a potential future slum area!!*
- *Welcome University District. Traffic and parking will soon become an issue- needs more green space to balance all that concrete. The 2 strip malls at Shag and Varsity Dr. have parking issues. Area around Goodwill store is a nightmare. Do we need two gas stations there?*
- *Bike lane on Varsity Drive. Bike lanes to connect to River Valley paths. Repair paving of alleys. Weed in alley enforcement. Garbage, abandoned furniture, large items in alley -annual big item garbage pickup regular like lots of European cities or USA cities have. Ctrain @ northlands.*
- *Relaxing environment along the Riverside*
- *enough parking space for condos and multiple living spaces*
- *- less multifamily dwellings i.e condos. Safer pedestrian crossings on 2 major roads - 16 Ave./ Bowness Rd. Monitoring of speed leaving Trans Canada onto 16th Ave. at Home Rd. Less traffic on Home Rd. (huge increase since Bowness Rd. is one lane) more use to commuters of 16 Ave., Shaganappi Trail etc. rather than speeding up and down Home Road.*
- *I want a continued focus on bike paths. I also want to retain the natural areas especially along the river.*
- *No strip malls with cannabis shops, nail salon,s liquor stores, \*\*\*\* video, cheap pizza.more Bike Lanes.*
- *Continued growth in infrastructure. Safety!! and the use of parks and river so close by.*
- *I am conservative but let new supplies on board, cut costs, (illegible) everything- no more boys clubs -no more he did it before so give it to him again*
- *Our community has a high percentage of retired people and we have seen many homes being sold and renovated as the population changes. construction sites need to be properly approved and monitored.*
- *All of the above. As someone who has and continues to volunteer at the community level, Foothills Hospital and the University of Calgary, I know how important it is to have the ability to get places using transit, walking, wheeling and other alternative modes of transportation. We need to ensure all parts of the city are livable and*

sustainable. The next generation needs to leave (illegible) and not much attention goes to issues of affordability and aged to feel safe (illegible) toward connectivity in the inner city.

- Connectivity is very important to me. the more I can access via walking/ cycling the better. big fan of lessening our urban footprint.
- Having services, shopping in the community allows the resident to walk to those places. Which is important for climate change. Also a healthy choice.
- This tear down and new infills lived and cared for by owner
- Better direct transit access to downtown i.e. no transfers- looking forward to reopening of Stadium Shopping Center -maintaining keeping the spirit of R1 zoning through openness and space
- Housing too expensive
- I question whether the addition of expanding the types of homes in the community will add value to our existing house or significantly decrease the annual tax assessment in those living in the area. Would actually like to see the business case. Keeping the sense of open space and limiting overbuilding on lots is important to maintain the original intent of this community.
- 16th Ave. needs to be a high volume thoroughfare. But the residential areas should be low rise and ALL GREEN SPACE MAINTAINED.
- Natural areas because many are being destroyed. Sustainability/ environment: more biking and walking and green spaces
- Keep up and extend bike paths- keep low rises in Varsity not high rises
- more regular transit, but recognize the way for this to happen is to increase usage = need more promotion/ encouragement
- More coffee shops and restaurants
- In Varsity -increase bike paths/ road lanes- increase natural environment and parks- increase community gardens -renewed playgrounds- increased local sustainable small shop owners -increased specialty shops like butcher/ cheese
- Maintain the mixture of high and low density housing in the community. Leave the single family RC1 zoning area intact (honor covenant) and allow a dual development high and low to continue. The mix of housing options is good.
- Future: a.) No more bike lanes. We have enough. I use the paths. B.) no need to add more access to goods, services and amenities close by c.) better weed control (dandelions) and mowing of grassy areas d.) continue to allow for gas heating of our homes e.) resist following the trend toward 15 minute cities
- Future needs to be sustainable not overpopulated with condos, multiplexes and duplexes keep RC1 zones RC1
- We would support densification and a range of housing to support broad demographics. Good public transit is needed to support sustainability and access to services. Green spaces should continue to be protected.
- 24th Ave. is underutilized from a services perspective -more commercial space would help revitalize and add community spaces
- family and friends gathering areas and areas for communities to come together -better accessibility of bike lanes and spots to lock bikes -new library
- DO NOT OVERVIBRATE COMPACTION. Discipline all contractors work in the area. ENSURE that they conduct work according to Civil Engineering practices. Stop contractors from using excessive vibration effort to compact 311 lifts of backfill. Instead ensure that they place consecutive lifts of about 12 inches to compact in sequence.

- *Bowmont washrooms (people poop in the trees) and is more popular since 2020. Better sound block along Shag*
- *Varsity has most amenities presently and too much change would ruin the present atmosphere*
- *I think it is important to retain this as a low density area where families can still afford single family homes with yards. it is also important to retain what natural areas remain.*
- *I'd like the city/ community to focus on increased density of housing less single family homes and more row homes or small quadplexes. Also better connectivity to the Ctrain network.*
- *I am scared of "densification" disguised as "enhancement" e.g. putting apartments and daycare right next to a fire hall is nuts*
- *How communities are going to cope and function with fewer resources (oil, natural gas, food, water), more climate issues (wildfires, extreme heat, storms etc.), increased climate induced migration and housing crisis. We will need more community but we are more divided than ever.*
- *Maintain green spaces. No more loss of land to housing.*
- *Less traffic. NO DENSIFICATION. No more traffic lights to slow down the people who live here. Minimize the dangers cars and huge half-tons pose to pedestrians. Regulate speed.*
- *Keep the area walkable. Make more bike/walk paths*
- *Keep the trees! Easier access to transit. More high density housing options. More mixed small business+ residential.*
- *Where housing density will increase – more bike lanes – keep the green spaces!*
- *Natural spaces and parks that are safe + clean – resources + housing for the unhomed. Need thoughtful densification for aging + low income families.*
- *Varsity Estates is a gem that should be left untouched. Lands adjacent to University District and Market Mall s/b considered for densification.*
- *I feel we are quite blessed to be where we are situated + to have various amenities nearby. Traffic/ accessibility may become an issue later on -backups on Shaganappi. Also concerned about homeless population, begging, etc.*
- *Pls see challenges listed in #2 above*
- *The mainstreet project in Montgomery needs to continue. Its improving on Bowness Rd but not vibrant yet.*
- *Continue to plant trees, Montgomery has old giant trees and they will need replacing with growth. Room for more trees at Mont Alban! Provide subsidies for people to plant trees in their yard. Increased densification and more commercial business along Bowness Rd.*
- *Improvements in some of the indoor and outdoor recreation centers. My kids are young now but will need access. Investment back into the public school facilities.*
- *Do not feel part of a greater community. Do not receive a community newsletter, living in the Point MacKay area.*
- *We feel this questionnaire is very biased towards densification which is a City of Calgary goal, not a goal of the people who live in this community*
- *Community as is – exactly how we want it.*
- *Safety is crucial. Too many issues related to crime occurring. Should be a safe place for (woman symbol drawn) and children (and men too). There are frequently homeless people living in the park.*

- *Because of our location, and its high cost, we tend to lack amenities other communities have (e.g. recreation center). The University of Calgary is not friendly to drive to (none or ++ expensive parking) and the only way to bike there is on crowded roads (not easy for kids to bike on.)*
- *Keep the green spaces – community gardens – English conversation corners for newcomers*
- *Better transit sustainability means upgrading homes not tearing them down to built huge, expensive, ugly condos! Limit # of stories a home can have.*
- *Maintaining the green spaces, including investing in the personnel required. Maintaining a (viable and effective) City Transit system. Curbing real estate speculation by people who are not vested in the community*
- *Bike pathways connecting to other communities – community gardening – corridors to promote plant biodiversity – small (illegible) development along Bowness Road corridors*
- *Maintain single housing, your analysis is biased – why not put a plebiscite? The Quad houses on corners cause street congestion, as the occupants, do not use their single car garages ie 48th St at Bowness Road. Think another 12 recycling bins as you enter the lane! Have you ever visited Britain with its monotonous row housing? (Illegible) Soviet Union with its block concrete housing.*
- *South Shaganappi has decent natural and green spaces (more would be ideal). These natural and green areas should not be developed for more density. Maintain the distance between properties consider the parking for higher density and ensure older trees on properties are preserved for future generations.*
- *Smart traffic control system. If denser population is a goal then need to ensure # of vehicles on the road does not grow with it. A community where a car is not required!*
- *First for us would be the preservation and enhancement of the pathways and trails along the river and linking amenities and surrounding areas by non motorized means. Another item would be safety and services for people living in the rough or homeless populations living along the River Valley.*
- *Connectivity through well cleared and maintained bike paths and walking areas year round. Extending these as well. Community spaces including fitness facilities and Boys and Girls Club-style kids' space. Ethnic spaces open to all for sharing. More public art spaces.*
- *Don't change it beyond what is absolutely necessary.*
- *The challenges will center on the high density housing that is happening in the area. Small bungalows are bought, demolished and two or more structures built. That increases the population and changes the character of the area.*
- *Maintain R1 zoning and neighbourhoods. Densification and Airbnbs in R1 neighborhoods are problematic and lead to many conflicts with long term residents who have paid property taxes in the area for years and maintained pride of ownership. Calgary parks have been taken over by off leash dogs. 157 public off leash areas in parks- 3 parks that prohibit dogs- very challenging to enjoy a walk in a park without the threat of being bothered by a dog and its aggressive owner. We need more parks for people only.*
- *There are few amenities in University Heights within walking distance of my residence. This neighborhood is better than many for walkability. Allowing natural vegetation communities to develop by reducing (illegible) and fragmentation would improve the natural ecosystem's ability to adapt to a hotter possibly drier climate. Plants must be allowed to migrate up and down the water table as conditions change.*
- *Bike trails, parks/ greenspace, community center, library*

- *Electrified vehicles are increasing (which is excellent) however we are increasingly needing more robust infrastructure for them (conflict is occurring in off leash dog parks). They speed, no bell or verbal warnings. (Dogs, seniors, kids and electric vehicles can be very stressful.)*
- *Community gathering space not critical, education of pedestrians about crossing streets, good schools, better use of school play areas, much better access to quality home care so older folks can stay in their homes longer. Not in favor of increased densification.*
- *I would like to see Bowness Road to be a community thoroughfare. Not a sneaky cut thru the community. The 16th Avenue should be used. Not Bowness Rd.*
- *1. Stellar bike route system that is well planned and safe 2. Sustainable housing - helping home owners convert to solar as well as ev hookups. 3. Continuation of the great bus routes already in place*
- *Transit could be improved on getting from the Ctrain station into the neighborhood. You can plan the trip to the train easily enough but waiting for the feeder bus from the train can be very lengthy weight which discourages bus travel. A local library would be a boon to the neighborhood as there is nothing nearby. It is important to have easy access to goods, services and amenities as well as recreation areas to let people stay in our community and not have to seek them elsewhere. I have commented on green spaces in #2.*
- *I don't want to live in a noisy, vibrant community full of comercio. I don't need an expensive project so my taxes will go up. I don't want to lose the home that I put a lot of effort because of huge tax hikes to pay for all this, like expensive booklet. Corporate greed isn't important as keeping our humanity.*
- *Keeping green spaces, making biking, transit more accessible.*
- *More rental apartments (not only condos), more biking friendly streets, gardens incorporated in Uni District, queer-friendly/ queer owned businesses + spaces, art spaces – museum, gallery, multi-media space, city library, helping homeless/ transient folks, locally owned businesses*
- *STOP! STOP!! SHORT 1. CUTTING of traffic (via Home Rd.) through our community. Only the flow of traffic east or west via 16 Ave and Bowness Rd. Should be allowed 2.) Remain always residential low density community.*
- *More connectivity especially for the bike. More community gathering for cultural and entertainment activities.*
- *I think biking (ever in the winter!) should be prioritized. There should be separated lanes and shortcuts to high foot traffic places.*
- *COMMUNITY GATHERING SPACE is needed for Riverside Towers. Many people, elders live alone here as I do. We do not ever know our closest neighbors here. The area between the towers and townhouses and the river now has a huge space that would be an excellent gathering space. Picnic tables, small children playhouse or a labyrinth would make a good outdoor meeting place. Something I consider to be a problem- bike riders ride across the bridge at Angel's Cafe at great speed among people with strollers and toddlers and dogs. Bikers need to WALK THEIR BIKES OVER THAT BRIDGE. IT IS VERY DANGEROUS SITUATION.*
- *Biking- I am a dog walker and a spring summer biker. One concern is bikers who race through our park (no bells) when there is a bike lane on 53rd St., one block away. A bike path (dedicated) through the park would help with this problem. (any motorized vehicles actually also)*
- *Recognizing importance of healthy ecosystem in Bow River. Fantastic bike paths and walking paths.*

- *It is MOST IMPORTANT to maintain the existing community and Varsity community is BLESSED by having all if not most amenities that people need to live decently. If the city has to build more dwelling places it should be affordable and sustainable. High rises such as condominiums and apartments should not be built in this area too- preserve the land, trees + whatever amenities exist -improve on it. STOP tearing 'unbroken' structures down! To the City of Calgary Planners-this survey is quite confusing and NOT helpful. But we are good citizens so we comply and participate. Whatever the purpose of this survey is for w/c is NOT clear, the only thing we do NOT want you to do is change the way our community (Varsity and its neighbouring communities) is. PLEASE DO NOT change or fix something that is NOT broken! Thank you!*
- *Expansion of public transit (i.e. train stations) is a bit worrisome given the current increase in crime and sense of insecurity around C-train stations at present. Both Lions' Park and Banff Trail Stations appear unsafe and I would not let my teenager use them unaccompanied by an adult and even then we would choose to drive if it was night time.*
- *Consider multi generational housing. A larger library would be nice. Ensure that young families living in the area can access schools within the community (eliminate school buses as much as possible). Increase the # of quality + affordable daycare spaces. Retain existing natural/ green spaces + recreational facilities.*
- *The area bus route has been decreased. CTrain is now considered unsafe. Parking is already a problem, 24th avenue can't handle U of C travel and community traffic. We're inner city – we don't want to go the way of downtown.*
- *Limiting bike lanes. Expansion of Shaganappi Tr.*
- *Build smaller family homes. A family with two children don't need 3000 sq ft. Think of carbon footprint.*
- *1.) connectivity (pathways) 2.) connecting between communities outlined here 3.) senior development*
- *Affordable housing extremely important*
- *Protect the natural environment, litter pick up by the community, increased use of ebikes, scooters, etc on trails very dangerous for human powered users as the users travel at excessive speed.*
- *Instead of huge black and white exterior with grey interior houses/ duplexes selling for \$750 K + per side, more affordable, dense housing with yards. More local shops! More bike lanes! More big trees! More lawns!*
- *As a senior I want to keep the area friendly for seniors. Walking paths and wheelchair accessibility increases would be good.*
- *Vehicle transit most important – most used (never ever see people riding in bike lanes). SAFETY = #1 concern hands down as this place is where we are raising young children*
- *Build quality development that are attractive when first built + are durable to be appreciated + used 100s of years in future. Invest in transit that is convenient for people to go where they need quickly. Preserve outdoor park space*
- *There are almost no community gathering areas other than new skating rink at university District (+ that is not a mall); there is almost no programming at Varsity community centre for those under 55. Strong disconnect of community from south of market mall. Older commercial spots like Varsity (illegible) are not friendly for pedestrians.*

- We need to say “no” to the “fifteen minute city”. We need to say “no” to all developments that have a hidden globalist agenda. To take away our cars in the guise of climate crisis.
- Montgomery will become a high density slum with few amenities and too little parking.
- Maintaining the culture of the neighbourhood
- Need car to get groceries, library, etc. Safety aspects of transit are a huge concern. Constant development over last 30+ years has removed a huge number of trees in the community. Random high density developments – needs to be restricted to block face on 3rd Ave/ Pkdale Blvd
- Bike path on N side of 16 Ave connecting to 29 St to the east. Public washrooms year round like at Edworthy Park entrance. More upscale businesses on 16 Ave E of Home Road. The Businesses that are there are largely Dated and or “Divey” (sorry – words escape me) – e.g Bottle Depot/ Hooker Motels. Library. (Idea symbol drawn) Make 16 Ave Betw. S 43St Home Rd a “Boulevard” and pedestrian friendly with modern businesses for pedestrians – plus an overpass on 16th to get to River Path
- More separated, from cars and pedestrians, bike infrastructure. Flood resistant development.
- We live here for: 1.) access to work, which is close 2.) community amenities; shopping 3.) low population density. High population density is bad for humans – look at the data. You can find it.
- Increased Diversity of people more community meeting areas w/ vibrant culture! Entertainment. The libraries + Calgary Rec facilities are so great but need some love.
- An actual boat launch area with a path/ stairs/ trail down to it. More pickle ball courts. Rotating youth – under 18 business licenses to sell food + drink, like a lemonade stand/ hotdog/ ice cream cart on the parkdale blvd part of path
- Maintain R1 zoning, do not increase density (blanket). We like our single family residence community!
- Maintain + refresh area schools, community centers. Make it easier for families to refresh old houses. Transit oriented development for increased density near LRT stations.
- Maintain R1 zoning! No blanket densification! Maintain natural spaces + parks.
- A community inclusive of people with disabilities, e.g. programming. Building low-income housing in key places – where people w/o vehicles can access amenities. A limit on the number of floors in high density buildings.
- Keeping the natural areas healthy and maintained. Continued care + maintenance of pathways leading toward downtown and parks and services.
- Maintain all green spaces. Varsity already has good mix of housing for all income levels. Good balance now of everything – all types housing, transit, library. Varsity needs to maintain this balance.
- 1.) Natural spaces, alive with birds and bees and native plants. 2.) Homes for people to live happily in with options for gardening in yard or close by 3.) Access to shopping, community and other amenities. 4.) Having local food stores (meat + vegetables, grains) that are easy to access is wonderful. I believe Nature is very important for society’s well being. Yes to increased density but in a beautiful + efficient way – sharing sunlight rather than tall buildings blocking neighbour’s sunlight. Lower ceilings in houses reduces heating and cooling expenses.
- 1.) identify what is working + keep and/ or enhance 2.) cap density 3.) develop ways to increase the care, desire + ownership to take pride in the community
- Connectivity: Extensive goods and services already exist within the South Shaganappi Communities’ footprint: Market Mall, Landmark Cinemas, University District retailers/

service providers. Accessing these goods and services is already difficult without the use of a vehicle. Current public transportation is inadequate. How will we access goods and services in a future that demands eco-friendly, environmentally sustainable solutions? Do we expend the time and resources trying to attract goods and service providers to our communities, or can we envision a future in which an energy efficient user-friendly eco-transportation system links all residents in South Shaganappi communities (i.e. workers, shoppers, the young, the elderly, families, people with disabilities) to the goods and services they need?

- More secondary suites on the busy streets like you see in the inner city
- Safety + crime rate as more people move to the community, crime may increase. No police station in far W, NW areas of e.g. Royal Oak, Tuscany, etc....lack of doctors (family), Labs for medical requisitions.
- Please maintain tennis courts in the Foothills Recreational Area. We need bike lanes on 24th Avenue and in University District. My husband would like for there to be a police station in our area.
- Infrastructure focused on pedestrians and cycling.
- A better school @ elem/ Jr level. A community like Bowness with shops/ library location (Montgomery)
- Public library, laneway housing, clean up laneways of inefficient bins + provide recycling hubs instead, reduction of vagrancy
- We have a responsibility to protect natural areas + river valley for future generations.
- 1. Construction of Northland LRT Station 2.) Construction of the new field house, retention of existing outside running track + soccer pitches 3.) Reconstruction of McMahon Stadium, lease expires in 2059
- More bike paths – not road lanes to connect to Bow River pathway system stop focusing on high density focus instead on accessibility and inclusivity. Ageism is alive and very active
- There is insufficient community gathering spaces- a library within easy distance
- Protected bike lanes, accessibility (overpasses are inaccessible e.g.), overdose prevention/ warming shelters near transit stations, etc. “Community gathering” should be geared at G1 – i.e. reducing stigma toward unhoused community or people who use drugs
- Preserving what nature we have left, bike trails
- Would like area to remain “small”, no building of large, multifamily homes that increase population and parking/ road issues. E.g. four to eight families living on what was a single family home lot.
- It needs a library on the second floor of Market Mall
- More focus on decreasing the need for driving cars, developing natural habitat within green spaces; planting native species, increasing use of wind + solar power
- I would like to have paved alley’s. I would like easier access to Bowness Road off 16th Ave
- It would be great to have an animal daycare + vet clinic, a family physician medical clinic, a whole foods store such as Blush Lane or Amaranth however as Save On Foods is doing a good job of bringing in Organic foods + ECO friendly products.  
 \*Change laws about smoking Cannabis – the smell is awful! )seeps into ARIA apartments along the south side). \*Great transit but need stops y Adaptability store + a bus that stops at U of C. I don’t own a car so easy access to groceries, medical clinics, etc. is important \*senior supports are in area



- *The generation living in these new homes will one day (illegible) to their health conditions will need accommodations that provide ease of mobility not steps.*
- *We need a rec centre. Schools are old, windowless, uninspiring outdoor spaces. Explore densification – very large lots for single-family homes could be re-zoned. Plow + maintain bike paths year-round – more of a focus on independent businesses rather than big chains*
- *Increase of walkable neighbourhood to services + variety of businesses with good sidewalks + bike paths to decrease use of vehicles for short drives*
- *Pretty good right now, so how do you grow but not lose that vibe – European model of smaller shops- not chains. Parks retained for congregating – if you build insist on creative plans including climate change considerations retaining green with less water??*
- *Better library, renovated pool (Shouldice is old), updated + more trendy shops (i.e. coffee) better traffic management*
- *A public library closer to University Heights would be awesome – then we could access on foot/ bike*
- *It's pretty perfect as is. Nature, great shopping (Market Mall) Professional building, hospitals close. Do not change a thing, except maybe more bike paths.*
- *Direct transit from Point McKay to the University. Shelter for bus stop next to Point Drive and Bowness. There is a shelter close to the towers. The Federal gov't should invest in his homeless instead of spending millions of \$ to Palestinian TERRORISTS who are paid for say murder – WHAT A DISGRACE!*
- *I believe we need more low-cost housing in this area with commercial in the bottom and surrounded by green spaces to relax, walk dogs and play. We lost a huge natural green space when University District was built. Would like to see McMahon Stadium + area redeveloped for more sports + entertainment options for multigenerations*
- *More transit @info on arrival times. Restaurants/ cafes along river pathway*
- *Cost of housing. Stop wasting tax dollars*
- *Bus access to Market Mall + University. City + Varsity Area Shopping + Dalbrent*
- *Not screwing up the area by changing things that were the reason the area is and was a desirable location to live.*
- *Transit! We are centrally located but it still takes forever to get anywhere, incl downtown. Library – we go to the library 2-3 times a month but we have to drive far*
- *We need a field house + more recreational spaces*
- *Development of more multi-use low buildings (shops @LI, condos a few levels above) in certain areas. Development of further local shops/ businesses. Ensure current parks, green spaces, + treed communities are kept green and not removed. A library or community space is a good idea and should be explored. With such a high student population I believe it would get good use*
- *Attempt to keep the area affordable, encourage natural spaces, possibly install a city-run library*
- *Maintaining green spaces, walkability to Briar Hill + Queen Elizabeth (our designated elementary – high schools)*
- *People have paid taxes for years have no rights. Overcrowding Destroying neighborhoods and our City. Shame on ALL levels of Governmentx*
- *More parking for BNEP*

- *More trees, preserve green spaces, cheaper transit and more frequent transit increasing ridership thereby safety in numbers. No more speed bump, very painful when driving or cycling. Off street parking.*
- *I think it is important to maintain the above integrity of the community while ensuring the vibrancy of the inner city nature of the Banff Trail community.*
- *Don't want to increase density much more unless parking is available off streets*
- *1.) Divert outside traffic + tunnel HWY 1 2.) Add more traffic lights around U of C for pedestrians 3.) More stores, such as grocery*
- *Promoting alternative modes of transportation (bike, walk, transit) by improving accessibility and maintenance of routes, pathways. Care of parks + green spaces (increase trees, garbage removal, restricting + enforcing off leash dog areas – don't mow grass + apply herbicides/ pesticides/ consider natural landscape alternatives- clover). Making sure new building + home developments plant several trees – moving towards ideal community canopy coverage*
- *Good schools, amenities, shops (Market Mall + University District) to be maintained. Amenities around here is great! Keep zoning as is, important to have both high and low density residential. Refurbish playgrounds (i.e. gravel to rubber). I don't want to see increased density cause decreases green space, playground dog park which we regularly use*
- *More young people buying in the area means more need for schools. Not many schools, playgrounds and parks in Parkdale/ Pt McKay area*
- *Never allow development in Confederation Park and Nose Hill Park. We need green space and natural environments. Also Never allow development on any green spaces in Banff Trail.*
- *Maintain generous green/ natural space in the University District area. We certainly need more density in terms of units per acre but NOT massive single-family houses. Getting more affordable housing projects and a higher proportion of 'affordable'/ TOTAL housing. More laneway housing if possible.*
- *Expanding housing choice to welcome younger people and increasing diversity of population. Community/ friends/ families gathering spaces*
- *More green space people access by bike paths. More options for additional living space in single detached homes– carriage houses to house aging loved ones + family members who need own space but like the support. Also carriage houses provide rental opportunities without huge expense.*
- *The concept of a 15 minute neighbourhood, where everything can be accessed in 15 minutes by train, bike, foot or car. Please build more bike paths along roads for transportation not just in parks. Bikes are affordable and will make the city egalitarian for all.*
- *Bikeability is already good – would be nice to improve this further so families can access parks by bike safely + comfortably*
- *Housing density should not be increased. Wishes of residents who have lived here for decades are being ignored.*
- *Maintain a community, "white picket fence" atmosphere, conducive to all ages not just the younger generation.*
- *I believe higher density makes sense with semi-detached homes, 4 plexes on block ends, condos on Bowness Rd or main Rds. I believe all construction must include at least a stall parking spot for all and every unit/ residence. Creating parking issues is detrimental/ irresponsible of all of us good citizens.*
- *A library would be amazing! Diversifying the types of housing avail, incentives for rentals/ suites. More third spaces (pubs, café's, libraries, PATIOS, parks that*

encourage gathering/ breakfast joints). Ensuring young families have schools to send their now small kids to in 10 years; promoting lawn-free landscaping; enhance walkability + bike lanes/ paths. \*There's a better way for schools to adapt to evolving school-age populations in communities! \* Montgomery has been lacking in "third space" variety of options for community engagement. We need pubs! Uni District and rising Tides have helped but we need more! We are also in a breakfast food desert.

- Supporting communities accessible via walking, biking, and transit. Don't make new developments entirely car and parking lot centered, like many suburb communities. Maintain as much natural space/ trees as possible. And path systems within the area and to downtown. Support smaller local vendors/ businesses as opposed to mega corporations (Wal-Mart, etc.)
- With free parking
- Important to not add tall condos or infills. Important to maintain all existing greenspace and the schools and community association. Important to have good walking paths and bike maintained -> but don't add new bike lanes
- Continue making the neighborhood attractive to families. Parks, schools close by, transit - increase frequency and capacity as it not unusual to have full busses pass by the stop

## Phase 1- Community Association Feedback

### Phase 1 - South Shaganappi Community Association Meeting (In-Person)

April 24, 2023

#### TOPIC 1: PAST

- **Varsity:** There is nothing mentioned about the aboriginal people. There are lots of medicine wheels, there are some histories in the ravines, etc. that I think would be important to include
- **Saint Andrews Heights:** started out as the city's 3<sup>rd</sup> golf course from the first WW up until the 1930. Ost of the development happened around 53-54. When you comment that it goes into a rebirth around 60 years that sounds right. Around 2010 we started getting a bunch of mini mansions. It's what the market is driving. Most of the community is protected by RCs and if there is a lot of change proposed, there will likely be a dramatic uprising. We lost our school in the mid-80s, it became a police academy. Then it went into private school, currently Montessori. The usable greenspace is a problem. There is a lot of green space around the escarpment, but you can't do a lot with it other than dog walk.
- On the former CBE school site - The City bought out the green space with the funding from JUC in the 90s. That was the last of the JUC funds that the City had. That is protected now.
- With the large house development there is no opportunity to do 3 or 4 plexes. Where the singer apts are, between university drive and Crowchild tail, it is marked for demolition with the new Crowchild improvements.
- We do have some townhouse developments. Most have been owner purchased. It will be difficult to assemble that. They are about 40 years old – built in 1980. Maybe in 20-30 years there might be potential to do something there.
- Foothills Medical Centre is pretty full up in terms of development potential.

### **BANFF TRAIL**

- *Was part of capitol hill, it was farmland – we still have some farmhouses. People lined up in from of city hall and development began in 1950s. We still have many people who are original owners or who are still int eh house they grew up in.*
- *We've been there for 20 years, and we've seen a lot of change in terms of development. A lot of the bungalows are going. We are living in a semi. When I had a child 15-20 years ago there were no kids and now there are lots. Our school was slated for closure 10-20 years ago and the school is full now. There are a lot of renters, a lot of university renters etc. The housing diversity is getting more diverse.*
- *Some of the earliest R-CG developments came up in that area. I used to live in one of the original farmhouses. A mom and dad and children had lived in that area in the past. There were larger families back then. We lived in an original bungalow and behind us, there are not 13 units with basement suites and 26 units' total. I think it's great what they have done. A lot of the R-CG houses are popping up.*
- *I listened to the Westbrook LAP and there was some data about how people are moving to those housing forms (townhomes, rowhouses), so that is helping drive the child population. I think the diversity of housing is helping to drive that mix of people and kids.*
- *We have an old fire hall, but not sure it's historic. It's not really beautiful though.*
- *Capitol Hill has some mid-century feel, etc.*

### **TOPIC 2: PRESENT**

**Varsity** – *it is sad to see the tree canopy disappearing with new big homes going in. It's sad because that took a long time to grow.*

#### **Banff Trail:**

- *We have the bike park, we have coffee shops, Edelweiss, we are missing playgrounds as we are getting more people and more kids and places to walk through with kids. The only thing that I think is really worth mentioning is that we are a real transit rich neighbouhood. There are 2 LRT stations and another within walking distance. It was faster to take the bus to Foothills than drive.*
- *It is sad to see the trees go with new development. IT would be nice to see policies about tree canopy, landscaping and fake grass. I am from berlin and out neighborhood is quite old, and we are losing a lot of tree canopy and it is not being replaced. It would be great to see native plants, etc. and trees. It's great to have the housing, but I don't like the tree loss.*
- *During COVID, I loved walking the green spaces the ravines, you could see the kids learning how to ski in the ravine. I would walk along Silver Springs and Bowness to walk through these green spaces. It was healing, it was rejuvenating, it was everyone watching everyone. Is is safe.*

#### **Saint Andrews –**

- *Walkability is huge, we have a big dog park. The ability to get out of town is great if you wat to go to the mountains. The toboggan hill is something for all of Calgary, not just our community – it gets a lot of use. We are close to Foothills when people break their leg.*
- *If you go up the higher floors you can see the tree scape when you look down at Saint Andrews – other than the big mansions.*

- Challenges facing our community – the parking from Foothills. We fought for years to get parking restrictions and The City is making changes, so we have a lot of battles on the front to come. A lot of doctors live in our area and work at Foothills, but we have a lot of people using Foothills parking in the community. We have problem with renters, we used to be about 70-75% and the renters and you approach them about being a community member and they say they don't care which is exemplified in how they take care of their property. Many people want to take a bungalow and replace it with a mini mansions. You have triple story mini mansions. A lot of them only have 2-3 people in each house, but they have millions so they can do it. The City keeps letting relaxation go. The Toronto Crescent has huge houses and now you see it going into the inner community.

### **Banff Trail**

- Camo park and Confed park are close by and great. We are in a location where it is convenient to where I have to go. Market mall, goodwill, London drugs and the dentist are all close. We have really good transit. My kids are not keen on transit which is too bad – because of some bad experiences. We have a lot of schools, all levels within a 20-minute walk. We are getting lots of restaurants, we have a wine bar, an upscale burger joint, edelweiss, etc. We do still need to drive more as the city seems to be built in a way that you do need a car when you have 3 kids to get around.
- There are a lot of concerns with parking and uncertainty with how the parking will work with the parking if there are more people. If you have a baby or you're a senior I understand that it would be nice to be parked in front of your home. We have had a growth in the homeless population since COVID. There have been a lot of problems with theft and people doing drugs. It's a sad reality of society today. Something needs to happen in terms of how we develop the community in terms of social/homeless population needs. There are lots more kids now which is great to see.
- My husband bought a house in Banff trail and hit a home run when it came to buying here. Willem Klumpenhower is a transit expert and proximity to childcare facilities is something that is a wonderful asset there. K-12 schools, Spanish, preschool, etc. daycare, they are bikeable, walkable, etc. My kids will never spend an hour on transit like I did. WE have a great diverse age range of people in our community and on our street. We do have some new restaurants, but we are a bit of a desert in the west side (??). I wasn't aware of how nice it was to have those things close to me and I would like to see more of that. The things happening at the train stations are difficult to see. There are a lot of feelings about those people.

## **TOPIC 3: FUTURE**

### **Varsity –**

- I think multigenerational housing because of the cost of housing people cannot afford a house. My colleague lives with his father-in-law because they could not afford a senior's home. If we created the ability that two families could live in one house that would be great. We had a big family in a small house, I think we could also accommodate two families in rowhouses and in laneway housing. Laneway homes could accommodate a garage with a small suite above to the primary family unit.

### **St Andrews –**

- we have a couple of laneway houses in the area that are not supposed to be there. They can be difficult to access with stairs up to them. They also take away the green canopy. The plus 15s take away all of the privacy in homes 3-4 homes away. There are not restrictions with windows, etc. We used to look at where people had windows

so that they didn't have overlooking happening. Now have overlooking everywhere – which is a problem. They become a two-family situation which is against the RCs which could result in court and a cease and desist.

- *Foothills will rebuild the new part of the hospital and it will be thousands of people working there. Stadium will open the new development – Oxboro, it's in university heights, but we have been waiting a long time to have those commercial spaces back. We used to have a Safeway years ago. I would expect that in 30 years the whole community would be built with McMansions. Do you think the communities have missed the amenities at the shopping center. Yes 2008 was the first time they looked at developing that site so it will have been 16 years to develop. The senior's facility on the north end is now full built out. Hopefully we get a few more playground amenities in the next 30 years.*

#### **Banff Trail –**

- *my husband is from the Toronto area, he's been here for about 15 years, and we'd love to go back but never could because we've been priced out. I am really interested in housing affordability and what impacts it. Banff trail is getting really expensive. I would like to see our neighbourhood affordable for a variety of people. WE are close to SAIT, UFC, the hospitals. I think people who are doctors down to people who clean the hospital should be able to live here.*
- *I know affordability is a topic of passion. We know students share houses and I know a lot of people who are struggling and may be pushed out of a rental. I think there should be some diffusion about new builds being affordable. There are a lot of rentals that are unaffordable. I think there needs to be some affordable housing options for people. People get priced out and have to move to the deep south. There is a lot of housing diversity, but I wouldn't consider it widely affordable.*
- *I think teenagers are forgotten about. The teenagers go tot the park, to go get burgers, they don't really go to the movies, etc. I don't know what they are interested in doing, but I hear from my teen that they don't know where to go and they might want to go bowling or somewhere else that is further away. I think there needs to be more to do for different age groups. The little kids have lots to do, but not for the older kids.*
- *Where I grew up there were 4 grocery stores that were all different within walking distance. There are a lot of grocery stores that are similar.*

#### **Varsity –**

- *when I am talking about laneway housing, when they are tearing down singles around Market Mall. There are developments that went to H-GO and it is unbelievable. There is so much going on there and it is unacceptable mid-block. It's just buildings – it's not well throughout. It's too much. WE do need change, maybe on corners or maybe around a corner from a shopping mall. You can densify, but it can go too far. Loss of canopy, loss of sun, loss of privacy, loss of parking. Thoughtful development is great – yes densification. I ran into a woman who used to live in Varsity and said she is now fearful of walking home at night. If we could find places in our community for seniors with gardens on the rooftop od daycares or an SPCA, but don't put them in a box.*
- *We do see that in Europe a lot, seniors and kids mixed together. We have heard a lot of feedback from other LAPs that aging in place and finding options for seniors is great and something that we continue to hear from a range of people and expect to hear as a theme again in this project.*
- *When you are looking at working groups, what criteria are you looking for?*

- *If you are looking to engage children, kids can create a community of their choice. Students created the space that they thought would be really cool in an online platform. Let them create and connect them on a 3D level what they might thin.*
- *When my child was 5 he had rinks, bicycling trails, walking to schools, etc. so now he is 32 and I will ask him what he linked about the community.*

### **Virtual CA Sessions**

**TOPIC 1: PAST - What is important for people to know about the area's history? (i.e. significant people or places, heritage).**

- *University Elementary school was built to have teaching labs from the 2nd floor looking into each classroom and was actively used by U of C for many years (UH)*
- *I think the history of St Andrews as a golf course is important to note*
- *Bowmont Natural Environment Park (previously slated for development)*
- *There was a 40 year battle to preserve the Bowmont Natural Environment Park*
- *St Andrews also had a battle to preserve it's green space to the south from development*
- *From the chat:*
- *UHeights has at least one home that is unique .. the round house on Underhill Drive*
- *interested in any indigenous use of our area F*
- *St Andrews has the best toboggan hill in the city*
- *From the chat: UH lost a large number of trees when the interchange was built. In return, all we got was a narrow strip of land along the chain link fence next to the West Campus lands*
- *Foothills Medical Centre is part of SAH and its history is also important to include*
- *From the chat: U of C history would be useful to include as it started with the two buildings. The west end was a field.*
- *From the chat: We had a long time resident who was a botanist and knew of 100s of plants in the west campus area. She has passed away but her son may know.*
- *From the chat: There is a double row of historical trees at the west end of the U of C soccer fields that were to the entry to the original farm.*
- *From the chat: McMahon Stadium also has history as does Market Mall.*
- *From the chat: Varsity Ravine Park was also slated for development and preserved as a linear park, off-leash area, and regional bike pathway including 2 playgrounds, benches, etc. Dale Hodges' activism and support was responsible for both parks being preserved.*
- *From the chat: Can someone from St. A. weigh in on the lake that people canoed on.*
- *From the chat: I think that was where the hospital now sits?*
- *From the chat: Yes, that is the water I mean*
- *There were a wetland where Foothills is now - maybe some old photographs of Foothills will show that.*
- *From the chat: Parkdale United Church just down the hill from the Foothills Hospital is a great example of 1960's architecture.*
- *Not sure if the Anglican Church in SAH would be the same (1960's architecture)*
- *From the chat: Memories of Stadium Shopping Centre include the bakery*
- *From the chat: Varsity was developed over 50 years and we had an active horse farm in the middle until the 1990s.*
- *From the chat: Memories of Stadium Shopping Centre include the bakery*

- Kids loved going to the bakery as they got a free cookie
- From the chat: University Heights has a Mennonite Church which supported a large Mennonite community in University Heights.
- Montgomery was its small little town that was absorbed by the City back in the 1960s. That sets the flavor for the area – it was its own separate entity for a while and then became a part of this big City of Calgary. That sets the flavor for how its laid out – the schools – the main street – it was the Main Street of the town. The community center was the Town Hall at one Hall point. That's an important part. It's been a long time since we've been a part of the City but it sets the tone for the place.

**TOPIC 2: PRESENT - What do you love about the area and your community and why?**

- Small in size with little traffic (SAH / UH)
- Green space on the ridge (SAH)
- Green space along the sound barrier that makes a walking / pathway to connect community to the "duck pond" - storm water pond by Children's Hospital (UH)
- Walkability to shopping and green spaces (Var)
- Accessibility to virtually anywhere in Calgary within a short time (UH SAH)
- partnerships with local businesses / schools as we do not have a community hall (UH)
- The Foothill Mennonite Church is our primary partner. Now we are starting to work with Westmount.
- Green space in UH
- Walkability of University District
- Walkable to access the C-Train
- Density of UD- efficient use of space, close to everything - variety of housing options / walking distance
- The density and multiple housing options – seniors care, townhouses, an amazing variety of housing options.
- University Heights residents are using the amenities there.
- Lots of residents from Varsity (Varsity Village is walking distance) use Univeristy District amenities and it's very nice.
- University District has a building on the 4th floor of the staples for community groups.
- UD (Has a board room on the 4th floor) available for use outside of business hours.
- From the chat: Varsity - green and open space with lots of mature trees and landscaping.
- Closeness to MacMahon Stadium
- From the chat :Varsity - great diversity of housing and population.
- From the chat: Varsity - 5 schools
- From the chat: Our residents love to walk to the Duck ponds. The school kids frequently go there, as do the kids from the daycare at the Child Development Centre
- From the chat: Varsity - 2 LRT stations
- The school in the centre of the community (SAH)
- Mature trees (UH)
- From the chat: Increasing new businesses in U/D
- From the chat:University Heights is a treed oasis from hustle of the city. It is quite place to walk dogs etc.



- *From the chat: Varsity - we moved to Varsity to be close to the Children's Hospital. Many families move here*
- *for ease of access to the Children's Hospital, Christine Miekle School, and Vecova.*
- *From the chat: UH was built to be like a small town with its higher density area and the former shopping centre.*
- *Chat - diversity of houses - variety of housing options*
- *From the chat Varsity - proximity to U of C, University Research Park, and Foothills Hospital*
- *From the chat: Varsity - we have 3 seniors' residences, two of which are subsidized.*
- *From the chat: We are using the amenities in U/D*
- *From the chat: use the theatre, pub, save on, 5 guys*
- *From the chat: Varsity - fire hall is undergoing redevelopment to a larger building with some commercial space and 48 units of affordable housing.*
- *From the chat: underground parking at Save-On is great in the winter and bad weather. Staff in the Save-On are very helpful.*
- *From the chat: Proximity to U of C has been great for students living in the area. Also easy to walk to special events on campus.*
- *From the chat: Varsity - the golf course*
- *From the chat: Varsity - several outdoor rinks*
- *Regular wildlife in our community (UH) - coyotes, deer, bobcats , rabbits (sometimes a challenge too!!)*
- *From the chat: We like the density and the planned aspect of University District because it a plan greenfield site not the result of adhoc densification as we see in other neighborhood.*
- *From the chat: Varsity - lots of retail and commercial - small malls and regional Market Mall*
- *From the chat: UH has a variety of housing options from single family, duplex, townhouse units and apartments (with more coming with Uxborough)*
- *River access*
- *From the chat: Varsity - although I mentioned Vecova earlier, it is a real treasure in Varsity.*
- *From the chat: 278 more dwelling units planned in UXBorough*
- *I think it's good that there are more dwelling units going in. We have a lot of density so I hope that count for something, in addition to the density that has already been placed at University District*
- *From the chat: Varsity - we value the country residential feel of our single family areas.*
- *I noticed when I first moved here – our neighbors are very friendly – had a neighbor day gathering. I know my neighbors very well here than compared to any other place I've lived in before. Having young kids in elementary school has been helpful to connect with the community. Another community members organizes a lot of stuff. The community us very well connected. We are super lucky to be near three parks – Beaumont, Edworthy, and Shouldice. Easy to find playgrounds for the kids. The kids go every Wednesday to the open swim. I love that there is a local elementary school that we can walk to. It would be great if there were other levels of school here too but I understand the community is too small for that. Having the river pathway and the bike lanes is very handy. I like how many businesses there are close by. I can walk a couple blocks to go to the dentist or the grocery store. I haven't experienced this before in any other community.*
-

- *"From the chat: I also love the new pump track and our community garden"*
- 
- *Challenges: I live south of 16th Avenue. There is definitely some crime that comes along with the motels there. Break ins in the motel. And then traffic safety is an issue. People drive very fast on 16th Ave, and I have to cross that road multiple times with my kids. There have been several fatalities on 16th Ave.*
- *proximity to parks, schools, bike lanes. Proximity to businesses. Nice to have Safeway, and notables. Dairy Queen, etc. Everything you need is fairly close by. I also appreciate being closer to the West End of the City and how we are so accessible to Banff (just one traffic light).*
- *. Traffic is a challenge.*
- 
- *People have a lot of energy and enthusiasm to get things done here.*

*What are the challenges your area is facing and why?*

- *Maintaining the off leash park to the south - vegetation naturalization/sustainability (SAH) - resilient to climate change/sustainable - more naturalized*
- *Part of the big push is that green spaces are resilient to climate change and I think it would help to make them more naturalized and incorporate vegetation that is more suitable for the area. We have had challenges with baby's breath and other plants. Things often look dead; can we look at making vegetation more suitable for climate resiliency and what's more native to the area.*
- *Petty crime (SAH)*
- *One of the challenges that we have are people coming to Foothills Hospital for emergency series and sometimes they are being treated for drug/alcohol use. We have a lot of petty left and crimes of opportunity, such as bike theft and stealing change, etc.*
- *Keeping our hall going (SAH)*
- *What we find with the community hall is that we are responsible for paying all of the fees and costs. There aren't any fees to offset the costs so you either need to actively rent the hall or find other ways to pay for it. It's difficult because it is harder to find volunteers to keep the facilities going because there aren't any offset costs. The City relies on community associations to run a lot of the soccer and other programs, but they are not other offsets.*
- *Our community hall sits on a prime piece of real estate and loss of that building would likely result in higher density going there and would substantially change the look / feel of the community.*
- *It's such a small hall and it's 1950s. I just picture it being sold because it backs onto the toboggan hill and baseball fields.*
- *Increasing density (eg - allowing secondary suites) is a necessary change but a challenge - people don't want them in permitted zoning - like R1*
- *Parking and parking permits (SAH)*
- *I think everybody in this group likely has parking challenges. It's hard being next to major job centres, so it is an important and challenging topic to deal with.*
- *We are concerned with recent changes to the permit program. I live half a block from U of C. We had to request to get parking permits, because people were blocking garages, etc.*

- *Once the link was put in from 32 Ave to 22 Ave our street went from a few cars a day to thousands of cars a day along one street, so we have had decades of issues with parking and traffic. Unwin road was already at capacity when they did the traffic studies. People prefer to do that way versus 16th. There are parts of our community that are close to UofC or Foothills. In Saint Andrews we know there are people moving cars around throughout the day.*
- *Proximity to the C-train a positive but can allow for easy access to criminals who use it to get in and get out of the area (Var)*
- *Need more kids to fill the 5 schools (Var)*
- *Bike and other wheeled access from SAH to Northill mall - horrible bridges over Crowchild*
- *Lack of affordable housing*
- *Conflict with coyotes and City vs U of C disagree with how to manage (especially during denning season) - UH*
- *Secondary suites and other development in conflict with our Restrictive Covenants (UH)*
- *From the chat: Varsity - maintenance of playing fields and landscaped areas.*
- *From the chat: need for better connection of the bike and pedestrian paths in and around UH*
- *From the chat: Varsity - ensuring new development is sensitive to the context of the existing homes on the block.*
- *From the chat: University Heights is completely surround Major Activity Centres (MACs) so Development pressure on the community is significant.*
- *From the chat: UH has lots of issues with traffic, speeding, illegal U-turns, school traffic in particular, and people not being considerate of other drivers and pedestrians.*
- *From the chat: Varsity - we have ongoing issues with traffic volumes and driver behaviour.*
- *From the chat: Varsity - some areas especially those close to U of C and LRT stations have problems with lack of parking.*
- *From the chat: Varsity - some areas especially those close to U of C and LRT stations have problems with lack of parking.*
- *From the chat: We have some issues with irresponsible landlords who do not live in the area and do not do enough to make sure their tenants are keeping up the properties and not bothering neighbours. U of C last day of classes (aka Bermuda Shorts Day) has become a problem around Unwin Road.*
- *From the chat: We are concerned about the changes to the parking permit system and how it could evolve in UH. Any free parking on the outer rim in particular could be very problematic to residents.*
- *From the chat: City-wide problem of losing urban tree canopy with transition from 45 to 60% lot coverage.*
- *From the chat: All major redevelopment has to be viewed with CPTED lens.*
- *From the chat: City needs to monitor the removal of trees and restrict the amount of impermeable surface in development.*
- *From the chat: City needs to monitor the removal of trees and restrict the amount of impermeable surface in development.*
- *From the chat: One of the challenges with increasing density is lack of parking especially as the City often relaxes parking requirements for secondary suites. Now the City has reduced the parking requirement for RCG and HGO to 0.5 stalls per unit. People might use transit or cycle to work but they mostly still own a vehicles.*

- *From the chat: I believe the percentage park space in University Heights is below the City targets so the duck pond on west campus is a very cherished amenity and as University District is built out this will change and be a challenge.*
- *From the chat: The other challenge with increasing density isn't about the density - it is about the large building envelope that is allowed especially with RCG and HGO that overshadows and overpowers the neighbouring homes. 60% lot coverage destroys every tree on the site.*
- *From the chat: Walkway across from Westmount Charter and the Polish Church cannot connect properly due to the alley across the street on the south side.*
- *From the chat: We would like to see more transparent density targets. How much is enough/too much?*
- *From the chat: Regarding increasing density / secondary suites. Recently, in SAH, for example, we have had many new development permit applications for secondary suites or basement suites. There are a few opponents that are quite vocal, but for the most part, the community is warming up to the idea. It is a neighbourhood that is well suited for staff/students at the hospital and the University and these suites (many of which already exist) allow for these people to live affordably and near their work.*
- *From the chat: Varsity - in addition to secondary suites we have a lot of shared accommodation for university students.*
- *From the chat: We have a lot more houses with shared accommodation as well in UH. Some ok, some not. It is hard as a neighbour when the tenants are constantly changing. Some from out of province who don't know our bylaws.*
- *From the chat: We support the concept in the MDP to focus increased density around activity nodes and corridors.*
- *Traffic is a challenge.*
- 

### TOPIC 3: FUTURE

- *What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?*
- *Think of specific topics such as housing, connectivity (bike, transit, vehicle), sustainability and/or specific locations within the area (community gathering spaces, libraries etc.).*
- *Environmental sustainability of green spaces and green borders - connectivity for pollinators and critters*
- *Loss of the mature tree canopy in the established neighborhoods - trees are aging out*
- *Affordable housing*
- *Would like to see more senior's independent housing*
- *Planned incremental density increase\ (SAH - we see tons of basement suites, lots of people want to go through the permitting process but fear doing that due to opposition. And that may result in unsafe development (illegal suites may not have egress). Planning incremental density so we can move towards higher density with secondary suites and take big R-1 lots to subdivide. Allow neighborhoods to increase density and create affordable housing. They may not be big but provide housing for people that go to hospital or school.*
- *In Saint Andrews Heights and other R1 Neighborhoods that are close to the university and hospital that exists – many are unregistered. Many who do want to go through the permitting process, they fear doing that and the result is unsafe basement suites and*

we have seen people killed. Having a planned incremental density increase, with secondary suites, and maybe taking an 80ft for R1 lot and dividing it into two 40 foot R1 lots. With that we can start to create affordable housing so that people who do work at the hospital have a place to live. We have the stadium shopping centre coming up. I don't see why that shouldn't be able to be used by the people in these R1 neighborhoods.

- Regarding incremental growth, I think it may not happen that way because the way H-GO has established itself it did not follow any of the suggestions about where it could be put as the crow flies not as people walk and about ¾ of our neighborhood could be covered by H-Go. You could buy a lot and divide it into 3 and 60% of the lot is covered and a little slice of space is left for living space (if you want to call it that). I don't think this type of change would be incremental, it would be a takeover. I think a lot of people would be happy to have university students in basement suites and laneway suites, but H-Go is not an easy transition over years. A lot of communities are going to be faced with far more density than others. I think it's going to be a challenge to have planned incremental distribution. I think University District worked because it was well planned. IT had a plan, it had a realistic downtown, that's not the same as when these H-GOs start hitting communities. I think some alternate suggestions were provided for Westbrook LAP and I am not sure if those suggestions were taken.
- Discussion/comments: Incremental growth - may not happen that way, because HGO - the way it has happened right now, in UH - You can buy a lot, divide it in 3, take all trees down, and 60% of lot is covered and a sliver of open/green space. So i think change will not be incremental.
- From the chat: Very important to preserve open spaces whether that's natural areas, playing fields, playgrounds, off leash parks, golf course, etc.
- From the chat: Future: better connectivity for bikes, pedestrians in particular. Our residents are asking for that.
- From the chat: Retain our green spaces. Encourage renovations instead of knocking down houses and increasing GHGs.
- From the chat: We want to retain our schools for sure.
- From the chat: SAH has Restrictive Covenants as well.
- From the chat: We would like to see some credit for the density around us that already exists & is being developed.
- From the chat: When will we be able to start using the 2021 Federal census data at the community level. It should be available soon.
- I would like to see updated census numbers as it appears there has been a lot of change. A lot of families are moving in. A lot of people have moved into rentals and homes from areas like Mardaloop and they said they moved because of the densification. The sad thing for me is seeing the number of bungalows are becoming extinct and that is a form of affordable accommodation and replaced with \$700-800K infills which are unaffordable.
- I believe most residents who purchased homes in R1 areas as opposed to changing the zoning of these areas. Parking is a challenge and reducing the space and parking issues are a challenge. Many people purchased to enjoy the benefits of a single-family neighbourhood. I think the transit stations are fine closer to transit stations, but I think many people would like to see these R1 residential area stay the same.
- From the chat: We are happy with our apartment buildings and townhouses but we also love our R-1 homes. Most residents do not consider RCG or HGO as low density.

- *From the chat: Growth and change will occur - agreed. In response to Bob, anyone NOW buying in lower density neighbourhood should be aware that the low density neighbourhood may not stay that way forever.*
- *From the chat: Preserving green spaces becomes even more important as density increases.*
- *From the chat: I think the City should be expanding into the ring of communities between established & new. Communities like Ranchlands, Edgemont, Dalhousie are pushing toward 50 years old too.*
- *It would be very helpful to have some of the data or base assumption that the City is working from so we can understand their intent and goals. The original "Imagine Calgary" imagined growth but it was portrayed as density along corridors and at nodes not scattered through the much love detached residential communities. So we could have the best of both worlds ie. One : density along corridors and at nodes which promotes vitality and transit and includes more affordable housing, and Two single family residential community with their calm park like nature. These neighborhood are diverse and and the goal of many people.*
- *I would the area to just function a little bit better than it is now. It would be nice if the roads are better. I would like to see the density improve, if it was thought out properly. I wouldn't want it to change too much as well as it is nice the way it is. I was on South Shag plan when they were talking about reading the intersection at 16th Ave and shag trail. And 16th Ave would be nice if it fit in with the community. That part if the community feels very "industrial". Does not feel very warm and friendly, along 16th Ave to 43rd. That area needs some TLC.*
- *it has a nice neighbor feel – people get together. I know lots of people; I don't want that to change.*
- *its nice to be close to 16th Ave as we can get to the highway quickly but it does feel like a highway cutting through our community. But it would be nice if buildings along 16th Ave were nicer, the trees are dying there, there are sections where the sidewalk isn't separated from the road at all, that's not ideal. Seeing that change would be good. Transit is okay but could be better.*
- *Seems like a lot of young families in the community, I worry about there being a population decline. I'm in support of building out the community so that there is a diverse population and schools are full. I would hate to see businesses be closed. Sounds like this Plan will address that.*

### Phase 1- Industry Feedback

- *How you move through the area*
- *Mention of Hospitals*
- *Infrastructure investment*
- *What development is currently planned for the area?*
- *What is the process for Indigenous engagement?*
- *What is important for people to know about the area's history?*
- *(i.e. significant people or places, heritage).*
- *SSAPG*
- *Crowchild Trail Study and engagement*
- *What do you love about the area and your community and why?*
- *Green space, walking paths, biking trails in Varsity*

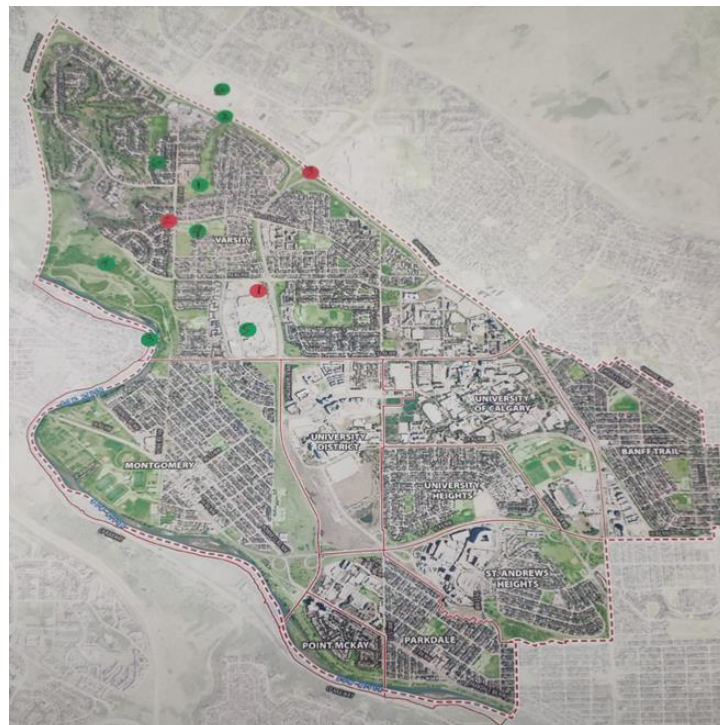
- *Golf course in Varsity and the sense of community it provides*
- *What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?*
- *Think of specific topics such as housing, connectivity (bike, transit, vehicle), sustainability and/or specific locations within the area (community gathering spaces, libraries etc.).*
- *Additional LRT Station at Northland Village*
- *Student housing*
- *Protecting green space*

## South Shaganappi Working Group Session #1 – June 22, 2023

### Activity 1: Community Asset Mapping / Values: Green Dots / Value the Most Red Dots / Value the Least

#### Table notes

**Table #1**



#### Green:

1. parks + pathways. Silver Springs golf course
2. access to LRT
3. Bow river pathway
4. number of schools



5. Market Mall
6. access to Dalhousie station
Red:
1. Market Mall
2. traffic on 53rd Street
3. Crowchild Trail traffic



1. access to a path for biking that takes me to the river
2. Market Mall- easy access for grocery shopping+ shopping
3. Bowmont Park-I love this park-it its size, the paths, the access to the river
4. the walkway to Market Mall-how do I get to Market Mall
5. Brentwood train station-how do I get to work
6. the giant parking lots around Market Mall-makes it harder to walk to+ miserable to walk across in the winter
7. Silver Springs golf course-I don't golf and it's private, even if i wanted to i would need a membership
8. the giant parking lots around Brentwood train station-too big to walk across





- |                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| 1. Dale Hodges Park-wetland walking nature a great natural resource                               |
| 2. Hellard Fields and rec areas-great for athletics participation and team sport watching         |
| 3. foothills athletic track-great track facilities in the neighborhood, Field house would be nice |
| 4. university Commons-great accessible playground for kids                                        |
| 5. University of Calgary rec facilities-Oval for skating, J.S. gym for athletics events and news  |
| 6. Aberhart school field-kids play area                                                           |
| 7. Con fed golf course ski trails                                                                 |
| 8. Children's Hospital                                                                            |



1. green spaces and Parkland. To me that access to nature is essential	
2. green spaces and Parkland. To me that access to nature is essential	
3. green spaces and Parkland. To me that access to nature is essential	
4. the university is an incredible asset-access to their libraries, theatres and rec spaces is wonderful	
5. University District has added a much-needed vibrancy-shopping/theatres etc. skating!	
6. Market Mall somehow manages to be an impersonal non-community space. 5 sporting goods stores!	
7. A generic comment that to walk to a grocery store from Point McKay is an hour and a half commitment. We really need a closer market!	
8. not sure that's important to the community for the City yes- us no.	
9. expanding Woods Home	We need these!
10. coming home for people with disabilities	



Green	
1.	toboggan hill/community hall
2.	dog park
3.	river + pathways
4.	FMC + CCP
5.	UD- retail and entertainment
6.	Parks
7.	McMahon Stadium + park
8.	local school + playground
Red	
1.	traffic associated with FMC + noise
2.	traffic associated with UofC
3.	crime associated with motel village
4.	traffic from parental drop offs+ pickups





Green	
1.	the Montgomery bike park
2.	FEO school field, good for gym class
3.	Bowmont, best place for mountain biking
4.	Really good for just sitting. Also shady on my walk home
5.	Really shady, good for eating lunch outside
6.	Good for just spending the afternoon, has lots of shade
7.	Shady and has good swings, really quiet and peaceful
Red	
1.	The sports field take up too much space
2.	Above the bike park is just nothing and nobody can use it
3.	Honestly sorta useless, it's just an island, maybe put a park, the only people that use it are just walking to work or something



- |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|
| 1. proximity and easy access to the university/amenities offered                                                          |
| 2. services offered by Market Mall                                                                                        |
| 3. the access to the river offered by Bowmont Park                                                                        |
| 4. lots of amenities offered/within walking distance                                                                      |
| 5. enjoy the sports amenities offered                                                                                     |
| 6. an ice cream space in the middle of Montgomery                                                                         |
| 7. the car-oriented development makes it feel hospitable to pedestrians and bikers                                        |
| 8. feels very car centric, Shaganappi seems to isolate the area. The cost of housing seems aimed at a certain demographic |



Green:

1. schools- F.E. Osborne
2. Valiant shopping center-important for shopping
3. Varsity CA- community gathering
4. Market Mall- shopping
5. School-education
6. university research park-work
7. UofC-education
8. University District/Children's Hospital and shopping
9. Terrace Rd. School-education
10. Shouldice Park/Pool-recreation
11. Montgomery CA- community gathering
12. Montgomery bike park-recreation
13. Bowmont Park-recreation/outdoor
14. Edworthy park-recreation/outdoor
15. business park/health park-work
16. hospital-health



17. Lazy Loaf/shopping/community gathering
18. toboggan hill-recreation
19. McMahon Stadium/foothills park/pool-entertainment and recreation
Red:
1. 16th Ave. Bad for pedestrians

**Table #2**



Green:
1. Shouldice Athletic Park- affordable/easily accessible mix of recreation activities year-round with both structured/unstructured opportunities
2. river pathway-love and <u>value</u> the <u>separated</u> bike lanes for both leisure+ transiting to downtown.
3. the crosswalk from Montgomery to University District that is light controlled with the medium makes crossing the road feel safe+ is a nicer walk then up Shag
4.
5. C-train stations-like the routes, frequency, covered areas and easy to navigate platforms.
6. Market Mall-great place for youth employment, ample parking, walking and transit access, great mix of retailers.
7. McMahon Park+ Ride= wish it was free all the time, great parking lot to teach younger's how to drive

Red:

1. I genuinely don't care about golf come on think it is a misuse of water

\* feedback for facilitators: the value versus areas for improvements is unclear at our table.  
This side of the sheet should be rewarded. -I think assets your list paradise, engage with the least, etc. or areas/assets you would like to see improved



Green:

1. UD-great example for usage of space/density/amenities
2. Bow River
3. [illegible]/Uxborough- opportunity
4. University Drive-future density
5. change of density university/ university community
6. FMC-provides employment/ growing -> good community partner

Red:

1. not optimized Montgomery Parkland





Green:

1. University of Calgary
- 2.
- 3.
4. University District (whole area)
5. riverbank
6. bike path
7. ponds (Research Center, University of Calgary)
8. the pond (south of University District)
9. C-train and stations
10. University District Main Street
11. Edworthy Park and bike path
12. Varsity Ravine Park

Red:

1. area close to Banff station<-don't like



#### Green

1. tiny commercial district of café, German specialty store, wine bar, upscale burger joint. LOVE being able to walk to these places.
2. Branton/Aberhart/ Banff Trail schools-love having public K-12 French immersion schools
3. Branton/Aberhart/ Banff Trail schools-love having public K-12 French immersion schools
4. Branton/Aberhart/ Banff Trail schools-love having public K-12 French immersion schools
5. Banff Trail Ct-train station, accessible via a very pleasant walk through the neighborhood, low traffic
6. Foothills pool and tennis courts, hidden gems rarely busy
7. UofC-would probably never return to school if it weren't so easily accessible
8. University District skating rink, the Max orange goes right there, great ice
9. Foothills

#### Red:

1. motel village
2. Market Mall



- |                                              |
|----------------------------------------------|
| 1. 3x river+ open space+ pathway             |
| 2. Retail-UD                                 |
| 3. traffic speed on 3rd Ave.+ Parkdale Blvd. |
| 4. Foothills Hospital                        |
| 5. pedestrian crossing at 29th and 16th      |
| 6. storm pond- natural                       |
| 7. school- kids in area                      |
| 8. UofC theater                              |
| 9. PCA rink-accessible                       |





Green:

1. Bow River pathway system

Red:

1. public transportation system (inefficient)

**Table #3**



**Green:**

1. natural park spaces
- 2.
3. amenities at University of Calgary-hate the parking
4. ODR- Outdoor rinks, arenas, love Triwood, West Hillhurst, Banff Trail
5. natural park spaces
6. University District-retail, shopping, entertainment
7. natural park spaces
8. natural park spaces
9. independent retail-Weeds café
10. Market Mall
11. river access
12. access route to downtown-easy bus, train, bike

**Red:**

1. C-train Stations
2. C-train Stations



Green:

1. varsity ravine- bake, versatile neighborhood park (bike path, playgrounds, off-leash, large un-mowed section, tobogganing, skating rink, links to transit station)
2. Bowmont Park + pure wonderfulness+ bike path, dogs off leash in wet land bird habitat
3. University District-mixed, vibrant, dense, alive
4. Montalban Park-beautiful
5. bike path along river-all the way to downtown and of to Bowness
6. a+b train stations
7. Confed Park

Red:



1. corner Shaganappi + Varsity Drive: extremely dangerous for pedestrians and bikes. A major reason you don't see kids walking to the many schools.
2. A. Shaganappi Trail [illegible] the whole area and wrecks all our communities B. no dedicated bus lane on Shaganappi C. no bike lane along Shaganappi
3. here and in many places: fragmented bike routes.



Green:
1. FMC
2. UofC
3. University District main Street

4. Market Mall
5. Edworthy
6. SAH toboggan hill
7. University Innovation Quarter
8. [illegible] starting in SAH
Red:
1. Shaganappi Trail intersection @ 16 Ave.
2. Motel village



Green:
1. the “duck pond” park in University Heights-this is a hidden gem that is very well used by the community. Beautiful natural area with a ton of different bird species, trees, etc.
2. The new UD development-so great to have a grocery store, restaurants, parks, etc.
3. bike paths-accessibility to downtown and various areas. This serves as a mode of transportation and a nice area/activity by the area, etc.



4. Dale Hodges Park and all parks/natural areas-we need more natural park space (not mowed/landscaped park space).

Red:

5. parking lots taking up too much space.



Green:

The most valuable asset of all these communities is green space. Community is developing but this development should never be on the cost of nature's beauty. To protect nature Should be the first priority. No area should be overcrowded with buildings. What makes this area worth living and healthy is its vast space. To protect the place around river and nothing should be built no house etc. These areas are [illegible] of these communities

Red:

The strip mall or open malls kind of building are not the assets Instead they look so rough and dirty it need to be covered.  
University Heights it's becoming very congested.



#### Green:

1. Duck pond
2. [illegible] community
3. off leash area for dogs, new walk to river
4. commercial area in University District
5. bridge to Edworthy Park
6. small commercial area in Parkdale
7. commercial area in Montgomery
8. sense of community come my friendly

#### Red:

1. traffic at 29th and 16th
2. helicopter noise from FMC
3. building noise from FMC
4. stadium redevelopment unknown outcome
5. walking distance to C-train in winter



Green:	
1.	public park spaces (Varsity Ravine, Varsity/Bowmont Park)
2.	University/Hospitals (fantastic space that brings in density and improves overall well-being of the area)
3.	Market Mall (one stop shop for public needs)
4.	
5.	
6.	Pro-bike infrastructure
Red:	
1.	
2.	
3.	
4.	Community Centers
5.	Golf Course- Silver Spring
6.	Bike Infrastructure needs to improve

Caters to a small group- not useful for a large amount of ppl in the area



**Table #4**



**Green:**

1. Park space throughout the community
2. access to services in University District
3. recreation facilities & McMahon Station access
4. Duck pond area (our residents like this)
5. shopping access- Market Mall + other nearby shopping areas
6. UofC
7. Foothills Medical Centre + other health clinics
8. LRT+ transit
9. schools
10. convenience to get around the area
11. Restrictive Covenants do have some positive value. Our residents have expressed a desire for their protection/respect.
12. we were master planned with a mix of housing types. 2/3 of University Heights

**Red:**

1. traffic speeding throughout community
2. walkway problematic
3. sound barrier-inadequate
4. noise from some buildings has been a problem (UofC in particular)

5. UofC snowplows noise in the middle of night.
6. Coyotes, etc their habitat
7. Helicopter/flight path concerns
8. cost of housing-will affect our kids



#### Green:

1. green spaces including golf courses are very important
2. single family home areas as well as multifamily are very important
3. multi-family near the LRT stations and major transportation routes are excellent
4. multi-family near the LRT stations and major transportation routes are excellent
5. community associations
6. local schools
7. access to shopping at Market Mall
8. access to Foothills and Children's Hospital

#### Red:

1. too much traffic on 37th St. Too much traffic on Crowchild Trail
2. unnecessary use of fire trucks are sirens frequently (not always)
3. safety issues at LRT stations



Green:

1. the WMC school
2. the new central block of the University District
3. the green spaces and parks
4. the green spaces and parks
5. the shopping center: Market Mall
6. swimming pool

Red

1. traffic intersection
2. traffic intersection
3. traffic intersection





Green:

1. LRT provides efficient and convenient transit through the city
2. University District provides a lively and vibrant mixed-use environment for all age groups
3. UofC attracts a lot of youth and is a good hub for people.
4. parks are very nice and provide a good break from the hustle and bustle of life
5. park along the river is very nice
6. foothills hospital right in the is very helpful

Red:

1. Banff Trail businesses/residential community here feels very disconnected
2. Market Mall it's very blank building with huge parking lot
3. highway disrupts the whole South Shaganappi community. Very Heavy traffic



Green:	
1.	Angels Café (real meeting spot, great vibe)
2.	UD open/past area (a community hub)
3.	super cool trail across from Bowness
4.	best kids' playground
5.	ice Oval-world class speed skating
6.	UofC: athletic facilities, cultural, community access to [illegible] to the world
7.	Ducks, grebes, geese, coots
8.	Green research park-smart economic move for innovation and knowledge workers- a green thing
9.	the river
10.	green Save on Foods
Red:	
1.	lack of trail connectivity
2.	trail connectivity- I get lost going to [illegible]/though this it's quite beautiful



### 3. Brentwood LRT: [illegible] people doing drugs and other nasty stuff



Kids Park is necessary for new families that are now replacing older people who have moved on. Rent control-make homes and apartments affordable for young families who want to live in inner city because they work downtown and they have limited income and a future life to plan for.

Older areas such as Banff Trail get neglected when it comes to upkeep by the City-road cleaning (spring) and pavement upgrade.

In our community 3-bedroom homes are bought by people (not with a Canadian ethic) who convert the living room and dining room in two bedrooms ending up with 10 bedrooms in a 3-bedroom house they then charge \$800 a month for each room to students of the University of Calgary. This needs to change rent control commissioners should set fair value for such bedrooms for students.

SSLAP Meeting June 22, 2023

University Heights CA

**2. Think about the assets that you value the most and the least within the plan area.**

**MOST**

- location, location, location
- many residents can walk/bike to work/school
- UH was/is a master planned community
- stability of our community is appreciated by residents
- mature trees, landscaping throughout our communities, PRESERVATION should be a priority!
- parks and their associated amenities
- residents enjoy the duck pond area in the West Campus area
- **proximity & ease of access to shopping areas in the various communities, especially Market Mall**
- ease of access to major roads and transportation corridors
- LRT and transit
- convenience of FMC, U of C, U/D, ACH, medical services, recreation facilities (U of C, Foothills Athletic Park), McMahon Stadium
- local schools (University School & Westmount Charter mid-high) People have deliberately bought here because of the proximity to schools.
- we will be a 15-minute community AGAIN once UXBorough and U/D are built out
- Restrictive Covenants – regardless of the City's will to destroy them; residents want them respected. Many homeowners purchased in homes in this community because of the RCs.
- UH is more affordable than many communities due to our variety of housing options including rentals in the higher density area; many students share accommodation including in some Single Family homes

**LEAST** -- traffic and pedestrian safety needs major improvement. This arises because of the Major Activity Centres in the plan area which are valued by residents.

- noise and vibration from traffic; speeding and traffic violations are constant; need enforcement
- why does U of C get to run snowplows in the middle of the night which disturbs neighbours at the north end of University Heights, especially those who live on 24<sup>th</sup> Avenue and within short distance of the residences
- noise issues emanating from FMC have been an issue in our community. Previous issues with noise & vibration from the U of C heating plant were mitigated in the early 1990s.
- concerns about the helicopter traffic noise and vibrations of our homes. Helicopter flight paths.
- wildlife concerns due to disturbance of habitats, particularly coyotes, bobcats

**3. Think about the assets that you hope can be improved and added in the future within the plan area.**

- major concerns for safety on transit currently; this complex issue needs urgent attention
- traffic and pedestrian safety need major improvement (resident survey) – OUR COMMUNITY IS STRONGLY IN FAVOUR OF TRAFFIC CALMING THROUGHOUT UHEIGHTS
- traffic circle on Uxbridge Drive has a number of problems – slope and icing during winter time; loss of the use of the eastbound arm into the high density which was not a part of the original plans or the simulation of the function of the circle; UHCA had significant concerns about the TIA for the shopping centre which are now being played out even though the development is nowhere near full build-out

- residents are not happy about the loss of the dedicated right hand turn on the southbound lane of Uxbridge at 16<sup>th</sup> Avenue although we know this will not change due to the underground utilities, etc.
  - safety issue of the walkway between Underhill Drive & Uxbridge Drive needs to be addressed. This is one area that was not designed well when the community was built.
  - residents would like to see improvement of the walking and cycling pathways, especially with respect to connectivity; designated bike paths would be appreciated (UHCA Survey 2022);
  - residents have requested better openings in the fence beside the U of C duck pond area for improved access by cyclists and strollers, wheelers;
  - cycling also it a part of the U of C's plan (e.g., 24<sup>th</sup> Avenue)
  - assets being developed in U/D will be appreciated by our residents.
  - better remediation for roads and sidewalk problems such as potholes, cracks, etc.
  - residents look forward to ultimate completion of the UXBorough development and restoration of consumer services lost due to the fire and subsequent demolition/rebuilding which has been a very long process
  - improvements to the Foothills-McMahon area such as the proposed new Fieldhouse
  - assets being developed in U/D will be appreciated by our residents
  - sound wall between the park area and 16<sup>th</sup> Avenue had deficiencies when it was built. This should be improved.
  - better maintenance of the community green spaces by the City
  - structure the park areas to discourage homeless camping and illegal behaviours;
  - some people feel there is not interaction between neighbours, others feel they have great neighbours
  - UH does not have a community building. We need to have alternate ways for people to gather together.
- We would like to acknowledge the wonderful support we have received from Foothills Mennonite Church in allowing us to have meetings and other community functions in their facility. They have also supported the Broxburn Farmstand which visits our community weekly during the spring/summer.

From UHCA 2022 community survey re commercial services residents would like to see at UXBorough or in University District:

- Bank
- Bike shop
- Butcher shop/fishmonger/cheesemonger/deli/small fruit & veg shop;
- Specialty grocery in UXBorough; Sunterra Market;
- Coffee shop
- Liquor store [we note that a liquor store may not be possible at UXBorough due to the proximity of the schools. This has been refused in the past.]
- Gym/pilates studio/qigong studio/fitness and/or preventative health businesses
- movie theatre
- Hairdressers
- Ethnic dining options; less big chain restaurants but smaller ones like OEB; proper pub (not a chain)
- 'Innovation' economy-type businesses, start-ups & services that leverage the proximity to U of C, hospitals, & the research park



**Table #5**



Green:

1. public spaces+ parks, great trails, information signs, water features
2. great biking paths along the river
3. Banff Trail Community Association- well used community feature+ lots of community engagement happens here
4. excellent schools
5. university district-amenities, colorful/vibrant spaces, welcoming space to visit
6. Market Mall-convenience, good places to do something inside on extra hot or cold days

Red:

7. Morley Trail 50Km/hr but everyone speeds-needs speed bumps
8. not a very good layout/intersection to go into Montgomery



- |    |                                                                                                          |
|----|----------------------------------------------------------------------------------------------------------|
| 1. | Bowmont & Dale Hodges Park- wonderful natural area to enjoy, lots & trails for multi-use                 |
| 2. | Edworthy Park- playground, proximity to river and long-standing local food businesses, Douglas Fir Trail |
| 3. | Shouldice playground-large inclusive playground accessible to many families. Plus extra sport facilities |
| 4. | Shouldice park & ride- excellent idea to make biking downtown possible for those who live in suburbs     |
| 5. | Children's and Foothills Hospital                                                                        |
| 6. | UofC                                                                                                     |
| 7. | Shaganappi shopping-thrift, consignment and smaller businesses-I appreciate this more than the mall      |





Green:

1. Bowmont Park-green space/off leash dog parks
2. Dale Hodges Park- [illegible], wetland, bike trails, walking paths
3. University District-[illegible] and live music [illegible]
4. Montalban Park- great green space [illegible]
5. [illegible]
6. Shouldice Park + [illegible]
7. Bow River pathway
8. Children's Hospital
9. UofC
10. Market Mall
11. McMahon- [illegible]

Red:

1. McMahon- [illegible]
2. 32 Ave/ [illegible]/four way stop to 40<sup>th</sup> and Home Rd.
3. 16<sup>th</sup> Ave [illegible]



Green:

1. Market Mall- shopping, eating common gathering
2. UIQ- research MR-open space, established green
3. north pond/park. Gathering/open space, dog park
4. athletic fields- batting cage, football, baseball, places together
5. University District-Central Commons Park, green, active, skating, eating
6. UofC-learning, activities, housing
7. ACH- Alberta Children's Hospital, employment
8. [illegible]
9. South pond- University District
10. Edworthy Park
11. Foothills [illegible]
12. Vecova
13. Foothills Medical- employment, health

Red:

1. Brentwood T.O.D
2. 32<sup>nd</sup> Ave-> public realm
3. 31st intersection
4. access to Crowchild
5. 24<sup>th</sup> Ave

## 6. Foothills Athletic Park



### Green:

1. park space (nature preservation)-> enjoy nature, exercise
2. commercial space-> ease of accessing retail outlets, groceries
3. entertainment area/mix use area-> socialize with family/friends and exercise at facilities
4. educational facilities-> access to schools
5. public healthcare services close by-> access to health care
6. pathways that connect communities-> support the ability to connect/travel to communities with bike+ walking
7. arenas, sports complexes-> entertainment & exercise
8. the river-> water sports
9. basketball/tennis courts-> exercise with family & friends, gather & socialize

### Red:

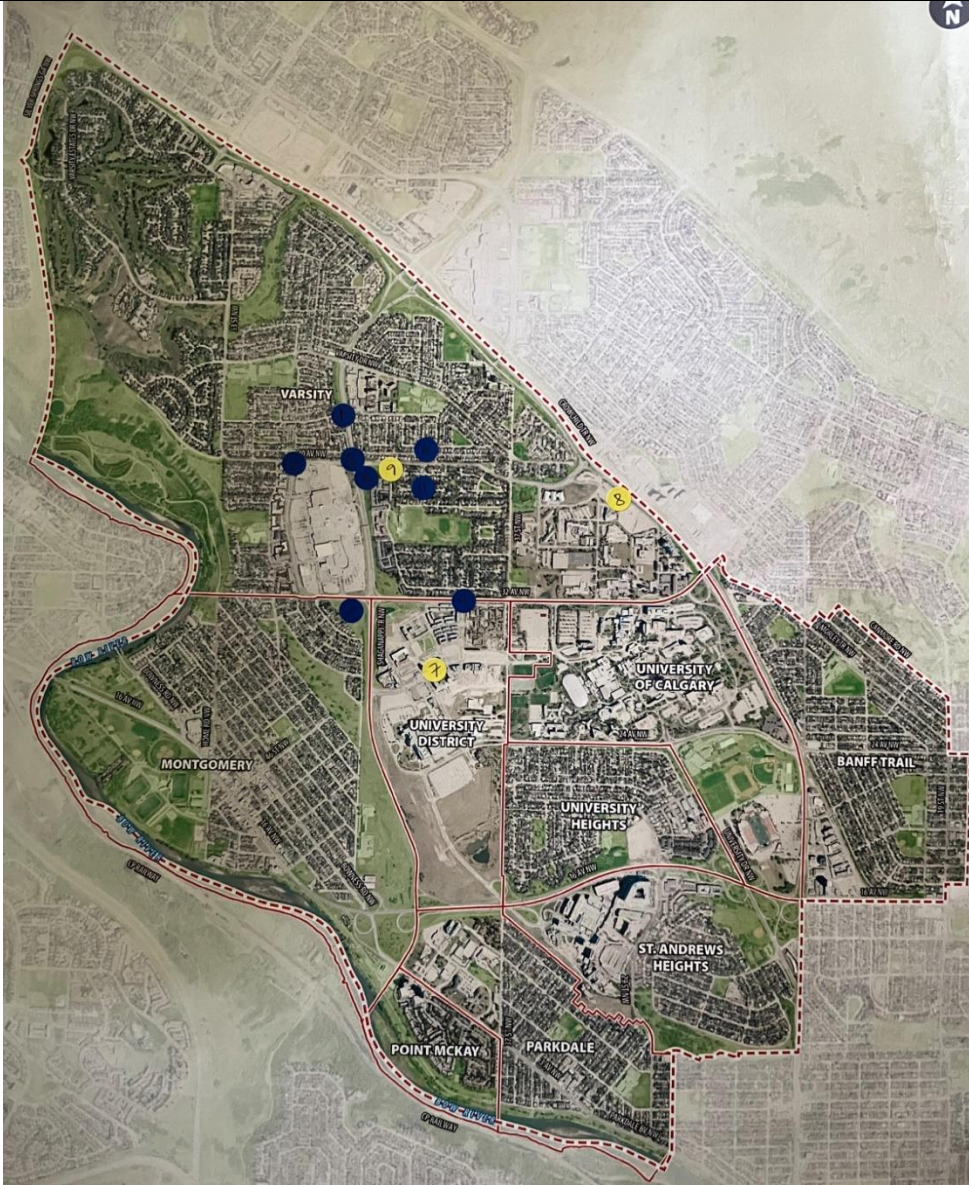
1. pan handlers-seeing more homeless and pan handlers at large intersections
2. homeless + tent cities- same as above



Blue Dots / Assets for Improvement  
Yellow Dots / Assets to be Added

Table notes

Table #1



1. Crossing bridge over Shaganappi only has stairs

2. The snow cleaning at the intersection is always terrible and makes it hard to walk here

3. This park area between Shaganappi Trail and the townhouses/condos is highly used, but there are no official paths through it, or access to Shaganappi Trail at the south end

4. This intersection is very slow

4b. 32 Ave- no sidewalks along it and people go way too fast

5. This intersection needs turning lights



6. The paths that cut through the houses here are not well maintained
7. Bike lanes in UD. It's very dangerous to bike down the main road
8. I would love if Brentwood had retail to [illegible] the station up- a coffee shop for my morning coffee
9. The bus only runs every half hour- if I miss it I have to wait a long time for the next one
10. This park is rarely used
11. More housing options for new houses



Blue:
1. 4-way stop at Varsity Drive and 53rd
2. 4-way stop here too, people don't stop
3. the left turn goes at same time as crossing towards Montgomery some people don't stop

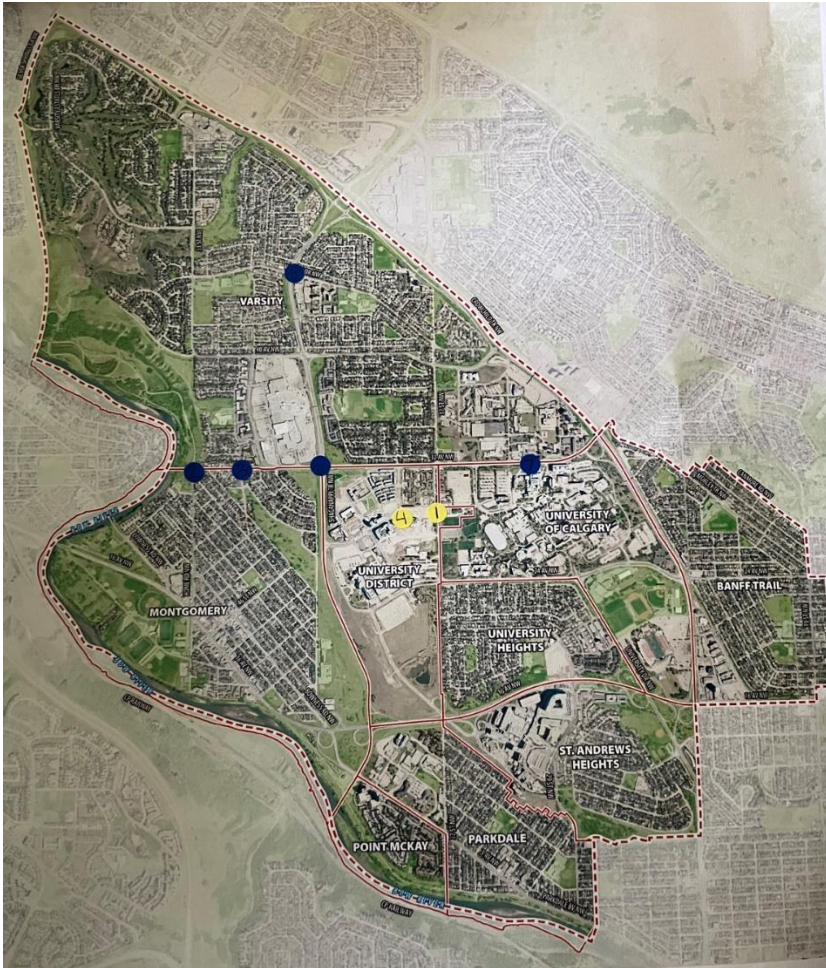
4. Over pass \*with ramp\* so you don't have to go all the way around

Yellow:

1. Something, even off leash dog park, totally unused

2. More frequent #1 stops (bus route) don't have to walk as far. They removed 1 right near my house

3. Maybe have a c-train, all we have is buses



1. affordable student housing close to the university

2. terrible pedestrian access to Bowmont Park. There is no crosswalk

3. improve the 4-way stop. It can get very backed up & lots of people run through it.

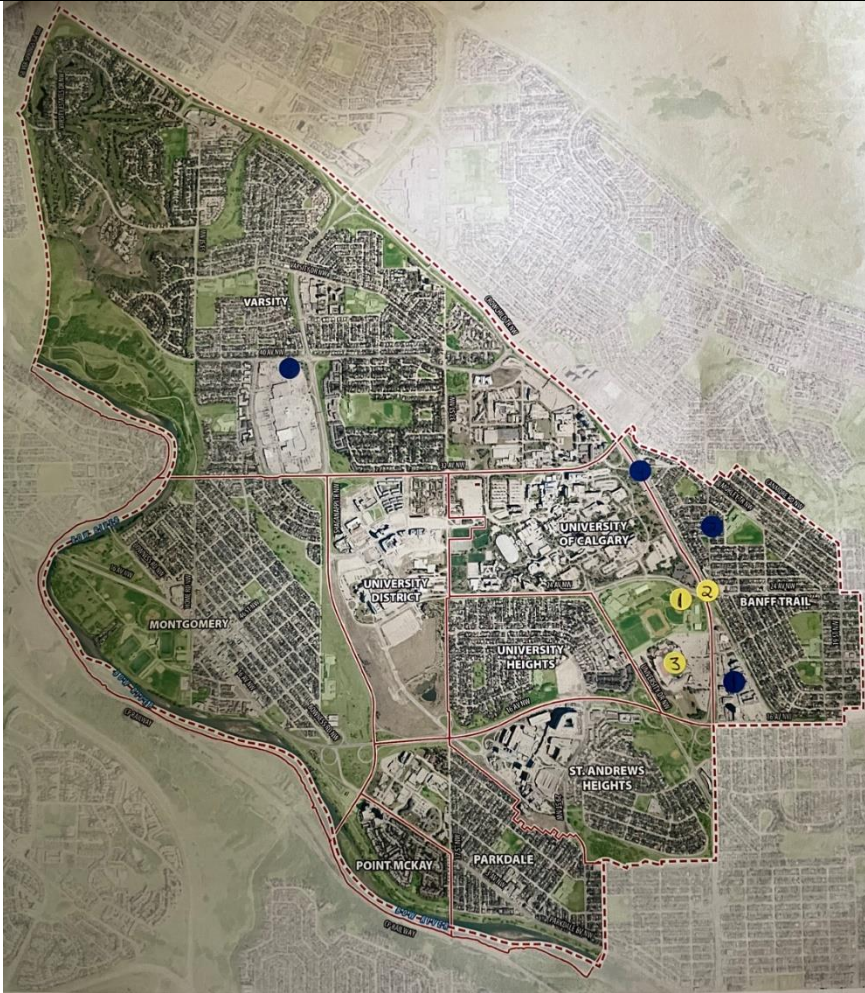
4. bike lanes could be added to the university through the University District so that bikers don't have to ride on the sidewalk or road.

5. Turning left onto Shaganappi at this intersection feels unsafe. Needs a turning lane/light

6. Improved pedestrian access across Shaganappi Trail

7. More frequent bus routes to/from university



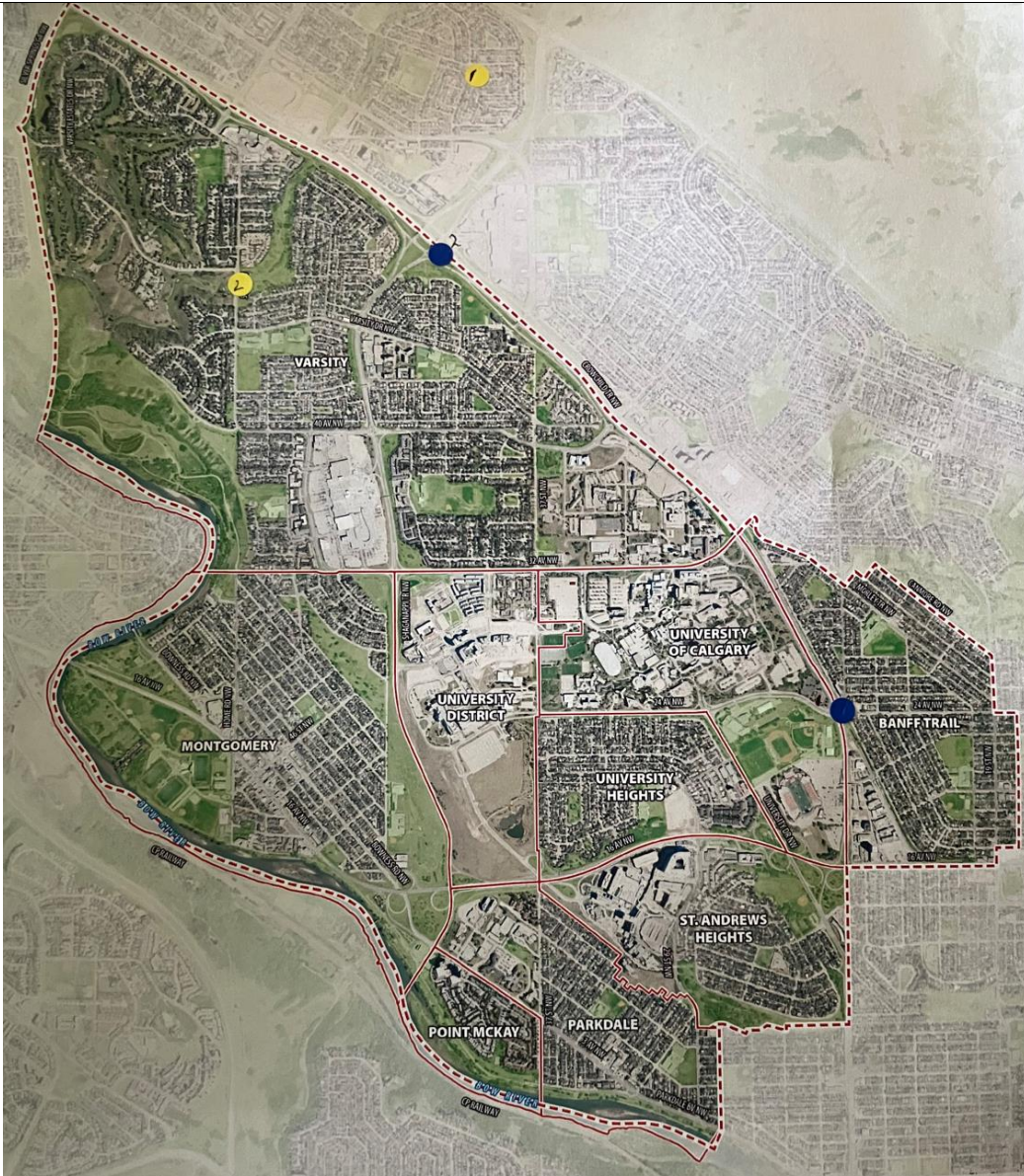


Blue:

1. More multi-unit development
2. Student priced rentals
3. Better development of parking lot space
4. Transit increased activity on trains on weekends

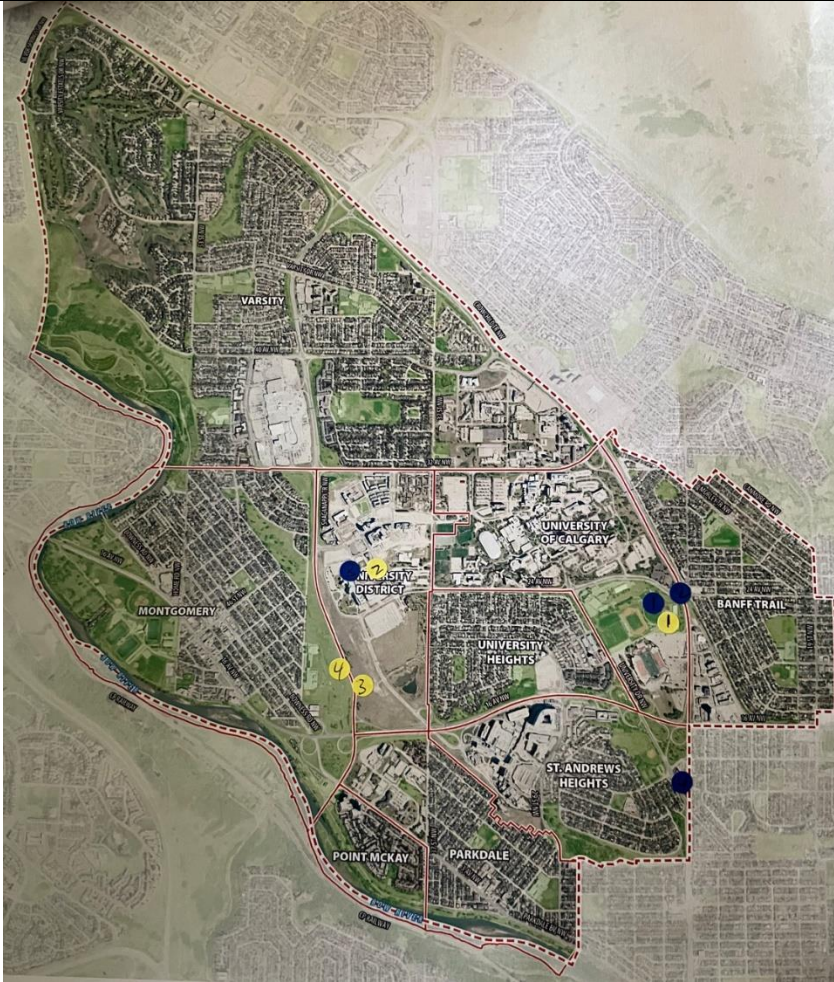
Yellow:

1. fieldhouse
2. pedestrian access for bikes and people over/under Crowchild to connect pathways
3. Winter bubble on top of McMahon turf field



Blue:	
1.	Crowchild @ 24 <sup>th</sup> Ave intersection
2.	Traffic (speed) on Crowchild Trail
Yellow:	
1.	Craft brewery in NW Calgary
2.	Traffic by parents dropping off kids at school





Blue:	
1.	Improve use of space/McMahon Stadium
2.	Crowchild @ 24 <sup>th</sup> intersection
3.	Protected bike lanes
4.	Accessible pedestrian bridge over Crowchild
Yellow:	
1.	Fieldhouse
2.	Craft brewhouse
3.	Add to tree canopy
4.	Connected [illegible] greenspace & [illegible]



1. Please add a small market or grocery in the vacant lot
2. Please add more low-rise small apt. building (not on the main drag). Many seniors would like to stay in our neighbourhood, but most in-fills tend to be multi-story duplexes
3. Another possible location for a market
4. Just a generic- hope for improved traffic. We need to find new ways to move about the city!
5. Pedestrian/bike walkways both sides of Shaganappi

Table #2





#### Blue:

1. Stopping spaces adjacent to bike lanes-picture time!  
left in a city with these bumps-outs, they allow particularly people with strollers/mobility devices to stop safely and out of the way of traffic
2. transit frequency-increase Route 1+ 40 to every 10 minutes to assist downtown commuters outside of the 15-minute walk to trains
3. beautify motel village-possibly by a bulk area rezone to allow [illegible]/style development in the strip mall area for mixed-use retail/commercial/residential.
4. divert more traffic from Bowness Rd. to 16th Ave.- Suggestion to decrease traffic lights in Montgomery portion of 16th and move to Bowness Rd to get more through traffic to take the highway instead of trying to use Bowness Rd as a "shortcut". Make it inconvenient! It's supposed to be a street not a road.

#### Yellow:

1. year round, extended hours public washrooms-this is essential for invisible disabilities (such as me with [illegible]) which can be hard to recreate confidently outdoors without access to bathrooms.
2. shuttle directly from Brentwood train to the mall that literally only makes one stop.
3. Additional covered bus stops along the one bus route.
4. (Not on map, but broad idea) city owned electric top car charging ports! Perhaps at public parking next to Angels? Give money to BIA's to install some along strip malls?

#### Side Gripe:

the Montgomery Business Improvement Area Board has the minimum viable number of members due to past resignations. There is currently no mechanism for "by-election". I think



many of the Montgomery area blue+ yellow dots could be improved if the BIA was larger/more diverse/more involved.



Blue:

1. motel village is a prime land, so underutilized it could be a great mixed-use neighborhood
2. non-motorized connectivity (cycling in particular is horrible towards foothills hospital)
3. intersection at 19th St. and 16 Ave. is brutal

Yellow:

1. motel village-hope we see some housing and amenities
2. 24th Ave.-Waiting for mixed-use developments that are being held up by restrictive covenants



Blue:

1. improve Shouldice Athletic Park wave public restaurant/bar-use year round
2. improve linkage/paths to river path
3. add rental housing
4. ensure community relevant retail

Yellow:

5. better pedestrian crossing
6. bike lane on 5th to connect to West Hillhurst
7. Parkdale Cres. Redevelopment God





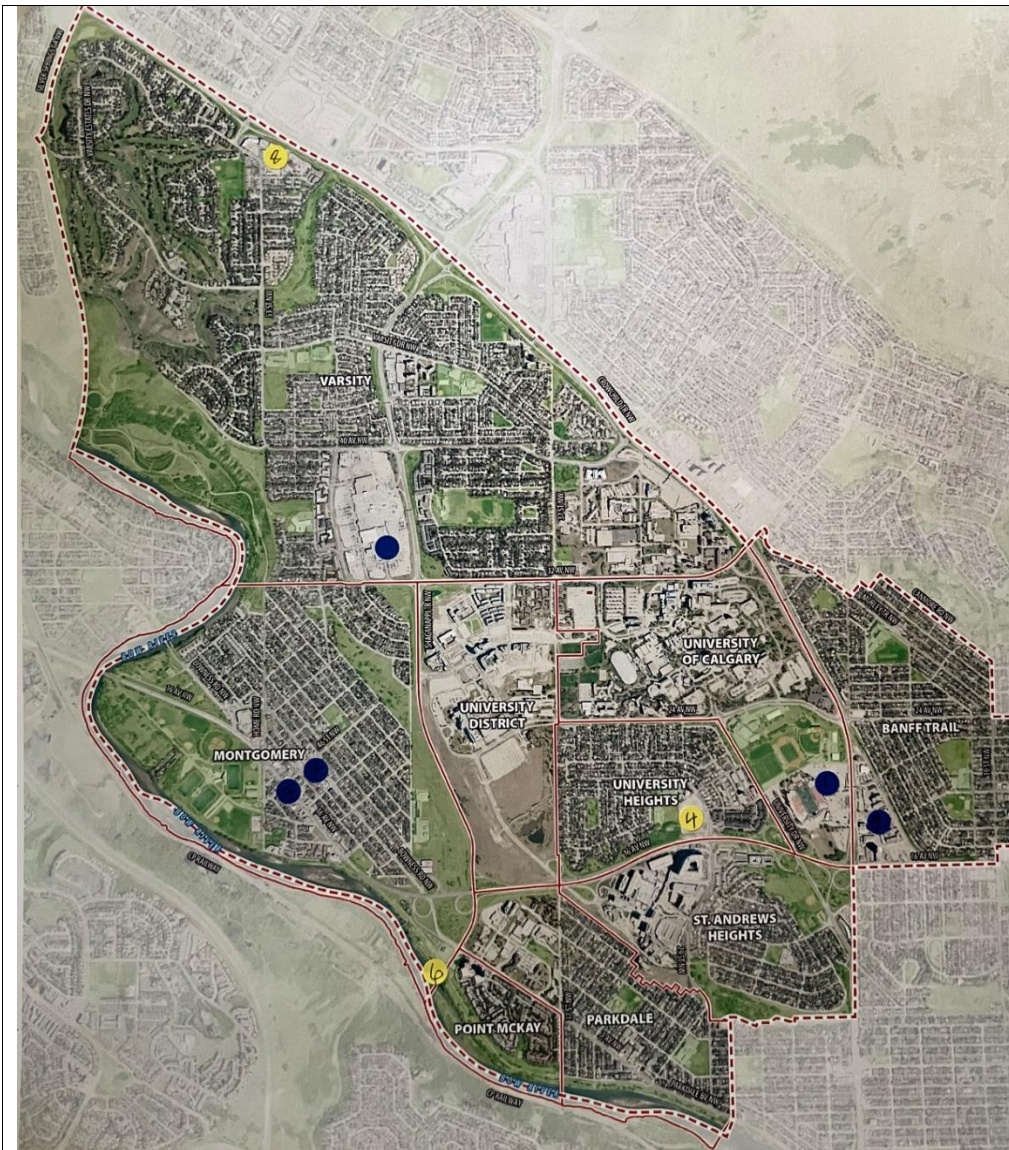
Blue:

1. Bow River pathway (enlarge for greater accessibility)
2. 16th Ave. And 29th St. interchange

Yellow:

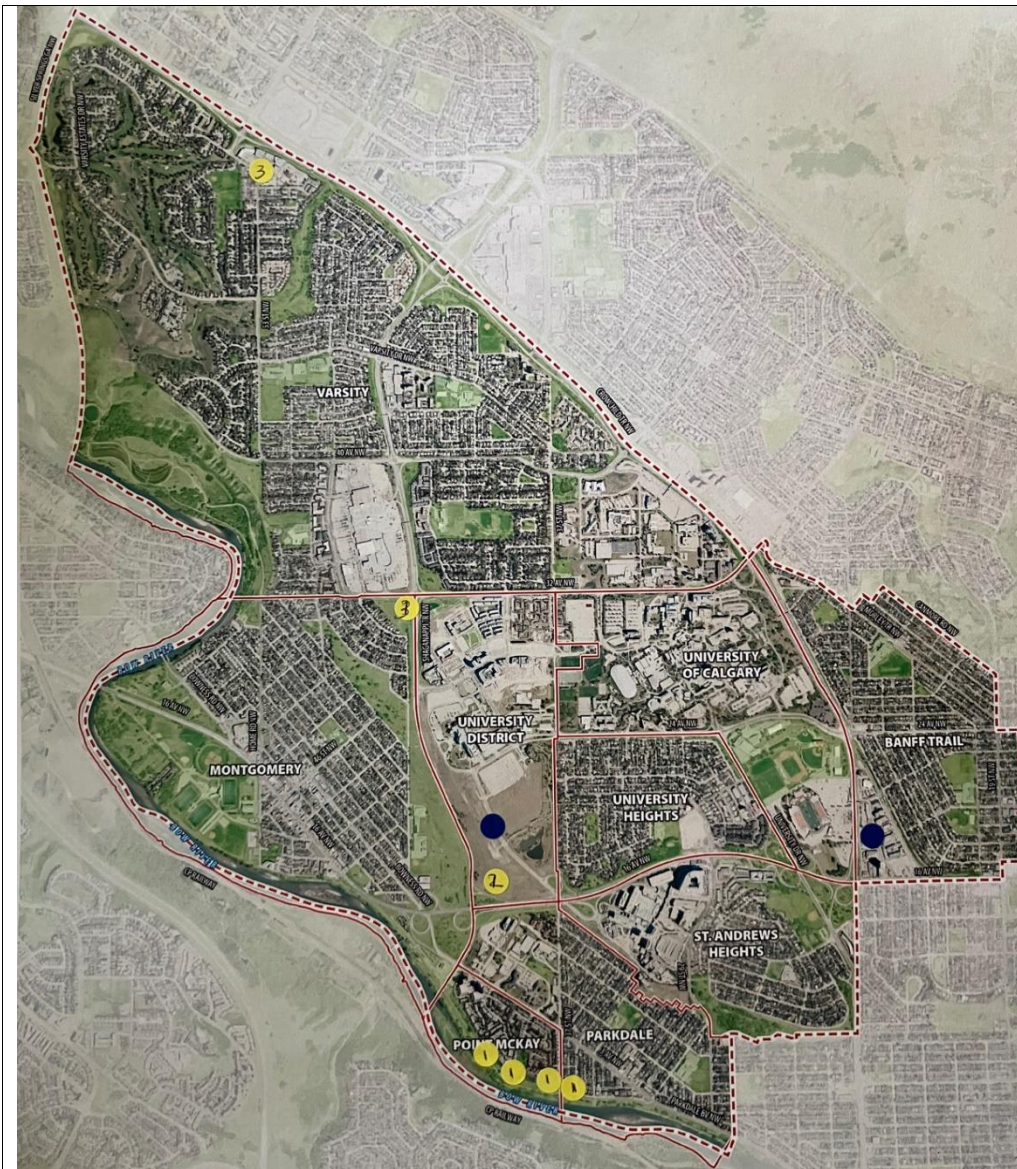
1. A "Bow River Pathway"- type system that connects all of our communities direct that's accessible to all residents





1. Fieldhouse needed
2. stadium needed
3. motor village-old, unattractive need development/student housing
4.
5. [illegible]
6. Bow River commercial amenities
7. Bowness road/16 <sup>th</sup> Ave.-BRE





#### Area to add assets

1. North side of Parkdale could have more public space (square/plaza)
2. designing as landscape
3. more connectivity along Shaganappi
4. add plaza





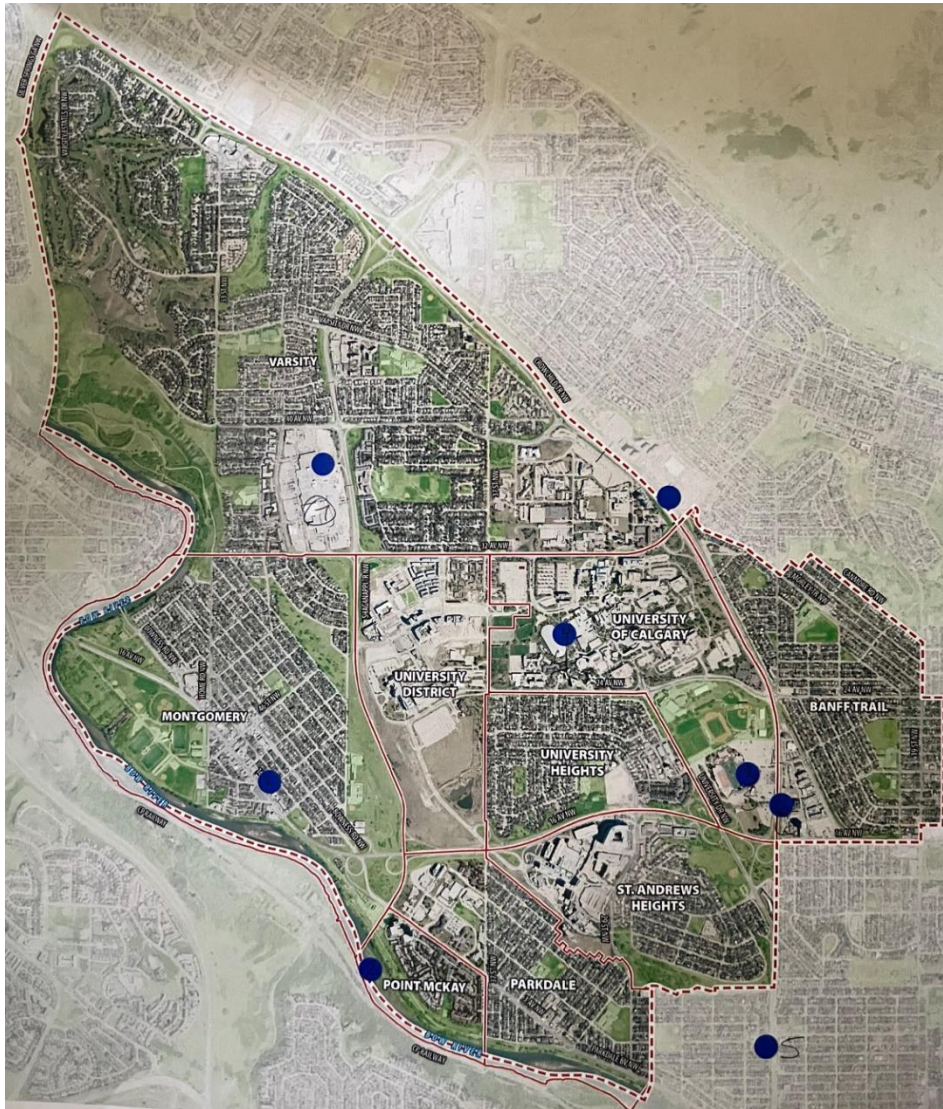
Blue:

1. modernization around Banff Trail
2. flow of traffic along 16th Ave.

Yellow:

1. More businesses along river pathways

Table #3



Blue:

1. 16<sup>th</sup> Ave experience
2. Edworthy – river vs Memorial walk
3. McMahon Area- sports destination [illegible]
4. U of C access- parking onsite
5. Lack of rec amenities
6. Transit safety- where is the “TOD”
7. Market Mall- more mixed use [illegible]





Blue:	
1.	McMahon station
2.	future Fieldhouse
3.	singer gardens
4.	UIQ
5.	Motel Village
6.	Shaganappi Trail- 16 Ave
7.	Transit station safety
Yellow:	
1.	Fieldhouse
2.	Crowchild Trail 24 Ave to river especially 24 Ave
3.	Transit parking lot





Blue:

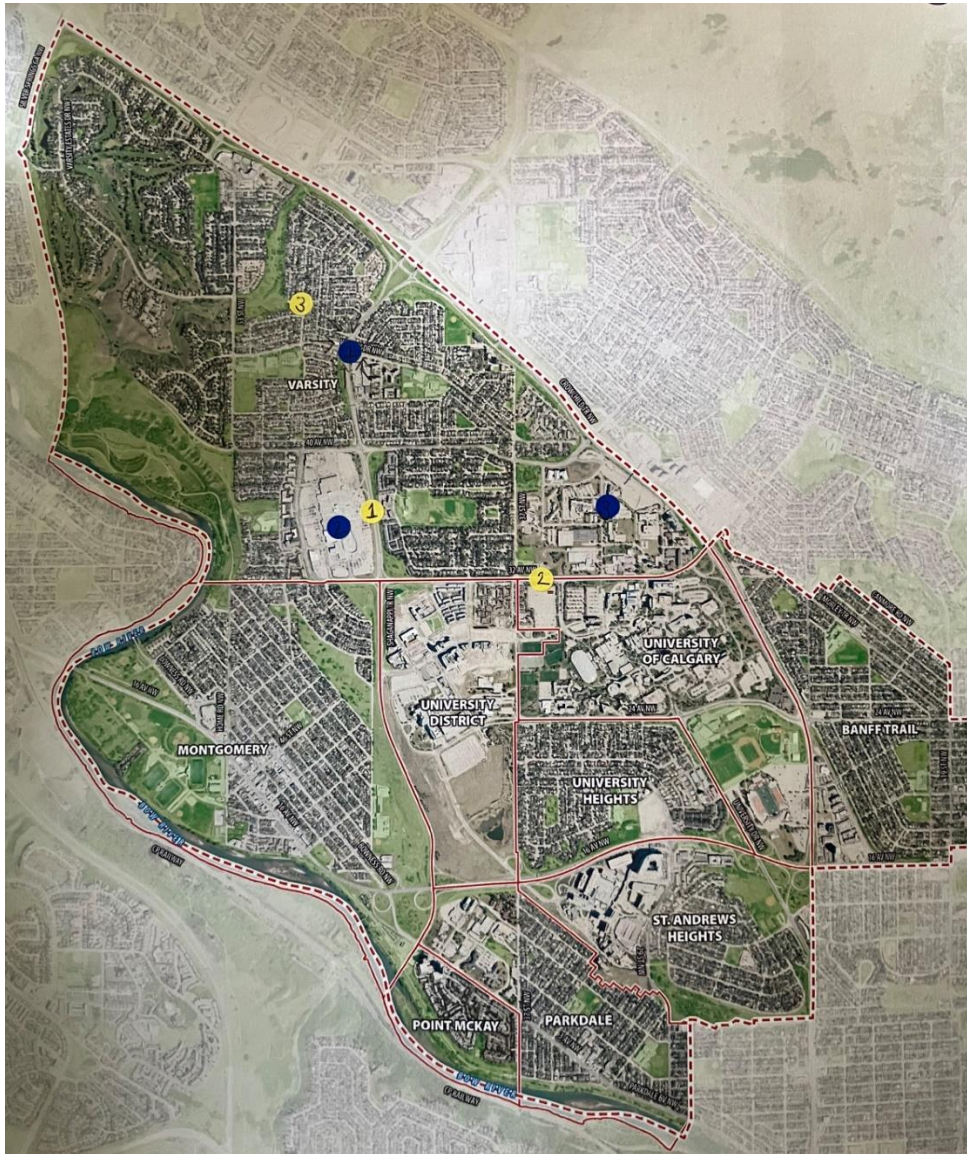
1. Market Mall is well situated only what it needs more aesthetic thing
2. University District is becoming very dull with the new buildings, new residential units. At least give these some color. In harsh weather of Calgary these black of dull color new building only add to depression, [illegible] to make it to stop that no more buildings should be build around Shaganappi. If its utmost [illegible], then care and consider that they look refreshing. The eco system in this area need to be protected.

Yellow:

1. University District enormous constructions make it very ugly because all these buildings are made with money sense, its not cared that what impact (overall) its contributing to the whole picture.



2. I hope the authorities keep the facts of realities in mind that the increasing number of mental health patients is due to this metal hard of dull places.
3. I hope there should be a homeless shelter there in this area



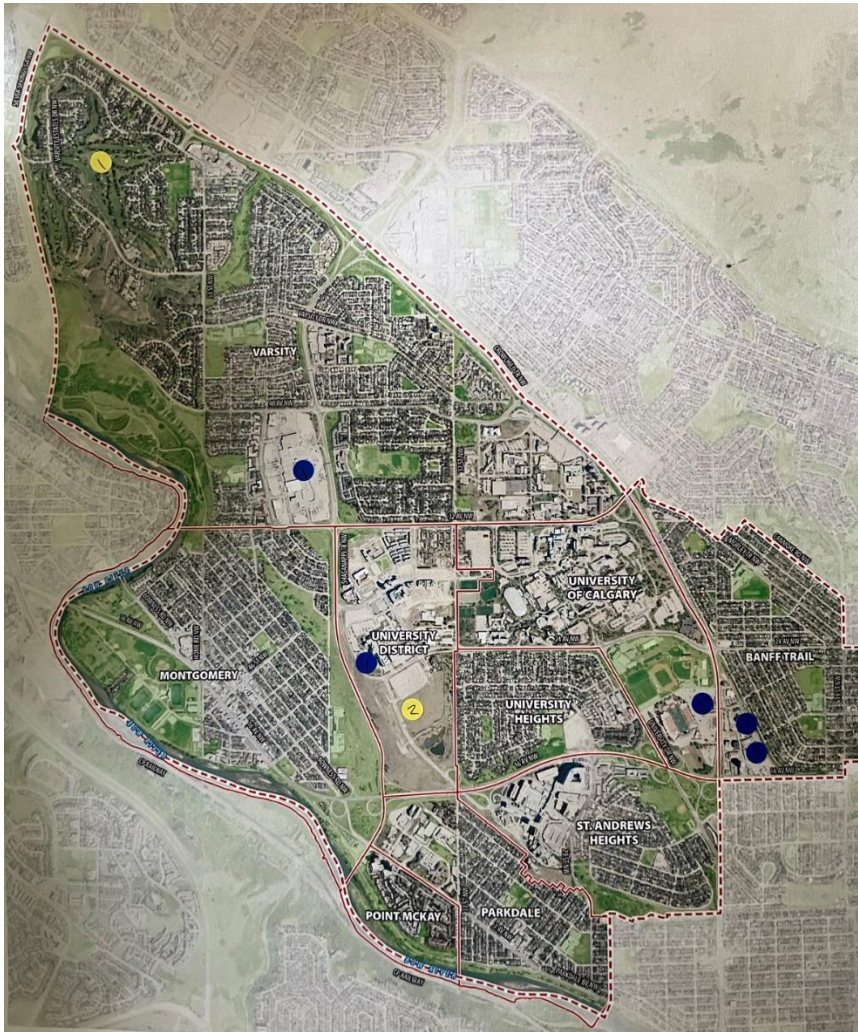
Blue:

1. from 7:00 AM to 9:00 PM-make the pedestrian light at Shaganappi and Varsity Drive shut down vehicle traffic in all directions (no right turns either)-so that pedestrians and bicycles [illegible] in complete safety. Especially during school hours
2. market mall needs to be more mixed-perhaps residential added.
3. research park needs to be mixed-commercial, industrial, retail (places to eat breakfast and lunch at least), and residential (like University District)

Yellow:



1. Bike lanes on both sides of Shaganappi between 40<sup>th</sup> Ave and 32<sup>nd</sup> Ave. Kids + cars reversing in M.M parking is a recipe for tragedy.
2. Here and in many other places- the bike infrastructure needs to be contiguous so that cyclist have natural options that are safe.
3. All over Varsity & probably most of the other communities: drop curbs for wheelchairs at every (yes, actually every) corner + intersection. Don't get me started...

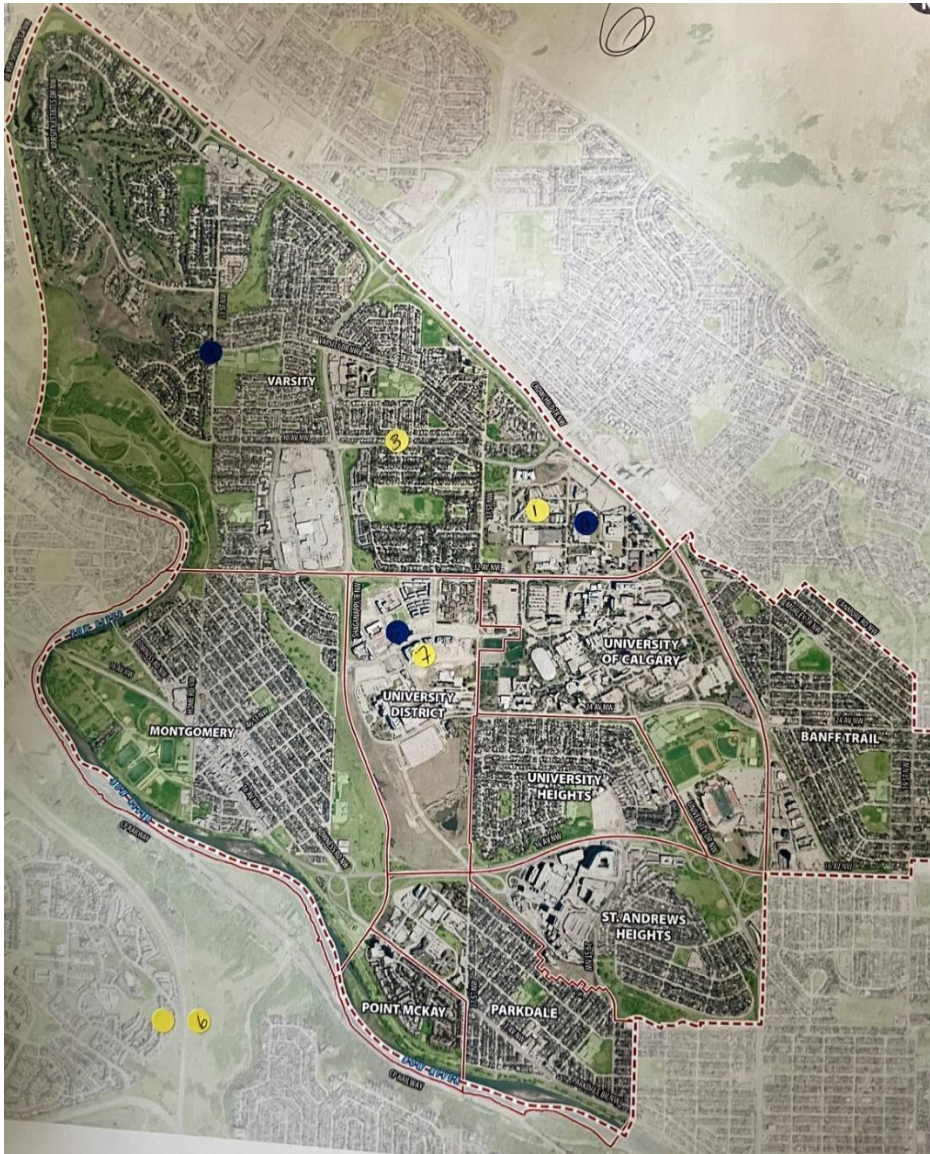


**Blue:**

1. The mall footprint is 50% surface parking lot. Dead space, not vibrant.
2. Motel village area is sketchy, unsafe and not something the city should support in the current state. Needs more vibrant development + safety.
3. Train stations + surrounding area are unsafe. This stops a ton of people from utilizing transit and furthers car-centric issues, sprawl, etc.
4. Build more underground parking, transit and bike lanes. Use big parking lot area for vibrant development instead.
5. Again, 50% of the land in McMahon area is just concrete parking lot.

Yellow:

1. So much beautiful green space taken up by a private golf course that 99% cannot access or afford. Could become a park.
2. Add and preserve mature trees and natural areas wherever possible



- 1/2. University Research Park.  
Need more amenities for people to want to work there
- 3/4. Bike lanes  
Bike lane needs to continue from 53<sup>rd</sup> street all along 40<sup>th</sup> Ave.  
More bike lanes needed
  - Great for students +
  - Very affordable option
  - Would feel safer because less people are in cars



5. Cheaper pricing for housing in University District to attract more students.  
Affordable housing options

6. Add a family Rec Centre- another option to Uof C

7. Add an indoor food hall



Blue:

1. Make the bridge more pedestrian friendly over Crowchild
2. Traffic calming for school drops off & pickup
3. Improve the site edge @ Market Mall- maybe so residential
4. Continue to encourage mixed use- commercial & residential in this area (Montgomery)
5. I encourage local retail (services to the community @ the stadium site)
6. Create a better ridge pathway so people have views to the mountains

Table #4





Blue:
1. Trail connectivity here by the golf course
2. New lift of pavement up to the Children's Hospital (either speed up the planned development along this road)
3. Is that a public tennis court? Identification of greenway would resolve
4. Coyote control/needed program
Yellow:
1. Build more dorms. Not apartments. Affordable (UofC is not a place for poor students with rents in the area)
2. EV charging stations





Blue:	
1.	Upgrades are hopefully coming at the Varsity Community Association building
2.	Playground upgrades are needed in many locations
3.	Vecova building to be replaced
Yellow:	
1.	More Bylaws enforcement/transit safety officers at LRT stations
2.	More police enforcement of anti- panhandling and homeless camping @ 53 St & Crowchild



[Unable to load the picture]

Blue:

1. Traffic Lights: need to have more [illegible] for the cars going to access the Crowchild Trail.
2. Ambulance: need to control the area for

Yellow:

1. More stores and shops in the new building



Blue:



1. improve the LRT stations and the bus routes (frequency)
2. improve the parks in the area
3. more retail and certain areas (e.g. Banff Trail)
4. improve street parking and parking lots
5. improve the streets sections
6. improve intersections for pedestrian movement
7. improve bus service to the university
Yellow
1. add more mixed-use communities (e.g. Banff Trail))
2. add more student housing
3. add library in the community



Blue:



1. improve traffic, biking and pedestrian safety throughout the community
2. traffic circle @ Oxbridge Drive it has issues- it is on a slant
3. improve bike and pedestrian paths
4. fix roads/sidewalks more promptly
5. better maintenance of all parks
6. discourage homeless camping and illegal activity
7. improve bus frequency in the entire area
Yellow:
1. new fieldhouse is needed that will accommodate competitions. We are decades behind Edmonton re this.





Blue:

1. a. University/ Mount Royal/SAIT fitness facilities should be made available to seniors and young people- at a nominal fee charge say \$10/month. Otherwise, the City should build facilities.
  - a. b. This keeps seniors fit and likely needing less healthcare
  - b. c. Also, the City should re-consider lowering seniors fees for public transport from present (@ 150/year) to @\$30/year, because seniors seldom travel period
2. Maintenance for asphaltic pavement in the neighborhood. Side streets need paving. Exshaw, cascade etc.

**Table #5**



Blue:



1. 16 Ave NW- too busy /dangerous/ upgrade add lights in Montgomery
2. Dalhousie LRT
3. McMahon Stadium- needs an upgrade/ugly
4. A mountain bike jump park (near Dale Hodges) kids make jumps
5. Playground- upgrades
Yellow:
1. Maintain bike park (there's a make ship jump park @ Dale Hodges)
2. Shouldice/Rec facility
3. More overpasses across main rides (eg. 32 Ave.)
4. Arts/culture area/ [illegible]



Blue:
1. needs to be redesigned for better safety and as a gathering space (if 'town square' is the actual intention)
2. Market Mall great for walking indoors for seniors. Would love to see a better indoor playground. Not pedestrian or bike friendly outside- needs improvement to be safe and accessible for more than cars
3. McMahon area & rec facilities are ok but in need of improvement for foot traffic & general upkeep- redevelop with Banff Trail hotel village
4. Would like to see more seating & picnic areas that are accessible to wheelchairs & strollers. Safer parking for Bowmont east end- very steep & icy in winter
5. Update/extend Shouldice Pool to include more rec options
6. would be nice to have eating/drink options in this area similar to Edworthy with Angels Café or East Village along the Bow. could include bike repair near paddle station
7. new path across 16th Ave. at the road level. This is and other spots too. Overpass would be safer. Various sports in this area that lack sidewalk connections forest crossing at dangerous intersections.
Yellow:
1. Library that can better support variety of programs, theater, play space, computers
2. arts and culture facility-could tie in with library, if library doesn't tie in with rec





Blue:

1. 32nd Ave./Market Mall interchange
2. McMahon stadium-does it need to be in SS LAP?
  1. -should be in Stampede
  2. -could be redesigned for housing
3. Brentwood LRT- bike access/pedestrian access from South
4. pedestrian end bike [illegible] to university
5. Montalban Park-could be improved for more use? [illegible] space but not really used

Yellow:

1. craft brewery in University District



2. keep Bowness Rd. [illegible]- No "Box" [illegible]



Blue:

1. Motel Village -> update, revitalize
2. McMahon Stadium/Sports complex -> need updating
3. LRT station/bus station -> safety
4. 16 Ave NW-> more pedestrian traffic measures to help revitalize 16 Ave.

Yellow:

1. Recreation Centre like a YMCA-> pool, track, hockey rinks etc. (similar to what Royal Oak YMCA is like)
2. Aging in place for seniors- residential space, social space, walk/commute space
3. Overpasses to cross Crowchild + 16 Ave to connect communities
4. Arts+ cultural facilities



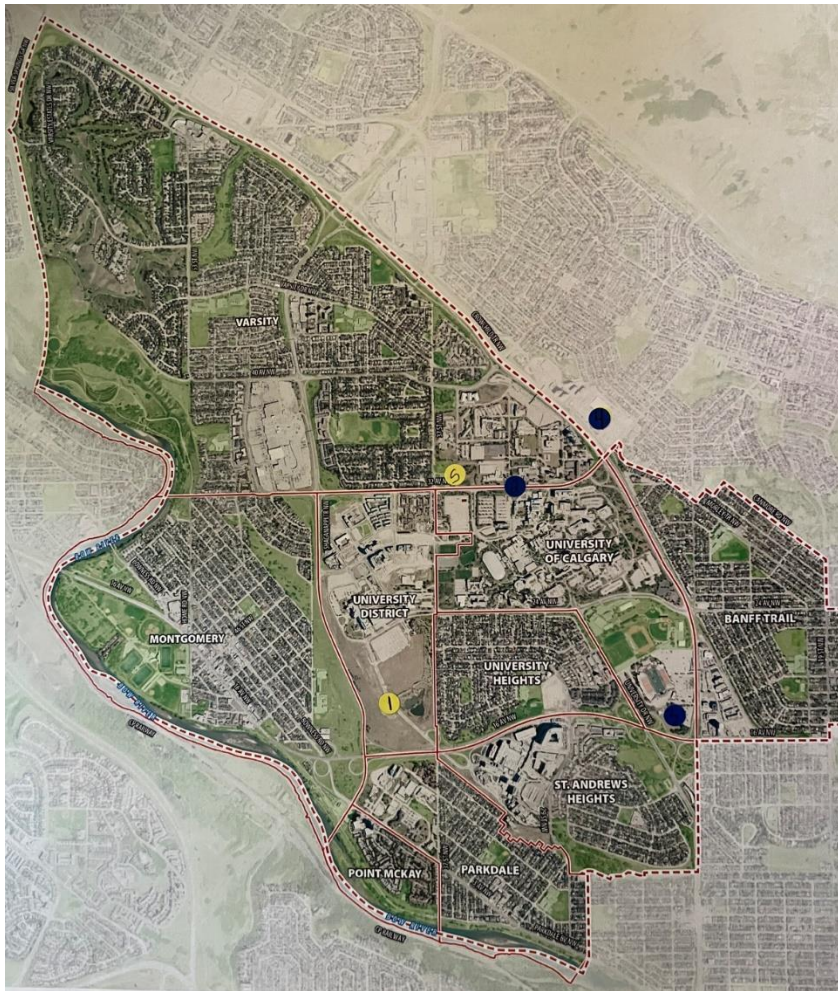
**Blue:**

Playground upgrades.  
 Better parks + playground maintenance.  
 Traffic calming measures in specific spots.  
 Brentwood LRT station.  
 Complete sidewalk on Varsity Estates Drive.  
 Secure fencing at Bowmont Off leash park.  
 Upgrade Shouldice pool+ area  
 Enhance 32 Avenue  
 Home Road

**Yellow:**

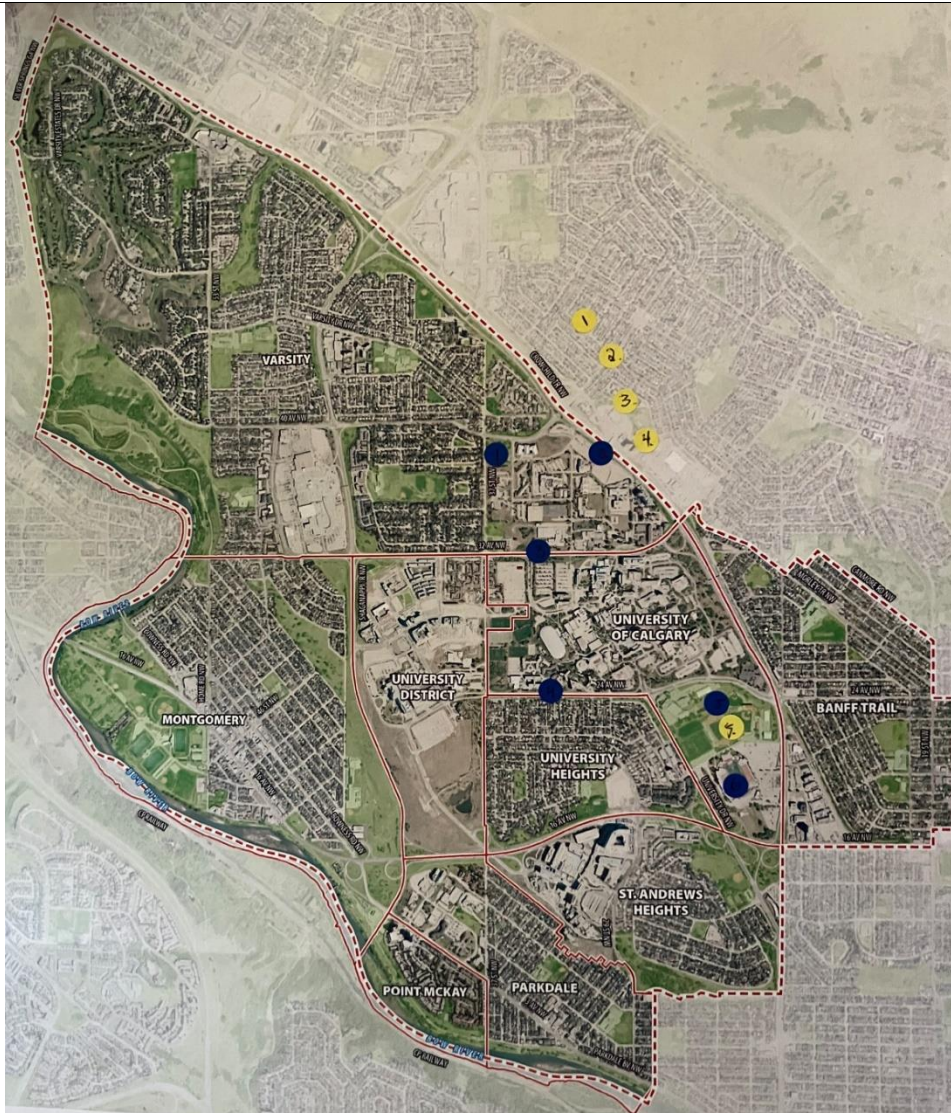
Playground at Fire Hall- 32 Ave+ 37 St.  
 Elder care facility- daycare esp. for people with dementia





#### Parking Permit

1. Recreational Centre- something missing (arts common, fitness centre, climbing, YMCA, swimming etc library)
2. Biking (accessibility along university-limited, half there/half missing)
3. Outdated facility- McMahon Stadium
4. Revitalization of Brentwood shopping area
5. New park with area redevelopment



Blue:	
1.	Research MR- Park-outdated!
2.	Brentwood T.O.D (west)- access, experience
3.	32 <sup>nd</sup> Ave- walkability/cycling experience
4.	24 <sup>th</sup> Ave- size, no cycling
5.	Foothills Athletic Park- [illegible]/Fieldhouse
6.	McMahon Stadium- [illegible]
Yellow:	
1.	Art/Performance Theater (Culture)
2.	Recreation Centre
3.	Support more art (Culture)
4.	Library



## 5. Fieldhouse



### Blue:

1. 16<sup>th</sup> Ave corridor->bad for pedestrians
2. George Gell Park-> Dingy, needs to be fixed up and repaired
3. Home Road/ 32<sup>nd</sup> Ave->blind corner at top of hill

### Yellow:

1. Much better fitness centre. Shouldice Pool is very basic. Make it like killarney or SWC
2. Library

## South Shaganappi Working Group Session #2 – Sept. 14, 2023

### Activity 1: Core Values and Vision

#### **Core Value #1 - Diversity of Housing**

Prioritize the provision of a diversity of housing choices that support institutions including the University of Calgary, Alberta Children's Hospital and the Foothills Medical Centre. By providing homes for all residents including, students, professionals, as well as families, the plan will foster a supportive and inclusive community environment.

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

- Support Value - Aligns with the Diverse Community we live
- Seeing the need for the current population and its housing considered in the core for all the different housing types recognised is really nice.
- Really important factor to consider in the community and aligns with all the different institutions and residents we have in the LAP area.
- I think it's good, but it's missing *affordable* housing, which we need in our communities.
- "All residents" vs including the list of specifics
- And, as well as affordable, we need supportive housing for people transitioning out of homelessness and/or with disabilities. Creates a more inclusive and diverse community.
- If we're going to use "all residents" we should somewhere be specific as to what that means (seniors, students, families, professionals, people with disabilities, etc.) - How comprehensive do we want to be in identifying potential demographic breakdowns? - Good to be explicit when it comes to a diversity of housing options because people have different needs. Great point! (this bullet point was a dialogue between 2 people :))
- Related to the above, when it comes to housing for seniors and people with disabilities, maybe we need to specify "accessible" with the other adjectives of "supportive and inclusive"
- Could someone from the City explain what is meant by housing that 'supports' institutions? - thanks for your answer. So for the employees, as well as for the users (students, patients, etc.)
- Core value one seems very directive and was not my understanding of what happened in our first meaning. This is more like a directed core value and preferred outcome than necessarily reflective of the participants.
- Diversity of Housing in the broad community or In discrete parts of the community
- Yes. I think there is an extremely large number of students and medical staff that would benefit from having affordable options in the area.
- Yes. From the notes from the first session, the core values align.
- If groups are being identified, seniors housing, which is resident in the plan area, needs to be referenced.
- UH already has a lot of housing options as we were planned & built that way.
- Varsity has a wide variety of housing options of all price points (both rental and owned).
- An affordable housing apartment with 48 units is currently under construction in Varsity.
- So, what in diversity of housing is excluded?
- Yes,
- Yes it's a good one. Badly needed

- Yes
- Yes -reflects urgent need
- Yes
- Yes
- I tend to agree with this but I feel that we maybe could be addressing a more global issue of homelessness.
- I agree that diversity of housing is a core value this group has advocated for, and I think that it is important to support these institutions. I think affordability also needs to be addressed as well
- Agree that the institutions should be an emphasis, but feels like it's too much emphasis on the 3 institutions listed. Other institutions could include elementary schools, local businesses, etc.
- Agree that there are other institutions in the planning area beyond the big three.
- I agree that more housing in appropriate locations is beneficial.
- Overall, support this value

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

- This was highlighted in the vision as well, but is there a reason we're centering things around the 3 institutions of the U of C, and the 2 hospitals? Thanks for the explanation
- Being more clear about the type of housing diversity would be more helpful. – Agreed! Yes, unless it's too granular for a core value :)
- Though housing options are mentioned maybe adding a target about more commercial distribution would also be helpful.
- This was highlighted in the vision as well, but is there a reason we're centering things around the 3 institutions of the U of C, and the 2 hospitals? Thanks for the explanation
- Being more clear about the type of housing diversity would be more helpful. – Agreed! Yes, unless it's too granular for a core value :)
- Though housing options are mentioned maybe adding a target about more commercial distribution would also be helpful.
- This was highlighted in the vision as well, but is there a reason we're centering things around the 3 institutions of the U of C, and the 2 hospitals? Thanks for the explanation
- Being more clear about the type of housing diversity would be more helpful. – Agreed! Yes, unless it's too granular for a core value :)
- Though housing options are mentioned maybe adding a target about more commercial distribution would also be helpful.
- This was highlighted in the vision as well, but is there a reason we're centering things around the 3 institutions of the U of C, and the 2 hospitals? Thanks for the explanation
- Being more clear about the type of housing diversity would be more helpful. – Agreed! Yes, unless it's too granular for a core value :)
- Though housing options are mentioned maybe adding a target about more commercial distribution would also be helpful.

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

- Addition of 'affordable' and as mentioned above, being explicit about the types of diverse housing for populations with certain needs would be a good addition.
- How will a more supportive and inclusive environment be proposed? – I think for the purposes of this discussion, it would follow from the provision of diverse housing options (not that it would lead inherently to a diverse society! That's bigger :) )
- Adding "accessible" unless "supportive" includes this idea. I'm concerned that much of the housing development in other areas of the city has been really hard for those with mobility issues to use
- I think we need to more clear about the "how" as mentioned. I do think we need to more specific than saying we are going to be inclusive. - I second this (another user).
- I would include seniors. I think senior living also benefits being in dense areas.
- Inclusive means different things to different people.
- I think there needs to be something that specifically recognizes the need for affordable housing - not just diverse
- Agree with affordability - also diversity for ages/multigenerational
- Agree with affordability. Also diversity in terms of type of housing based on the different residents. Eg. the area accommodating low-income students but also high-income doctors, etc.
- Diversity also in term of household income which ties in to affordability.
- Agree with affordable quality
- I feel this core value is important for a segment of the population, but some other groups (elderly, immigrants, etc) don't seem to be included
- Older adults may be left out
- Agree with the above concern, with our aging population especially in the Planning Area, we have to be more mindful.
- Makes sense
- What stands out to me is that this value is committing to providing homes for people that support key institutions in the community. I think diversity of housing could be a bit better defined as to what exactly this means
- Agree to the above comment.
- Also agree with the above comment.
- I'd use a broader definition of diversity
- As above, there should be a reference to seniors or aging residents
- Yes, more inclusive language. Not everyone will identify as a professional.
- What types of housing are we creating? Mixed income housing, multiplexes, seniors homes etc.

**General Comments:**

- The word affordability really needs to be captured (use the word). Diverse doesn't really capture affordable.
- Main points around this Core Value were captured within the google doc
- I think it should be... actually put into the language of the core value, at least some homes being dedicated to affordable housing esp. if we're trying to support the UofC there should be options affordable to students living in and around campus.
- I think for me it could be more clear about what types of housing you're talking about, better descriptions of the type and what it will be (re: diversity of housing)



- Re older adults, I didn't put the (older adults) comment in but did add the comment before that. I put that for a segment of the population it doesn't seem like we're concerned with any of the other groups (other than UofC, hospital, FMC is prominent) but we see more than that in these neighbourhoods.
- There are older adults who live in my community (Varsity). (This core value) seems very focused on professionals who support things in the area but I think it should be more inclusive.

**Questions:**

- Where did this core value come from?
- Should housing diversity needs be reflected in the wording within the core values? No, it's just a sentiment.

**Core Value #2: Improved Mobility Network**

Improve connectivity across the South Shaganappi Communities through the enhancement of the mobility network, connecting the institutions, recreational assets and the transit network, including the Red Line and MAX station Areas, so that everyone can easily access employment, housing as well as active and passive recreational opportunities both within the South Shaganappi Communities and beyond.

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

- Makes for a vibrant community. - I like
- A really important value and happy to see it on the list.
- I think there should be a direct transit route from montgomery/bowness to the brentwood/University c-train station, because you have to transfer
- Yes – this is a good reflection of what I heard last time
- Yes from the notes from the prior session that were shared
- Yes as I believe that people will take the quickest, safest, and fastest option to get from point a to point b. Right now it's cars, let's have that be transit and safe bike lanes moving forward.
- Yes, we need better connectivity of bike paths in particular. We could probably use some improvement in certain pedestrian areas. University /District needs to help in some areas. -Agreed! (third agree as well). The pedestrian light has been broken or takes forever at the main intersection in U/D. I have noted this to 311 AND U/D website.
- I almost get run over every day in university district. We need to consider how to better sign and create connections in that area. I know this is too detailed, but I want it captured. University District bikes are on the sidewalk, it is unclear when you go from bike path to sidewalk. Presents opportunities for collisions. Agree on the main light, it takes FOREVER to turn, so I jaywalk. The speed limit is too high on the main street.
- There needs to be more signs to encourage shared bike paths either on the road or the sidewalks in the area. Cyclists tend to be left in ambiguity and then are frowned upon when there is uncertainty when or where to ride.
- Our transit users have had issues with the schedules. I don't know what is happening with that now. We have a lot of residents who walk to work at U of C, Foothills area, ACH, etc. E-scooters are a bit of an issue as people seem to leave them all over the place. Leaving them on residential street sidewalks creates a hazard for pedestrians.

- I would really like us to consider other forms of transit like a gondola or similar. It was floated many years ago around the university. This could connect UD to the LRT. Or Brentwood. Then main form of transit it walking to that and fast connections.
- Funicular?
- In the past I believe a rail car or light transit was considered down 32nd. This would also make sense if 15,000 people are going into UD. We need to be able to take advantage of the corridor between market mall, the university, and Brentwood. Ideally to the pathway as well.
- I'm not aware of that on 32. I imagine it would be prohibitively expensive. Dedicated buses would be more flexible and less expensive.
- Toronto, edmonton, montreal have a lot of underground pedestrian networks from central train stations. especially with calgary winters, if there were underground pathways, it might encourage more users willing to take the train. Forexample an underground path from u/d to market mall or underground path from brentwood to the brentwood mall are.
- Perhaps its time to get scooters and bicycles off the sidewalks. Under provincial legislation, bicycles are supposed to be on roads (another user - comment there are sidewalks where bikes are legally allowed). Interestingly, golf carts are not OHVs and some folks use handicapped carts on roads which is also wrong. Clarity...
- Special bus service for river floats as that might alleviate parking at points along the river.
- The university blocks off scooters as soon as you hit the university research park. This completely shuts off a transit opportunity to get to the LRT. This needs to be fixed. (second agree)
- Yes, generally a high density area with a great need for both internal and external connectivity.
- yes
- Yes
- yes
- yes
- I like this core value
- Connectivity is generally quite good in South Shaganappi Communities. Bike paths are excellent.
- I like the focus on public transit, and improving connectivity between different places in the community. Should perhaps be a greater emphasis on making and maintaining bike routes.
- To be clear, the word mobility needs to be better defined, it means different things to different people.
- Like the core value overall, but I'm unsure what is included in "Mobility Network". Maybe give some examples

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

- Improved connectivity stands out the most, but how it will be tackled is unclear. Will it be with more buses, additional routes, pedestrian connectivity, etc?
- What is meant by "mobility network" vs transit network? Are we talking sidewalks and pathways? Super, thanks!
- Desire for connection. As well only highlighting the existing connection areas. It is not overall unclear, I think this is pretty clear (agree)

- Will more routes be added? I think the area would benefit from shorter routes that would say only hit key areas such as mcmahon, foothills, u/d, market mall, dalhousie, brentwood, university, and banff trail station. And have it loop. (GOOD IDEA)
- Our residents want improved connections for sure. Some are coming with the improvements to 16th Avenue area.
- Love the looping transit or light rail idea. Whenever I go to Europe I never have a car, I do 100% transit. And that's because it's easiest and best way to get around. We have an opportunity to do that here.
- I agree with the above. I have always taken transit in Europe. I guess our transit needs to be better. I was just in Vancouver and we took the bus and train.
- MDP
- When we discuss mobility are we discussing connectivity? If so then I think this policy also has to take into account ensuring there are places in which people have the opportunity to connect
- The term "Mobility Network" should be better defined and should include in its definition the different forms of mobility. Like, does it include cars?
- Agree with the above, too
- Does mobility network only mean pathways?
- Certain multi-use pathways are very congested

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

- Should there be mention around electric/green energy? Good point. Thank you for this.
- We well as improved connectivity *across* the communities of S. Shag, we need improved connectivity to the rest of the city, especially downtown where many people work.
- Make use of corridors (especially that beast, Shaganappi) for safe direct alternative transportation options such as bike paths.
- Not just institutions and recreational assets, there should be more focus on connecting the communities as a whole and to basic area needs such as University District and Market Mall too. Yes!
- The wording is unclear: through the enhancement of the mobility network, **connecting the institutions, recreational assets** and the transit network - So, are we also enhancing the highlighted things? That's fair - maybe just move it to a different place? Part of the "so that..."
- Not particularly. This is fine, we will need to go into more details that align up to the value.
- FYI
- I think it should also include connecting to adjoining communities, not just within the SS communities
- Agree. Connectivity to downtown is key in a variety of ways
- Pedestrian and biking access are also important, and can help support the use of public transit
- Could better capture the diversity of mobility options. Existing wording seems transit-focused, but agree that other mobility options are also a priority
- Need to address regular movement between the University and Foothills.
- Possibly addition of "safe" mobility options. Transit is often unsafe. There was a pedestrian death in the area today as well.
- Improved efficiency makes transit more attractive for users

- I like this too. Enhancement of a “safe and efficient mobility network” or something...
- Pedestrian safety with vehicle use and bicycles etc
- Obviously, Mobility Network needs to be made more clear

**General Comments:**

- Under Change: I think it should also include connecting to adjoining communities, not just within the South Shaganappi communities.
- Agree. Connectivity to downtown is key in a variety of ways.
- You could say ‘improve connectivity adjoining and adjacent” across the South Shaganapi communities. It’s good to move around but most people who live in the area do not work within these areas (likely work downtown).
- Pedestrian and biking access are also important and can help support the use of public transit.
- Could better capture the diversity of mobility options. Existing wording seems transit-focused but agree that other mobility options are also a priority.
- Need to address regular movement between the University and Foothills hospital.
- Facilitator comment/clarifying: Provide residents a range of options for where they want to live, dropping kids off after school, recreation etc. The role of the transit is important so people can have the option to use transit (connect would mean providing various options for accessing their needs).
- Facilitator summarized groups comments to include the word safe and efficient in the core values.
- Facilitator: When we draft policies need to address the core values and ensure we aren’t over promising. We may not be able to achieve everything. However, if we support transit-oriented areas it could be safer with more crime prevention through environmental design.
- When we spoke about his last session, about mobility network, it seemed to me that there was a lot of discussion about pathways and bikes and those things, which is great, I feel we need that but when in our group at least discussion of better transit/more detailed bus routes going into more spots when that came up it didn’t seem like there was a real desire to even talk about that. Not sure how I want to put that into words but didn’t seem like there was an emphasis on that. Am I wrong from thinking that core value 2 came up from the first session?
- I think reading ‘improve connectivity’ if we’re trying to make it so that everyone wants to connect, parks could have coffee shops, rec facilities so if we’re trying to connect ppl together there should be a focus on supporting these institutions in our communities as well.
- Reading comments and listing to what ppl have to say I think we all agree ‘improve mobile network’ might have to change as it’s unclear for us.



### **CORE VALUE #3: Transit-Oriented Development**

Strengthen the existing transit station areas by supporting higher density in the form of commercial and residential developments within Dalhousie, Brentwood, University of Calgary and Banff Trail LRT stations areas. .

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

- Yes, much needed as it will enhance the use of the LRT Stations which feels very underutilised right now.
- I think there should be a direct transit route from montgomery/bowness to the brentwood/University c-train station, because you have to transfer, for example to get home from stamped you have to get a ride or transfer 3 times - agreed, would be nice to see this
- Yes, it's good.
- I think it's good!
- It would be useful to create positive identifiable character areas in these station so they have separate natures from each other.
- Having more areas like the University District but a but more affordable would be great!
- Generally it aligns. However, as mentioned, TOD is not the only way to add density and focusing only on TOD for density really sections off communities. There is potential for other density areas and new forms of mobility that we could be creating density around. For example, University District has a great opportunity for additional mobility areas and central transit. It is too car dependent right now.( - agreed - second user)
- Consider these as community hubs. Public washrooms, places for food trucks, places for police to do their reports in their cars visibly for example. I second this! (love it, third person)
- FYI - CPS is trying out new tech in the cars which will be run by their cell phones in and out of their cars. Very cool concept if it works.
- Yes. More underground plus 15's like other big cities. More shops are open, more ppl using it, etc. Europe has plenty as well.
- The MDP has specified that density should be focussed on activity nodes and corridors including LRT stations. Keep the variety of housing in each community. Density must be compatible with existing communities.
- I think that U of C is planning to add more residences near the C train station at some point.
- I like the public art displayed at the bus pick-ups. When things are made nicer, less vandalism.YES!
- There is already high density at the Dalhousie and Brentwood Stations.
- What's up with the cluster of bus pick-ups at the Childrens Hospital and the north-south street (McLaren). They are within 50m. Weird.
- Self driving buses are currently running in the US. We should consider this for high frequency loops
- yes
- Yes
- Yes
- yes

- yes
- yes
- Transit oriented development is a great goal, I think the draft aligns well.
- Agreed
- Agree with the value, they will be sought after places to live for many workers and students.
- From a climate change perspective, it reduces the reliance on passenger vehicles
- Agree, less reliance on cars is good. Yes, please add climate change perspectives.

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

- High density definitely stands out the most from this value, though its still unclear how much of a higher density is being talked about. - Yes, not sure why this is the main feature to “strengthen” these stations - Definitely agree with the high density just unsure if how I am envisioning it is right or not. – How would *you* ‘strengthen’ these stations?
- What stands out is we have already picked the areas where we will consider development, but I think this premature. We can’t pick the areas until we consider whether there are additional options. (second agree with this)
- Remember that the University Innovation Quarter (formerly the University Research Park) is up for a massive redevelopment of high density residential and commercial. (question - how much control do we have over this given university owns it? Can we influence it?)
- U of C will continue its expansion, presumably aligning with their long term master plans for the main campus.
- Yes, there will be public engagement for the UIQ.
- Captures everything sort of
- A call for even higher density than what is already allowed stands out.
- University District is a good example of higher density and diversity. It’s missing affordability.
- The University LRT station provides a great opportunity for densification and TOD development, especially for students
- But UD is missing protected bike lanes so that’s a key deficiency
- Transit oriented development pairs well with higher density (and typically more affordable) housing

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

- I think it’s important to add another adjective or two to “higher density” because higher density alone isn’t enough. It needs to be balanced, integrated, mixed-use, etc. (just high density can be scary). (This was my point, and I want to qualify that I really support higher density – I just think it needs qualifiers – to be approached thoughtfully.)
- Maybe in addition to the “high density developments” we also need to specify enhanced safety and accessibility measures? Just wondering if a few key aspects go into the “strengthening” - or perhaps the main focus really is development (commercial and residential)? That part is a bit unclear
- Maybe instead of just high-density residential and commercial you can also add more mixed-use residential commercial building types.
- There should be secondary transit to the various major activity centre for example from Stadium to Foothill
- As mentioned above, need to reconsider that TOD would only be in the areas mentioned i.e. train stations. There are other forms of mobility and transit and we should not exclude

them at this stage without discussion and assessment of how everything fits spatially and the relationship to other areas outside of south shag.

- What about a historic streetcar through Montgomery to Bowness Park. Matches the motif of the areas? (second - love this!) They do this on Main Street in Denver, CO.
- I think there should be focus on what encourages ppl to want to move and take transit and more frequently within the day. Again ease of access to amenities that maybe ppl want to go on their lunch hours or after work activities. (I understand the amenities also have to exist!) More ppl moving throughout the day and taking transit helps with safety and not just going to and leaving work.
- Still need to recognize the ongoing concerns re transit safety. I attended the Calgary Police Commission Summit last week and this came out loud and clear from CAs and BIAs.
- I think densification in general is what's needed - densify affordable housing options around big employers and you won't need as much transit oriented development
- Alternate routes that are not "business viable" may also be required to fully achieve this.
- Could also call out "accessibility" (accessibility within the developments, accessibility in terms of getting to the areas, etc.)
- Not sure if we need a "mobility" value and a separate "transit" value. If the first one is worded well, it could ensure transit is addressed.
- The scope of Transit Oriented Development should probably expand beyond the C-train stops and also include bus stops.

#### **General Comments:**

- TOD isn't a new thing, if you go to places like Vancouver or wherever there's a big train station, around it is high rises, lots of density, ppl don't need cars they don't depend on cars they use transit they depend on it (i.e. transit). TOD helps ppl who live in those areas to get around, and it make things affordable, you can live there, jump on train... it goes hand in hand.
- The entire world is talking about climate... we should be there too.

#### **Questions:**

What would you like to change?

- There are two major employers in the area, University of Calgary and Foothills Hospital that you could densify for walking. Transit oriented development given the area with the major employers - don't focus only on transit-oriented development but also for the two major employers as well.
- Higher density needs to be more than just around transit – major employers and transit. The area employs a lot of people including Market Mall and North Hill mall.
- This area has the second most density next to downtown Calgary. New cancer centre is opening soon and will attract even more people. Felt that we should drive this point MORE in our values.
- Alternate routes that are not "business viable" may also be required to fully achieve this. Elaborated by saying: By product of continued discussion with The City. Ensure densification is not being a hindrance of the communities we are moving through. Needs to be a broader look at movement within this area as it's second unique, only to downtown as this is a very dense area.

#### **CORE VALUE #4: Recreational Opportunities**

Continue to provide high-quality, regional recreation facilities by enhancing existing civic and recreational infrastructure throughout the South Shaganappi Communities including Shouldice Park, McMahon Stadium, Foothills Athletic Park and the future Field House

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

- Yes, it does.
- Yep
- Totally
- Yes
- Sure
- Yes
- Yes - these are huge benefits for ppl who live in the city and are visiting the city. These are huge event areas that the entire city benefits from and not just residents in the south shaganappi area.
- YES!
- There is a neat golf course in the northwest of the planning area that is the basis of that neighbourhood.
- We need the fieldhouse. It is crazy that we don't have one when Edmonton's Kinsmen Park has existed since the 60s. Sports groups are tired of driving to Edmonton for major competitions. These discussions have been occurring with the former FAPRAC & now the new Multisport Fieldhouse Cttee
- Fieldhouse desperately needed.
- Doesn't recreational activities include using parks such as Bowmont Park and Dale Hodges Park? Agreed the language in the core value should these!
- Community Playgrounds are important for people to mingle and get to know one another. These are often forgotten or cut by elected officials for things like Field Houses.
- There isn't great connectivity from one side of Crowchild to the other. I lived in Banff Trail and the things I had on that side were great, but we could really only cross next to a major road. That is not comfortable or good for children or elderly. So it's really hard say to get to the splash park but then go to something over by university. (Yes, Pedestrian connectivity)
- Community parks also provide high quality recreational opportunities (playgrounds, bike parks, splash parks, picnic benches) for free!
- More fenced dog parks! (Second Agree)(third agree!) People are living in smaller houses/families and millennials can't even afford kids. Dogs are their babies, so there needs to be more to support that
- Better connectivity to things just outside the planning area like Nose Hill Park. (second agree)
- Also, there is a lot of pressure on the river valley, while outside the area, if the City negotiated with the CPR (CPKC) for trails on its parcel immediately west of Edworthy Park that might alleviate traffic on Bow Valley Trails in Montgomery.
- Can we consider connectivity down from UD to the bow river pathway? This is another tram opportunity.



- Hey, how about a bandstand for the Korean Sax Player and other entertainers that play in our parks. (great idea!)
- yes
- Yes
- Yes
- Yes
- yes
- I feel it aligns well with the community's values.
- The new Vecova development on 32 Ave NW will be a positive addition
- I feel given what we have facility wise, that its a fair value.
- Vecova was missing from the first session.

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

- The names of the facilities stand out more than enhancement factor. Unclear if this mean addition of more facilities in areas, where are none or not. – Good point.
- Yes, maybe the specific names should be removed, and replaced with a statement about trying to ensure distribution of recreational facilities across the whole area (so accessibility for most communities)
- Focus on existing areas. That's the only thing I see when I look at it. No consideration that there are more options. {agree} - (third agree).
- Good to include future fieldhouse - it's a major add
- Acknowledging the listed infrastructure is more Calgary based than Shaganappi exclusive.
- The second point above is important to the local communities
- I would add Vecova to the core value
- I would also add something that talks about providing new facilities as well
- Are playgrounds included? I'd like to see the reflection here so that young kids are included and less structured recreation is also included.
- Is the plan to only maintain existing or to add new facilities?
- Don't limit it to just the current, allow for potential expansion

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

- I would add affordable recreation Facilities. I agree - many do not qualify for the assistance program but are borderline
- Should also consider amenities at local parks and not just the rec facilities.
- Would like to see addition of more facilities and not just enhancement of existing.
- Should Vecova be highlighted? Apparently they're planning some big enhancements (perhaps names need to be dropped)
- What about public bathrooms in bowmont? – This would be so nice
- Does "recreation" only mean physical activity? What about things like libraries? - It would be great to have more civic facilities especially a public library as currently there is none in this LAP. Yep, agreed.
- Not particularly. As long as we can get into the details and also consider whether there are other opportunities, I saw a library mentioned for example, then we would need to consider that. Want to make sure we are not excluding anything by only referring to what is there now. (- agreed - second user. There is currently no library in

<p>the south shagnappi area. U/D would be a perfect location for one, given the expansion of all the planned housing south of the children's hospital)</p> <ul style="list-style-type: none"> <li>• Yes, definitely. It's not just facilities but parks as well. {agreed}</li> <li>• We totally appreciate our local park areas too. Lots of people love to visit the U/D duck ponds to see the birds. (second this) {third this}</li> <li>• I see Value #5 refers to Parks so perhaps we can leave this at facilities.</li> <li>• Not sure that it captures non-major recreation facilities. Also want to prioritize smaller park spaces, pathways, and other recreation opportunities</li> <li>• Does this capture collaboration with facility owners that aren't public like UofC.</li> <li>• Also should maybe mention playgrounds? Accessible playgrounds?</li> <li>• Also seems to emphasize sports as recreation - is this accurate ? many recreation not sports based</li> <li>• Focus should change to not only maintain, but to also expand or add new. Also, integration of recreational opportunities with parks/openspaces/ river pathways systems could work well together.</li> <li>• Should be a focus on creating recreational programs as well</li> <li>• Include playgrounds</li> </ul>	
<p>General Comments:</p> <ul style="list-style-type: none"> <li>• Future field house is approved so the wording may change.</li> <li>• McMahon, a future field house, Shouldice park, the local hockey rink and swimming pool will bring a lot more community into the area. The Calgary Stampeters "home" at McMahon is a major draw. We need to be conscious about this.</li> <li>• Recreation Opportunities and Parks, Open Spaces, and River Pathway System were intentionally put under separate core values because of the large recreation facilities.</li> <li>• Accessible playgrounds – they will get more usership once they know they are available and they're there. These are a regional asset because they attract more people ie: tennis courts, playgrounds and the tobogganing hill.</li> <li>• Also seems to emphasize sports as recreation - is this accurate? Many recreation is not sports based.</li> <li>• Not exactly sure the state it's at (Vecova) but have seen plans to replace existing facility to replace current one, has a warm water pool for handicapped, great for kids and elderly, very accessible along 32<sup>nd</sup>.</li> <li>• I'm getting at the informal going to a playground &amp; having a play vs going to a facility, formal vs informal. Seems to have more of an older kid/adult focus.</li> </ul>	
<p>Questions:</p> <ul style="list-style-type: none"> <li>• Recreation infrastructure for the University? Can anyone use it?- yes, we are publicly funded so the use of resources is shared. One of the four pillars of strategy plan is community engagement.</li> </ul>	

## **CORE VALUE #5: Parks, Open Spaces, and River Pathway System**

Enhance the Bow River pathway network and existing local parks and green open spaces to provide residents with opportunities for social gathering and year-round activities.

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

- Yes, definitely!
- Absolutely - Draws families into the community
- Yes
- Yes
- Yes
- Double thumbs up
- Mostly. I would also like there to be a conservation aspect considered. Once the green space is gone, it is gone. The city declared a climate emergency, surely we need to consider this? [AGREE!] (third agree!)(agree)
- These areas are well used and should be strongly supported. (agree)
- As One thing that might be considered is the use of the slopes of the valley: Mountain biking is very big. Perhaps delineate existing trails into mapped systems with difficulties identified like ski area maps.
- Good comment on the bike paths; need to be balanced with not degrading the environment (some very bad degradation on some slopes and unique habitat)
- Yep more shared bike signs. The bike lanes for example when marked clearly along the bow river are great. If more was done throughout the area, it would make it safer for everyone. Pedestrians and bikes know which lanes are shared, and lanes that are pedestrian or bike only. (agree)
- sorry another comment to this (someone mentioned by law bikes are on the road however there are sidewalks which bikes are legally allowed to bike on. So again more visual signage please from the city. It's not true that bikes aren't allowed on all sidewalks in the city.
- Sustainable financing for parks and open areas. Kudos finally to the City starting to grass the open area finally by the sewage plant at the base of Shaganappi east of the Angel Cafe.
- Like it or not, the city has beaches along the river to strategize upon along the river.
- Can we consider more sustainable options for grass? We use single species grass in parks that isn't all that tolerant to change. Can we consider clover and other good materials that help bees and pollinators? {agreed, wild flowers too} (yes to both comments!)
- Yes, I like that comment. Biodiversity is super important. Consideration of forage natural species of vegetation. (agree)
- Yes
- The one thing that is missing from this core value and all the core values is that there is nothing about environmental conservation. Open spaces are more than just usable spaces
- Agree. It's also not just "open" spaces but treed areas, etc.
- Yes - agree with other points made here
- Yes
- Conservation - yes and engagement of the community in conservation. An observation.

- Agree, overall. Green spaces should be protected and enhanced.
- Agree with above
- Preserve the urban tree canopy
- Open spaces are and should remain a priority . I like this core value.

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

- Year-round activities stand out, but unclear if this will be targeting more winter-city design elements or not.
- Adding on that basic amenities like more benches and addition of washrooms would be considered.
- Unclear if there will be targeted programming in the parks such as playgrounds, cycling tracks, kids grounds, racquet grounds, basketball fields, etc would be included
- How important green and open is the most clear part.
- Our green spaces are critical for everyone. We are concerned about the possibility of surplus school sites being covered with buildings. We don't want to lose these park spaces. (second this)
- We also don't want to lose our ornamental parks, some of which are zoned R-1.
- This is needed as "community facilities" are very important.
- Agree with environment comments. Tree canopy, wildlife, etc.
- Bow Valley pathway system is excellent and very heavily used. Perhaps widen some of the pathways.
- The word enhance is really good, indicates they are committed to keeping up these areas and improving them
- Agree with the above comment, "enhance" is a key word
- It's unclear to me if this core value as defined is simply to preserve the urban park spaces as is or if the enhancements could include commercial opportunities that could enhance social gatherings. ie a space for food stalls (not restaurants), with portable tables, chairs, etc
- How would you provide more opportunities that are year round? That part is unclear.
- In addition to social activities, what about the emphasis on physical activity, being in nature, and having quiet time in nature.
- I'd be concerned about over commercializing the Bow Parkway, actually.
- Agreed with the above comment
- I'd be concerned about adding extra infrastructure near Edworthy Park or the entire Bow River Pathway system. It's already congested.

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

- What about language around continuity of the green space – allowing pollinators and other animals to be able to move between all the different green spaces. (Think about how the wildlife bridges in Banff allow animals to travel between areas that they would otherwise be cut off from. Not that we'd want it to be that extreme of course, but just enhancing the continuity.
- Naturalization of green spaces is important, but more important for an urban environment is public access and public uses such as community gardens. There should be a balance - we need "wild" areas and areas with natives that support pollinators (that would support such things as gardens) and other critters.
- While it's awesome to have these spaces for human use (social gatherings and activities) we need to ensure that the animals and plants that make these spaces great are



somehow accounted for - maybe "maintain/enhance biodiversity"? –Yes (and provide climate change mitigation)

- Yes connecting the various park to the river pathway would be great
- I would add - *Enhance & **Protect** the Bow River pathway network local parks etc* – Agreed. Thank you for this.
- What about public bathrooms in bowmont? Like somewhere after dale hedges and like before the train bridge??
- More consideration for all-age group programming to be considered in addition to accessibility and safety.
- Maybe do some art work along the pathways?
- Perhaps interpretive station that actually 'touch' the river and explain the bow source aquatic life etc.
- I would like to see a value to ADD additional green spaces and parks if possible. There are opportunities to consider some CBE (Calgary Board of Education) sites for protection. (agreed - perhaps more assurances from the city that a park will remain and stay that way). (second this)
- I would say "existing local and regional parks" as Bowmont is a regional park. (agreed)
- I agree that our parks have suffered from budget cuts, etc. They are so important for everyone. The City does not set a good example if they have noxious weeds on boulevards, parks, and elsewhere. People have pointed out that a lot of the Foxtail Barley is on city property. (second this)
- Can we include playing fields and playgrounds specifically as well? (agreed)
- **Suggested new wording:** Enhance and preserve the Bow River pathway network and existing and future local and regional parks, green open spaces, playgrounds, and playing fields to provide residents with opportunities for social gathering and year round activities.
- Are community halls also included?
- Good point because they are critical meeting spaces
- Don't densify by using green spaces. Use other areas.
- One of the really great meeting and recreation spaces in every community is off-leash parks. Not every community has one and I think this should be one of the goals of green spaces
- Could also enhance accessibility to parks/ green spaces (eg., safe crosswalks, snow removal, bike lanes, etc.)
- Great points being made here
- Emphasize the need to preserve parks and all green spaces in our communities
- Discussed the possibility of a mixed use space being a part of a different core value, this one should focus on the environment and preserving parks
- Agree with the above.
- Concern about loss of green space with densification
- Yes, add more emphasis on nature and being in nature and not only connecting with others

#### **General Comments:**

- Smaller groups are great!
- I think the environment comment needs to be addressed - especially with climate change
- A big concern is maintaining these parks. There is not adequate funding to maintain them. Referring to existing regional parks, they are not adequately maintained.
- There used to be joint use funding that I believe is gone, where the city could purchase some of the playgrounds around the schools. I think they ran out of that fund about 20

years ago, but the city used to be able to purchase the green space around the schools so that it wouldn't be built out by developers.

- Protect parks so that in 20 years from now no development would happen in the park
- We can forward the google doc link if you want to add to it further.
- (Re: Bow Valley pathway system comment in google doc) Down by the river by Angels there's so many ppl there when the weather is nice, river is there, park is on the other side, there's BBQs etc., ... what I think Calgary is missing is opportunities for stands, food stands (not food trucks) along that part of the river and I think if you introduce those things it will turn into a great social gathering spot. Lots of ppl bike, walk, scoot to get down there. It's an opportunity waiting to happen to create a much more mature opportunity there.
- Going back to what ^ says, I agree it's a good point but disagree but as IMP I like the fact that the pathways by the river are not commodified and it's a nice place to escape and to get away from city life. Maybe those shops and stuff... dedicate one area rather than have it run all along the area. I think it would take away from the area if entire space is commercialized.
- Agreement to this (x2)
- I'm an avid runner and run in Edworthy Park often, and on weekends it's so congested I go on the bike path even though it's not allowed. I think we need to be thoughtful (about what happens there). Angels is great, for connecting, having coffee etc.

#### Questions:

- Are community halls being included while you were writing this core value? No
- Social gatherings and other social spaces – their desperate work to keep their halls open and viable is something we should try to help them with. A lot of the community facilities anchor open spaces. Once those spaces are gone, they get picked up for development and then you lose the open spaces.

### Activity #2: South Shaganappi Communities Local Area Plan: Draft Vision

#### Vision

The South Shaganappi Communities will continue to mature into an area of well-connected neighbourhoods with abundant recreational facilities and broad-based economic activity, anchored by the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital. The Plan will be centered on diverse institutional clusters that support vibrant mixed-use spaces and employment opportunities which are essential for Calgary's economic success and will allow these Communities to become a global destination.

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

- Maybe FMC is already a global destination for cancer specialists etc?
- Would like to see more on prioritizing natural areas (second this) 3rd this. Agree. Agree.
- No - missing the housing statement (second this). Agree
- Agree. Too economic (second this). Agree
- Agree that liveable quality seems missing for residents
- Want to prioritize a vibrant area for employers and for people to visit, but also want to ensure it remains good for residents of the area
- Need an emphasis on green space/natural spaces (agree) (agree!)agree. Urban tree canopy is very important for mental health and reducing heat pooling.

- Agree that there seems to be a greater focus on economic success, would like to see more on livability and sustainability (yes to this)
- Other anchor institutions are elementary schools
- Too much of a focus on economic activity, should focus more on emphasizing green spaces and transportation initiatives
- Agree with the housing statement missing
- Do we really want to become a global destination? - Yes love this addition especially with all the institutions and facilities we have in our LAP.
- Agree with the comment above (don't need to be a global destination).
- Seems to focus on economic vision
- Too much emphasis on economic success/visions. It's mentioned twice in the document.
- No need to become a global destination - Agree, I am less concerned about this except we do have world class work happening at U of C and FMC. YES Agree.
- Global destination seems to apply to the U of C more specifically... International students? Otherwise, it seems like tourism language, and are we looking for tourists to flock to this area? Maybe for sports at MacMahon and area?
- Absolute need to become a global destination
- It already is because of the UofC and Regional Hospital, also ACH - especially with the cancer center opening soon
- What does global destination mean ? (agree with this, not ready to say we shouldn't aim for it without understanding what the intent of that wording is)
- Yes, they did target most of the WG comments, but would like the inclusion of more of them in too.
- Green, open, natural play and gathering spaces ?
- I What about the spaces and places being accessible by public transportation & biking, the biggest and best places to visit are easy to access and have good connectivity (second agree)
- Global destination is aspirational, but let's face it, we aren't Venice. Or Copenhagen. Etc. On the other hand, someone mentioned the new cancer centre, and it really does have the potential to make this area 'global'. Same with children's health research at the children's hospital campus and planned developments around there.
- We are not as crowded. Something to relish. Calgary is pretty awesome! Celebrate it. We hosted the Olympics, those two places haven't.
- I would like to see something about equitable/equality, something where people can flourish. (second agree - equitable being key. )
- Commercial developments are important: Market Mall and the area up the street in the vicinity of the Matador. There are some really cool restaurants in the zone too. Small business in Montgomery is great. Complements that in Bowness across the bridge.
- **Agree with whoever said live, work, and play (second this) (third this!)**
- Recreation in great spaces needs to be included. Residents can use this.
- Definitely need to refer to parks especially as we are blessed with Bowmont Park
- Well connected, livable neighbourhoods (second agree) Agree.
- One thing that the university has that other places with universities don't have: the Research Park with private sector entities that work complementarily to U of C type fields of endeavor.

- The anchors of our community do have emotional tolls on people so including recreational areas, parks, welcoming and relaxing opportunities to step away from personal experiences will draw people to come back and promote revisiting the area
- The vision seems to focus on economic and recreation. Nothing on a livable place. It seems to be missing that. We haven't captured the living part.
- Affordable living part, what about people who could get rid of one car if they lived there.
- Needs more emphasis on green spaces/natural spaces.

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

- It's not just recreation and economic activity. Institutions and the area is also anchored around education, research, health / well-being, etc. Yes!! I also see this lacking some
- kind of focus around just "living" - like raising families and caring for our elders and neighbours - the backbone activity of "community"
- That its targeted towards all age groups and love that fact.
- I don't like the statement - will continue to mature. It implies that values and mission were already being addressed. I don't agree. I think the community will diversity and become more inclusive - that would capture it better
- That it's mainly about the economics/institutions but also about well connected, mature communities
- We haven't said anything about arts and culture.(another user - good point)
- Encourage communities to enhance their areas with art. Some such as Sunnyside, Brentwood have done this. (love this! And so true, Sunnyside is so nice to visit because of it)
- Its the feel of the place. The groove. Outdoor markets and music and dance in the University District as an example.
- agree
- Elaborate on global destination, it is confused with tourist destination, but there is more to becoming a global destination than tourism (eg., international students at UofC)
- Like the possibilities of the park in U/D.
- The affordability and environmental part is very economic and recreational focus but it needs to be a vibrant community feel for those that live here.
- Desire for residents to be able to age in place. It comes with diverse housing options, but it needs to be pointed out. Needs to be affordable aging in place as well. Make sure this is captured.
- Doesn't talk about lived experience. We aren't becoming a global destination we already are! It's intellectual capital and the Douglas Trail that's attractive. It's complex and not captured in the visio

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

- Agreed, missing the "living" part.
- Environment x 2
- Is there a way to make it a bit more punchy - I.E. Break main thoughts into point form, otherwise some get lost in the wording...
- Instead of recreational "facilities" maybe "opportunities" such that green spaces would be included



- Remove global destination. Agree.
- Disagree. We are one
- Replace 'well-connected' with 'interconnected'? Agree.
- Want to capture diversity of residents, not just institutions (second this) 3rd this, our residents are assets too.
- Add greenspace, housing, transportation, recreation and we'll be good!-agree (third agree)
- Vision statements don't have to be so long, we can certainly be more to the point. I get lost here. Yes, maybe too many specifics
- Do we want to add anything about conservation/the environment? Agreed
- Agreed; agree, we need to set an example. Agree.

#### **Comments:**

- I missed the 'allow our communities to become a global destination'... I don't think that's necessary and I think it opens the community up to gentrification, we're opening it up to be a tourist destination. I think focus of plan should be to serve the people actually living in the community rather than making it an attraction.
- Agreement, Calgary can be a global destination but not S Shag.
- Not In our backyards, hey?
- Well, maybe!
- I think ... I agree (to an extent) but to speak to what you're saying, I don't think it's NIMBYism to be opposed to ... a global destination is a big statement to make for a community. I agree that Calgary can be a global destination and maybe parts of the community but not the whole community.
- To go back to what I was saying about commercial opportunities, it doesn't happen when someone ways we want commercial opportunities on a river that suddenly it's everything from Angels to 29th street we'll have stores all along there. There needs to be more Qs and definitions to see what the plan is. Open a C-Can and have some tables a and taco stand, ice cream truck along there. I get you want to get away from the city... there is nothing right across the river from there. It makes sense to leave it alone when there's nothing there ... if there's something there (which there is with Angela's, residential towers, playground, toilets), there's everything set up other than (other small businesses, like someone with a BBQ stand). That's the scale I'd imagine, not something like East Village there (I'd hate that). But we could use some activity besides just walking and riding at that spot...we have this vision and core values, lets include things like this so we can at least discuss them. When it comes to global destination, little things like this help the vision of not just our community but our city as a whole. I see giving opportunities to these things as making our city more attractive. Doesn't mean more ppl will live here but lots of tourists come here biking through... this is just an amenity for them, that's how I see it.
- Don't disagree with smaller scale but don't see with S Shat being a global destination as fit for a small community.
- UIQ and Market Mall should be considered anchors as well.
- It's been getting to be a bit of a burnt out catch phrase, but live, work and play would still be important.
- The UIQ a big part is to promote moving people from big scale to small-scale research and manufacturing ideas, so it's focused on intellectual property and creating incubator companies with technology.
- Why is it taking so long to get the updated statistics for the community profiles? Pat looking for a response.

- Our community has changed a lot and we have more houses filled with students and new families. It would be interesting to know.
- Definitely agree with Pat, we really need to know where we stand to know where we need to go.
- Thanks everyone, love to see how engaged we all are! This is so important for the future of our community.
- Can you identify any flood plan areas?
- Common land use bylaw infractions that a revised plan could fix?

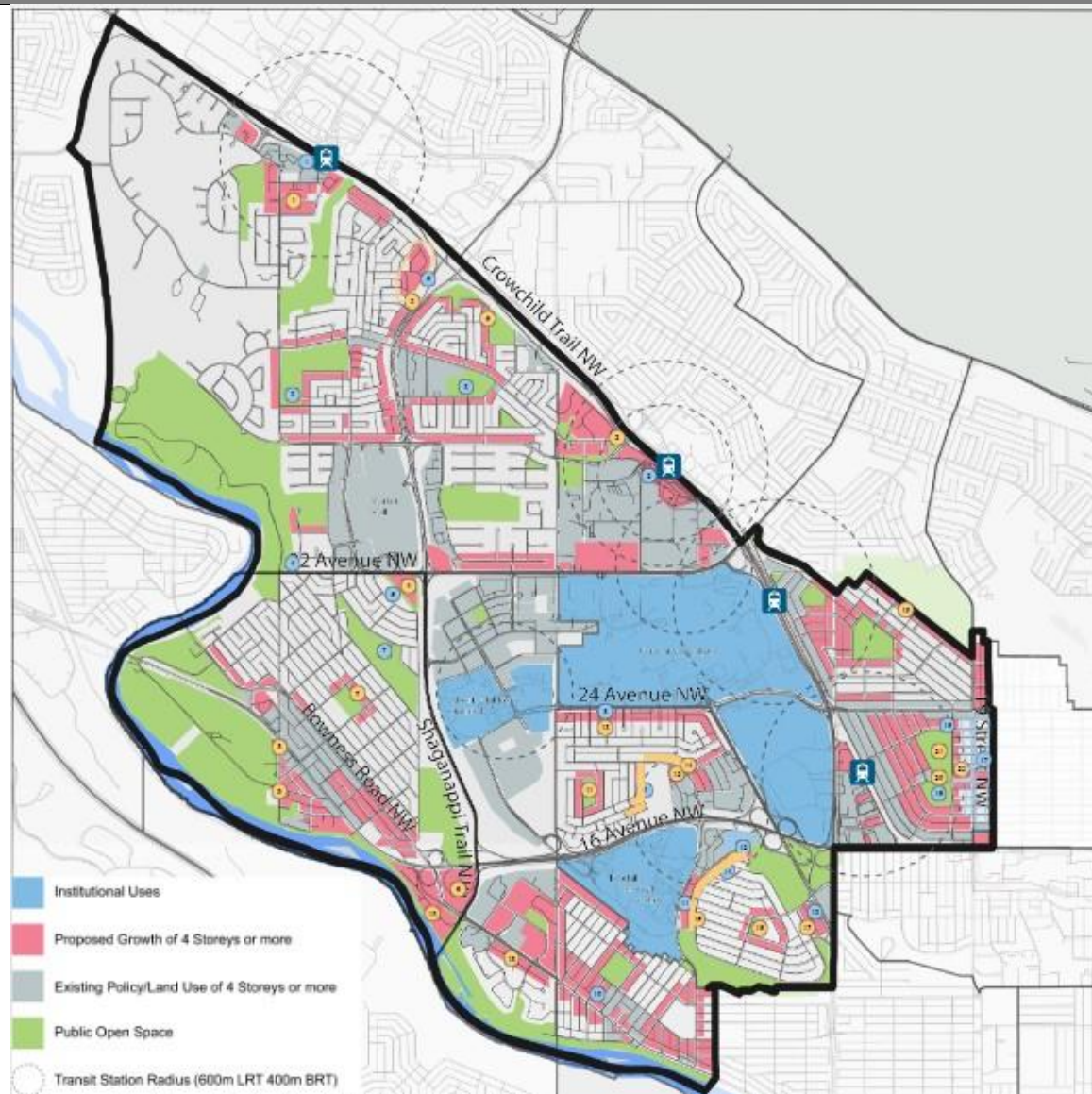
**Questions:**

What do others think about the global destination comment?

- Anchored by the Children's Hospital, Foothills, University but it's a whole package. You get that plus everything else.
- Our group did agree that it is already a global destination. In fact, it already is a global destination right now. Maybe not like a tourist hub, but an intellectual destination.
- Felt that the vision needs the most work. The core values seem to be on point.
- How do we get a copy of this doc?

## South Shaganappi Working Group Session #3 – Sept. 26, 2023

### Breakout Room #1



### Activity 1 / Map 1: Potential Focus Area – YELLOW – Rethink

1. Street structure- streets that have cul de sacs are not good for development
2. Residential buildings should have a sound barrier due to car noise from Crowchild
3. Not a prime area
4. Not a good spot
5. Not around parks
6. Not a good spot due to the road structure -
7. The park is not well used and the elementary school
8. Concern over traffic as it is busy all year around
9. Cul de Sac there so not ideal for density

10. Parking lot for Edworthy and very utilized
11. Very busy area and won't be able
12. A church here so it is a no go
13. Already very busy and dense
14. Already very busy and dense
15. Here are no buses that go there and thus density does not make sense
16. The eastside Because it is more part of the community
17. The eastside Because it is more part of the community
18. It is a complex of multi- family
19. A lot of higher end homes and access is not great
20. It is going to be too dense
21. North side not ideal
22. Not ideal

#### Activity 1 / Map 1: Potential Focus Area – BLUE - Explore

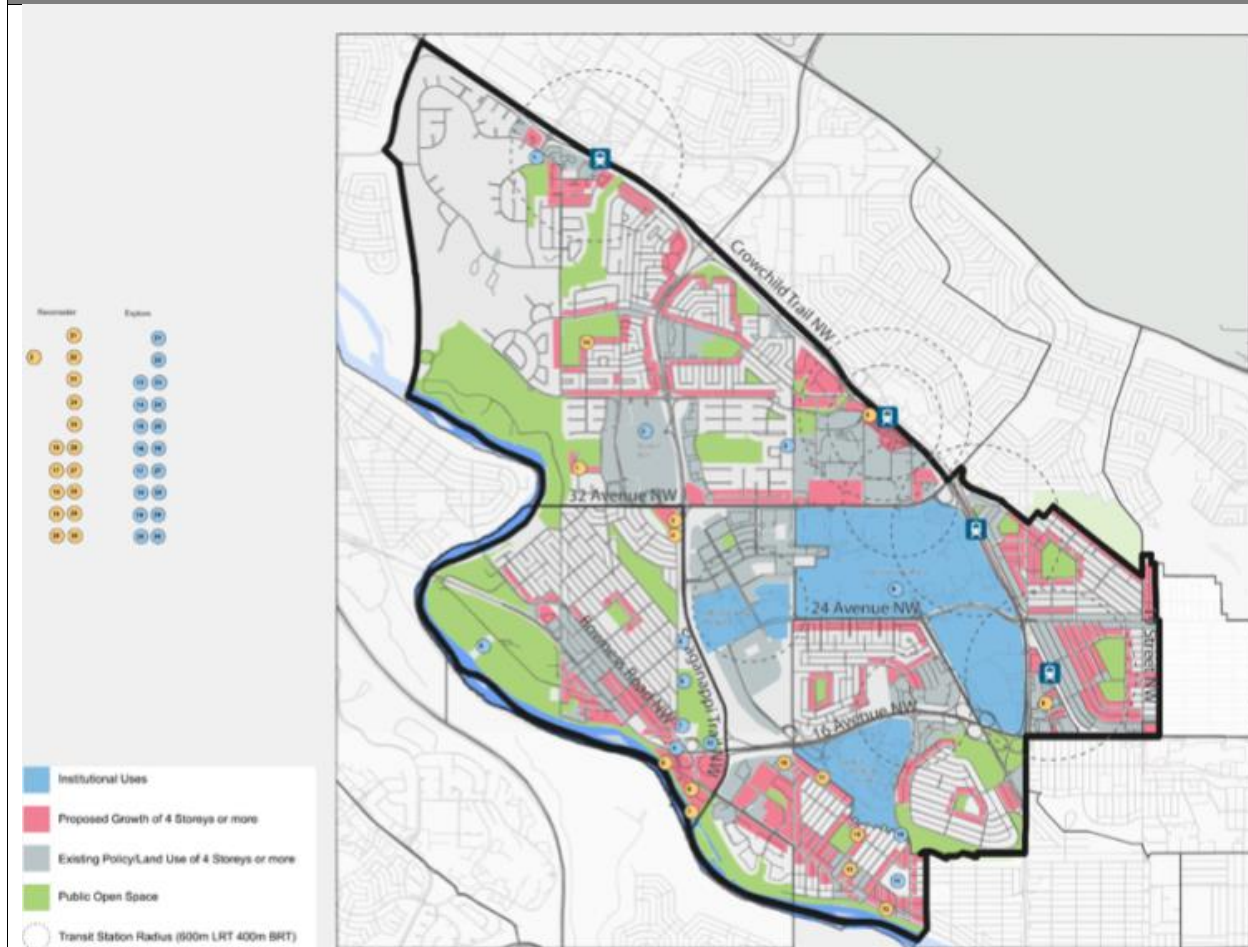
1. Residential buildings close to transit as not everyone has a car and close to green space as living in a 4+ building won't have backyards
2. A good spot to explore density and sound barrier
3. Green space close to schools are good for development
4. Good for development
5. Good spot for mix use density next to small green space . Maybe a gym to go there
6. Sound wall for the community
7. Good spot
8. Close to Uof C so good density and mixed use- Ideally for student housing
9. Close to the school
10. Good for density and needs grocery store and mixed amenities
11. Good for density
12. Due to the park
13. Good for density
14. Good for density
15. Good for density as close to the park
16. South of this park is good
17. Good for density

#### **General Comments:**

- Development proposed adjacent to Bowness Road makes sense.



## Breakout Room #2



### Activity 1 / Map 1: Potential Focus Area – YELLOW – Rethink \ Reconsider

1. Reconsider this area –Do not propose 4 stories in this spot because green space has been taken away from developing the school. There is also a very active off leach park leading into Bowmont. Facilitator clarified that The City is trying to find areas that could accommodate more residential space if the landowner decides to consider it 30 years down the road.
- 2.
3. Previously was a landfill. May not be able to use it. This is the only green space near Market mall. Should reconsider this spot because it would be removing recreational/useable space. It also goes against the core values of the working group.
4. Actually disagree with comment 3. Think this is a good location to have future development. Possibility of exploring some of this area to build on.
5. Take a closer look and consider what would happen if you took away parking. Want to make sure there's extra parking to accommodate the LRT.
6. Just built bike paths in this area to connect to Montgomery. But the land could be used to build on.
7. Edworthy Park area - clarified The City would like to explore it in the future (30 years). This area is heavily used for parking in Edworthy and we don't want to lose the

parking space. Comment in chat: Agree, don't remove parking for buildings because it is highly used parking lot

8. Cul-de-sac houses built in the 50's. Could put multi residential development there as well as further up, west of the athletic fields.
9. Comment from the chat: The hotels at the junction of Crowchild Trail and Highway 1 that serve the university and hospital related visitors face updated competition from newer upscale hotels such as the Alt by Le Germain in the University District. An opportunity to transition this area from hotels to high density housing could present itself here. Would be better used as residential space rather than the motels.
10. Yes, Accommodate multi-level use
11. Do not consider it for multi-level. Issues with slope as well and these are all newer houses, recently built.
12. 29th street has some heritage housing there. Make sure that isn't affected by development. Reconsider this area.
13. Adding more commercial space in Parkdale would be great ie: grocery. It already is designated as commercial but doesn't have a lot of commercial amenities currently.
14. 6 or 10 stories buildings not suitable around parks or schools - Maybe look at adjusting the heights to match the zoning area. Overall felt that this should be taken into consideration for all areas. Having taller buildings doesn't provide cohesion for the areas around them.
15. 6 or 10 stories buildings around parks or schools: Maybe look at adjusting the heights to match the zoning area. Overall felt that this should be taken into consideration for all areas. Having taller buildings doesn't provide cohesion for the areas around them.

**16. General comments:**

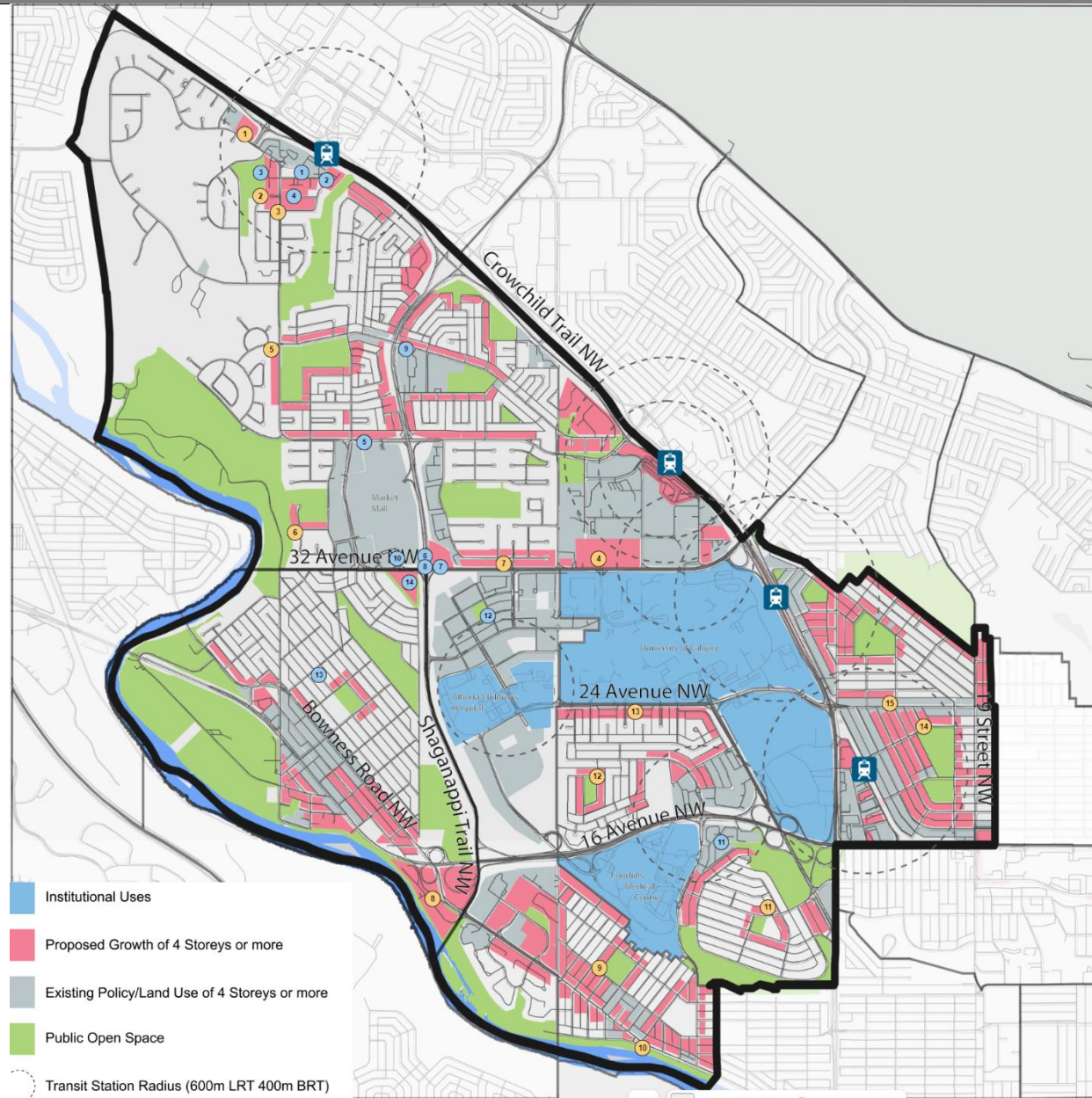
17. What is the demographics you are targeting with this growth?
18. I have no issue with pink along 50th avenue, but am concerned that the pink also faces north (across back alley) into Elboya, surrounding park space with pink (4 stories). It seems much of the green space is bounded by pink. What is the thinking behind this approach to higher density? And, on a related note, the pink on Elbow Drive going north toward Elbow River bridge might not be realistic. There is a relatively steep hill down toward the river, not really suitable for any density. (It's mostly retaining walls right now...)

**Activity 1 / Map 1: Potential Focus Area – BLUE - Explore**

1. In Varsity Heights, Crowchild onto 53 street at the base of the road, there's a weird, shaped anomaly. If it's 30 years from now, the possibility of converting this area may be where you could develop.
2. Market mall (in the grey area) - allow developers to rezone and enable the parking lot to be multi residential type housing. Emphasis was on not losing any green space. Comment from the chat: For Market Mall, the ability to allow parking lot conversion to 3+ story housing could be appropriate.
3. It's a big road so there could be potential to add more density.
4. Random houses across from Angels have been sitting empty. Explore this area for growth. What is the ownership status for this land?
5. A lot of space on McKay Road and along Shaganappi Trail. There's a lot of space in that area that could be developed on.
6. Same comment as number 5 above.

7. At base of McKay - There's a storage unit there currently but if the owner sold it, they could make money eventually by developing 4+storeys here. Might have Geotech issues due to the landscape
8. Around the athletic fields there are lots that have large areas for potential building.
9. Build Traditional Residences for University Students at the University of Calgary:  
While foreign students of means and domestic Alberta students with intensive parental support can cover the rents of the University District, they are not representative of Canadian students coming to better their lives with education from outside of Calgary (comment from chat)
10. Find out what exactly is there on that small green space south west of Foothills? Can be used for potential development.  
Allow for people living in high-rises to get closer to green space.
11. Comment from the chat: In this area there are a lot of schools with a lot of land.  
Consider Charter School locations as potential sites for higher density development. Economics, funding (or future lack thereof for any number of reasons), could open sites, especially if they are zoned for something other than a private school. It gives opportunities if you identify that in your plan down the road.
12. Base of McKay where the storage unit is a big, paved bike path. A lot of the community use that space.  
Comment from the chat: I just wanna make sure that blue 12 is for the storage place and NOT the bike park above.

### Breakout Room #3



#### Activity 1 / Map 1: Potential Focus Area – YELLOW – Reconsider

1. Cul-de-sac should be taken off the list, as it is estate homes. This is not appropriate as there are single family homes across the street. There is a sound barrier between Crowchild and 33rd, so that is very much a low height area. Right across 33rd street that is where you currently have your height density, so as you follow 33rd, 53rd street is also all single-family residential. Carisity Royal is 2 storey townhouses, and south of that is 1 and 2 storey townhouses and where you see the bulb west of 33rd that is single-family homes that was built in the 90s. IT is part of the single-family area that are appropriate for more density, but not there smack dab in the middle on the low-density areas.



(second commenter): That first area, why is it being considered to be redeveloped in the first place would be helpful for me to understand.

2. Inappropriate as it is part of the single-family community.
3. That is currently multi-family, some of those are really new, there is a new townhouse development.
4. 32 ave if you go down to the right, north of the University lands, that is owned by the Federal government and Enmax.  
The University innovation corridor has out outline plan to redevelop that area. That Enmax sub-station is and is on a Federal registry of contaminated sites.
5. I am having a reaction to the pink around the schools and my reaction is that my child goes to one of those schools and it is really congested already. I am not opposed to 4 storeys or more around there somewhere, but I am worried about the amount of congestion.  
I think there are other areas that could be explored that would be better than here.
6. That are is inappropriate as it is a single-family area and Christine Mickle School is there and 4 storeys overshadowing that playground is not appropriate. Bowmount is also there and there are brand new million dollar houses.
7. 48 affordable housing units will be going in there, and single-family homes so should be reconsidered.
8. The proposed double traffic circle, you have pink ot the right. I don't know how you would deal with access to development. We already have some access issues where NW is looking at accessing. It would be difficult to get access to roads.

**General comments:**

- Market mall is short of parking spots so keep that in mind if you are looking at development.
- I am not understanding the rational for the 4 storeys or more around the parks, there is a lot of shadowing and there are a lot of single-family homes there already. Can you imagine the impact of having a 4 storey home next to you on those areas around parks. It would be a huge impact.
- We have a lot of apartments in Varsity. We have a lot of density and housing. We have 22% more density than more communities in Calgary. We are happy to have high-density, but we are not okay with sacrificing our single-family area, due to shadowing, etc. so it makes it harder to sell.

**Activity 1 / Map 1: Potential Focus Area – BLUE - Explore**

1. In that location, crowchoild square in a neighbourgood mall has been rezoned for 20 storeys. The building right beside it has been buildings of variesous heights. The church was looking to rezone and propose something, however that would be appropriate for higher density.
2. Raveen area is the Silvera project and it is townhouses that are 2 storeys tall and that has been identified as 3 storeys. I believe that will be torn down and will be redeveloped as seniors facility. We need to be concerned about shadowing,because it is west of the park and we didn't want that pathway to be iced up because it is a steep pathway and access to the train, so it was noted as max 3 storeys
3. If you look at 53rd street, varsity royal could be looked into. It would be very expensive to rip down those townhomes, but you potentially have enough land there to tear those down and add 4 storeys without having a negative impact. They are to the north of the single=family homes and will not cast a shadow. It is close to the train and is low-income housing so it would be a shame to lose that.
4. There are some that are older homes there, so you could explore some of that.

5. The only thing that is appropriate for 4 storey or more is north or market mall.
6. Where you have the pink blotch is totally appropriate and I'm all for tall and skinny towers (maybe, depending how you step it back, you could go 20 storeys).
7. That little corner is park space and dog park and should remain a good amenity.
8. I walk around there quite often and I see the park and university district and I think towers could work there. I think there is room for development with that one
9. Varsity drive to the east of Shaganappi and north of there, I do see that as potential.
10. If you look at the market mall site, there is still room for development there. We would still look at the nodes and corridors for development there where there is parking lot.
11. The area already has some 4 storeys building and there's the opportunity to have it higher in the NE corner.

#### Activity 2 / Map 2: Potential Focus Area – YELLOW – Rethink

9. I think some of the comments that were mentioned earlier about shadowing would be of a concern in some areas, but I don't have specific locations, but I think around parks for example, would be a concern as well as traffic – which would apply to all of Parkdale as well.
10. Along the river I see a lot of pink and I am wondering moving forward, what the impact along the river itself having so much high-density there as well. Flood mitigation needs to be considered and high-density needs to be considered as the river is a national treasure, or at least a city treasure.
11. Not sure larger development around parks like this makes sense.
12. University heights (since they are not here) I should comment. It's like someone has said I am going to just take my highlighter and put pink on it. That is a single-family area. They have high-density at stadium shopping centre and boarding McMahon Stadium and so I guess as a general comment, I don't think it's appropriate to have 4 storeys along parks, it limits accessibility to parks when you have an apartment building that is really well thought out. It can be really well done.  
If you are not disrupting a single-family area, it might be appropriate to have it on the east and north side, but it is totally inappropriate on the south and west side (due to sun and shadowing), it's just a general rule. Speaking generally about the shadowing.
13. 24th Ave maybe there is a space that you could make this work, but not in the area with the cul-de-sacs. I do think that this should be reconsidered. There is some development that might work along 24th, but not in the cul-de-sacs.
14. Banff Trail, it's a general concern about height around parks. It can be done well, but it isn't always done well. It can be really disruptive and can ruin parks spaces.  
I notice you have pink around Aberhart and the same comments (as above would apply). When I see this much pink I think you have destroyed that community and you can kiss it good bye. You are going to have a lot of traffic issues there. There are school there that walk to the schools and playgrounds, they are very close to LRT, University Foothills, I don't see a single-family community there right not. How is the infrastructure going to support that there. Once you identify an area as 4 storeys or more it's really hard to scale that back, it's not going to happen through engagement. I've been doing this a long time.  
I can tell you in varsity where it is appropriate or not because I know some of those streets.
15. Just following up on Joanne's comment. 24th Avenue has had a bunch of traffic calming and that is the only connector access. They brought that down to 2 lanes.

**General comments:**

- Do you have an overview of the implications about what we have now and what the pink areas could result in in the Parkdale and areas, for example?
- What proportion of existing buildings, would that mean that these areas would get 50 percent of these buildings?
- I do think university district does have some good examples of multi-family near parks with good interfaces. I do think that shadowing can be considered and done well. I don't think putting multi-family near interchanges only is a good idea, it can be done well near parks and I want to make sure it is done well. You have to find the right locations through, I don't find 4 storeys as opposing, but I think any higher than that really has to be explained.
- In general, most communities are comfortable with high-density in nodes and corridors, but you are showing pink in residential areas, spitting single-family areas. We already have a tone of multi0-family areas. You are causing a lot of harm, when there are areas that we could explore.
- FROM THE CHAT: I would not put 4+storeys along Bowness Rd between 52nd and Home Road. For this one, the housing is already a lot of duplexes I believe

**Activity 2 / Map 2: Potential Focus Area – BLUE - Explore**

1., 2., St Andrew heights is inappropriate due to shadowing in residential, The review space has some potential

1., 3., I think we need to take a closer look at Bowness and Montgomery. WE need ot hear from their residents and CAs. They have older housing stock and I think that needs to be done in a really sensitive way.

1., 4., I think that does make sense for redevelopment. Those lands were set aside for an interchange that is not needed any longer, but when we tried to put a welcome to sign, roads was really opposed as they don't like to give up land.

FROM THE CHAT: The pink triangle south of Market Mall makes sense to me for 4+ storey development.

FROM THE CHAT: Green space near Market Mall - I guess I think it's currently a bit underutilized and it's in good proximity to Market Mall and the University.

**General Comments:**

- I would echo X's comments around Varsity being diverse in it's housing options and I would like to see more of a balance if there are communities that aren't already more dense, to ensure that there is a balance of housing
- We missed talking about a ton of pink in Varsity and I would put a lot of dots in that area. I think it deserves more time than we have given it tonight. I could take that away and provide more detailed comments if you'd like.
- This area has contributed a lot in terms of diverse development, and we do need a mix of single-family housing as well or this area will be obliterated.
- I think we need to take a closer look at Bowness and Montgomery. We need to hear from their residents and CAs. They have older housing stock and I think that needs to be done in a really sensitive way.
- The pink area that is currently near Montgomery Town Square might be a good candidate. It's an awkward space BUT also contains lots of small businesses. That

area really needs to be redesigned, but the business owners would need to be consulted.

- The strip along the southwest edge of Foothills Medical Center seems like a good fit, as it would not overshadow the houses in the area and the hospital employs many people. That said, I believe that area has already seen a lot of recent infills. I'm rethinking this. If we're looking for more housing closer to the hospital, it probably makes more sense in that pink area south of the blue 11 (east of the FMC).
- densification up Sifton and to Brittaina you would be cutting off neighbourhoods. I think you should definitely avoid using parks and a space for densification.