

Smith, Theresa L.

From: cmdbroger@shaw.ca
Sent: Wednesday, March 29, 2017 9:01 AM
To: City Clerk
Subject: Online Submission on LOC2016-0295

March 29, 2017

Application: LOC2016-0295

Submitted by: Carole Broger

Contact Information

Address: 2623 7th Street NW

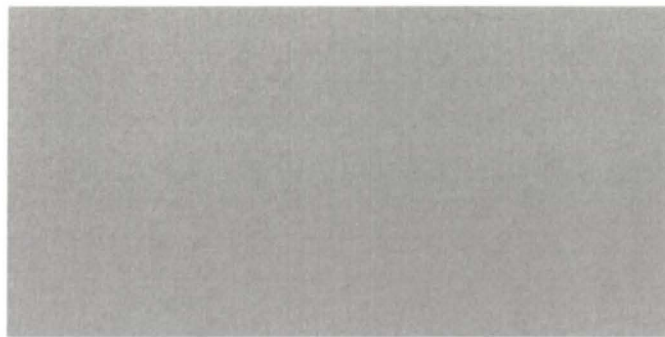
Phone:

Email: cmdbroger@shaw.ca

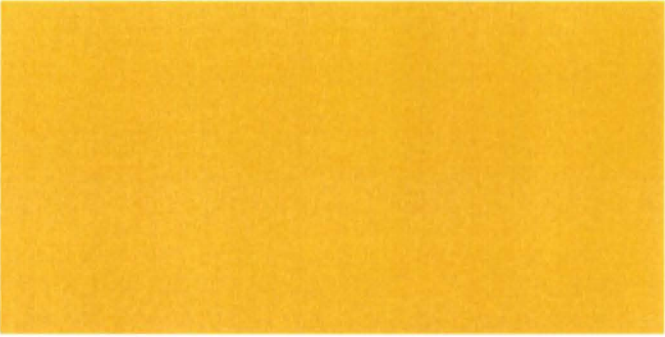
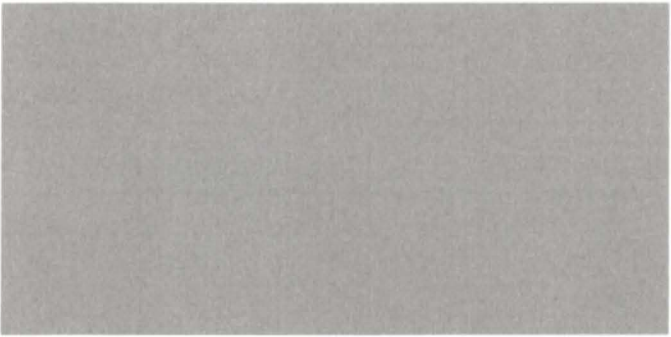
Feedback:

http://mpca.ca/uploads/Visioning_Report_3.pdf <http://mpca.ca/about/ptlu.html> Dear Sir, We had a community visioning session to voice how we want to see Mount Pleasant develop. Please see the link above. We realize that there is a need to increase densification in all communities in Calgary, but this needs to be done in a mindful manner, careful with an eye to what works for the community. As a community we agreed to increased densification along 4th, 20 Ave and 10st only. These are the major corridors and it makes sense to keep redevelopment along these busy routes. As a community we are definitely are against rezoning just anywhere in the community. I am getting frustrated with the process of development permits as they seem to just go through with no thought of how it will look when finished. Issues like parking, garbage cans, green space, and trees all seem to not be an issue. Please pop by my neighbourhood and see for yourself what unmindful development looks like.

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Mount Pleasant *Community Association* Visioning Report





On May 28, 2016, the Mount Pleasant Planning, Transportation, and Land Use committee held a community visioning event. This event was in a drop-in format where residents' opinions on various development related issues were recorded. Various resources were provided to aid in this process, including maps showing the current land use, information on various residential land use districts, and examples of different residential forms that may appear in these districts.

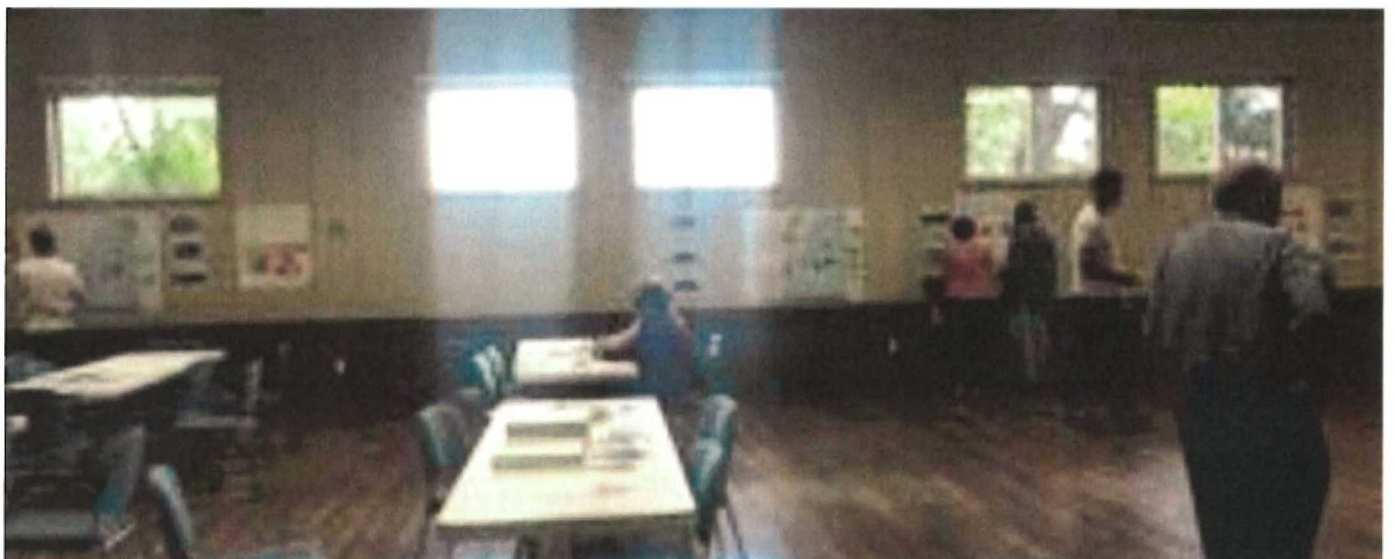
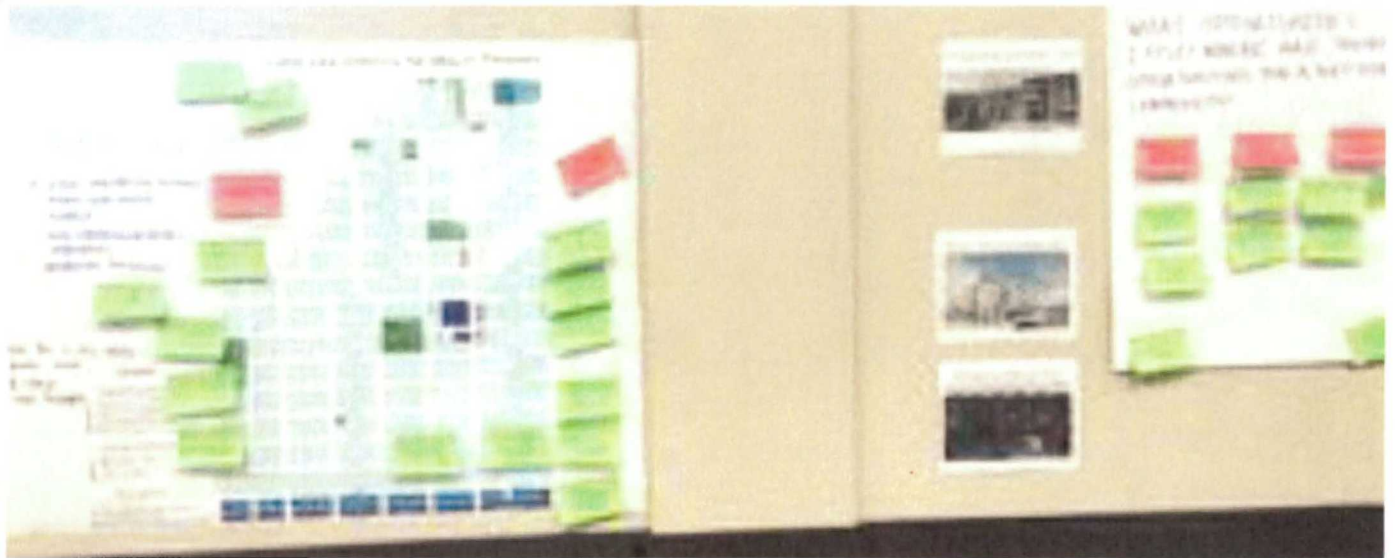
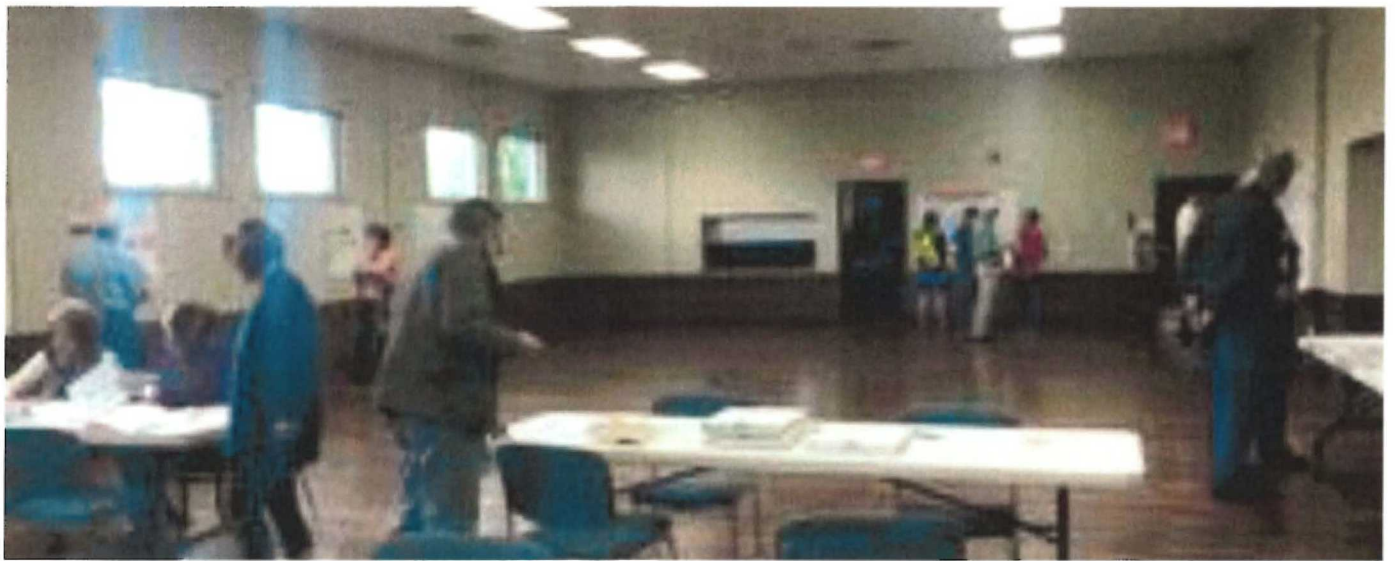
Feedback was recorded through three main methods:

- Poster board with discussion points focusing on **Issues**, **Opportunities**, and **Outcomes**,
- Sticky notes that could be placed on maps provided to highlight specific areas in the community that fit in to the above topics (ie. areas where an opportunity was present),
- A nine question survey that covered a variety of development-related topics, and
- A survey regarding locations for Row Housing.

The feedback we gathered was invaluable, and will be used to:

- Guide developers
- Provide input to City planners
- Create a cohesive community vision
- Inform us, as a committee, of the views of the community as a whole.

Some main results of this event can be found in the pages that follow.



Densification Survey

Property owners can apply to the city to have the zoning changed from R-C2 to R-CG or M-CG. This would allow property owners to build Row Housing or other multi-family buildings. Consider the following statements as to where the redesignations should be allowed in Mount Pleasant.

Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. R-CG and M-CG zoning should be allowed anywhere in Mount Pleasant.				
7.5%	5%	0%	10%	77.5%
2. R-CG and M-CG zoning should be allowed on the north side of 17th Avenue NW.				
20%	25%	7.5%	17.5%	30%
3. R-CG and M-CG zoning should be allowed on 20th Avenue NW.				
39.5%	26.3%	10.5%	7.8%	15.8%
4. R-CG and M-CG zoning should be allowed on the east side of 10th Street NW.				
25.6%	25.6%	10.25%	15.38%	23.07%
5. R-CG and M-CG zoning should be allowed on 4th Street NW.				
25.6%	38.46%	2.56%	20.5%	12.8%
6. R-CG and M-CG zoning should be allowed on the south side of 31st Avenue between 2nd and 4th Street.				
12.2%	21.95%	24.39%	17.07%	24.39%

With the above numbers representing the wishes of those who completed the survey, and presumably a good cross section of the whole community, we, the members of the Mount Pleasant Planning, Transportation, and Land Use Committee would put forward the following motion:

The residents of Mount Pleasant Community Association do not want R-CG and M-CG zoning allowed on all streets and avenues in the community. Recognizing that the City of Calgary is interested in densifying the inner city, the community will allow R-CG and M-CG zoning on: 20th Avenue NW, the east side of 10th Street NW, and 4th Street NW, if the current zoning is R-C2.

Survey Answers

What do you like about Mount Pleasant today?

rink	outdoor pool	trees	lots of parks
pool	trees	mixed demographics	mature trees
schools	close to downtown	proximity to downtown	pool
art centre	quiet	proximity to other areas of Calgary	arena
community centre	quiet	treed streets	schools
restaurants	Confederation Park	shopping opportunities	parks
schools	Small restaurants	proximity to downtown	big yards
proximity to downtown	parks	family friendly	quiet
good cycling streets	quiet	Confederation Park	close to amenities
lots of little parks	close to 16 ave/ deerfoot	community association	trees
close to confederation park	close to downtown	parks	parks
walkable stree grid	trees	community association complex (community hall, arena)	tree lined streets
mixed community	tidy	art centre	schools
variety of housing	quiet	schools	proximity to downtown
variety of residents (mixed demographics)	pedestrian friendly (walkable)	accessibility to public transit	Confederation Park
walking distance to downtown	well treed	green spaces (parks)	trees
good transit	small streets that allow easy moving within community (walkable)	walkability	older residents able to keep homes (mixed demographics)
community/family oriented	calm	restaurants	trees
trees	quiet	schools	restaurants
parks	Confederation Park	art centre	green spaces (parks)

pool	character homes	Confederation Park	walkability
location	family friendly	proximity to downtown	trees
proximity to other areas of Calgary	quiet streets	outdoor pool	neighbourly feel
quiet	trees	arena	pool
Confederation Park	parks	community hall	Velvet café, 4th spot (restaurants)
restaurants	Confederation Park	restaurants on 4th st	Confederation Park
gridded streets (accessibility)	art centre	4th st shops	Confederation Park
green spaces (parks)	community centre	low density	proximity to other areas of Calgary
large yards	variety of housing	few renters vs. owners	proximity to other areas of Calgary
development along 4th (shops; restaurants)	mature trees	walkability	accessibility to parks
parks	tree lined streets	parks and playgrounds	friendly neighbourhood
walkability	easy access to bike routes	character of houses/buildings	proximity to downtown
lush trees	good access to public transit	public gathering spaces	

What don't you like about Mount Pleasant today? Are there places that make you feel unsafe or unhappy in Mount Pleasant?

crossing at 30th ave and 4 st is unsafe for pedestrians (traffic)	developers demolishing homes, don't really care about the community (redevelopment)	the rundown houses and yards in some areas	roundabouts are ugly
traffic is too fast	4 Street unsafe, can't bike or cross street easily	commercial areas too concentrated- spread out more, esp. cafes	traffic and speeding along residential streets
too much development, especially on 21st ave (redevelopment)	4 Street and 16 Ave are eyesores	lack of a grocery store	16 ave
curb extensions on 4th st	Absense of usable servies ex. Grocery, bank	bad traffic on 4 st	traffic volume and speed on 4 st
some community buildings need exterior repair	No grocery store	crossing 4 st ight on 26 ave by 4th spot is dangerous	No areas are unsafe
nothing is bad	16 ave- narrow sidewalks, fast cars, few stores	Crossing the street near 4th spot	Crossing community centre park at night
replacement of single family homes with identical tall box-like duplexes (redevelopment) developers demolishing character homes and doubling the density (redevelopment)	Some run down rental houses	4 Street needs more shops	Too many 7-11s
increasing traffic	speeds along streets	More traffic calming	Crossing 4 st is unsafe
increasing taxes	Need more walkability	Busy corners on 4 st with narrow sidewalks	Speeding on side streets
	Many dangerous roads for kids to cross	16 ave too shabby	cut through traffic

16 ave traffic	Walking down 10 st and 4 st	The new, large, expensive homes are a barrier for young families (redevelopment cost)	fast traffic in neighbourhood
cut through traffic	speeding traffic between 10 st to arena/pool, esp. on 23rd ave	traffic calming on 4 st will cause accidents	wider sidewalks on 16 ave
Crossing the street at 4 street and 20 ave	10 st is busy and doesn't have any houses facing on to it so it feels unsafe	bike lanes on 10 st should be on one side only	excess of parked cars (possibly non-locals)
Car shops should go to 16 ave - ugly	Too much development all at once (redevelopment)		

What do you want to see more of in Mount Pleasant?

Indoor pool (put a tent over the pool)	parks including play areas for kids (more playgrounds)	make community centre look nicer	make 4 st pedestrian and bike friendly
safer streets	more shops	more shops on 4 st	more shops on 4 st
safer streets	grocery store	better walkability	mixed use with character
slower traffic	safer streets	40 kph speed limit on all streets/traffic calming	improve 4 st between 16 and 20 ave
increased density	more community involvement with confederation park	more residential parking zones	more restaurant
variety of shopping	safer street crossings	grocery store	grocery store
another hockey rink	more shops	coffee shops	curling rink
curling rink	improve green space around art centre - community garden	bike lane on 20 ave	more shops
a good grocery store	safer streets	grocery store	better maintenance of small parks and boulevards
tree planting	diverse amenities	road repairs from in fill housing	cross walk by 4th spot/fire hall
farmers market next to art centre	grocery store	increased density	more shops
more public skating times at arena	walkable streets	more mixed use on 4 st	want it to stay as it is
traffic and speeding along residential streets	grocery store	encourage off street parking	slow down traffic on 4 st

How do you see your community changing over time? Where do you see the best places for redevelopment?

10 street	4 street	around the edges of the community	high traffic roads and along transit routes
10 street	4 street	art centre- add farmer's market	higher standards for infills
10 street	4 street	assisted living facility	increase density
16 ave	4 street	assisted living facility	increase density
16 ave	4 street	busier streets	knock down old rundown homes
16 ave	4 street	commercial on 4 street	mixed use
17 ave	4 street	concentrate on "community" areas where people can mix	mixed use
20 ave	4 street	densification on main streets	more mixed uses
20 ave	4 street	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	4 street near existing commercial	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	4th street	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	allow for more diverse income levels	don't change anything	south of 22 ave
20 ave	along major thoroughfares	don't change anything	worried about traffic and parking

If redevelopment can bring funding for public realm and local amenity improvements, what should that money be prioritized for?

indoor pool	motorised wheelchair parking	improvement of community association land	park space
seniors programs	traffic calming measures	indoor pool	parks
infant programs	bike lanes	recreation centre like Renfrew	play grounds
curb bump outs	landscaping public areas	4 st revamp	picnic area
nice benches near/in green spaces	street scape improvements	planting more trees	fitness loop
play grounds	multimodal streets	street scape improvements	library
dog park at 20 ave green space	transit to reduce traffic concerns	community building initiatives	park
skating rink in winter	bike paths	fitness loop	local amenities
upgrade pool	redevelopment of 4 st	bike lanes	enhancements for pedestrians
upgrade arena	safe road crossings for pedestrians	bike parking	bicycle parking
community infrastructure	improve arena	road repairs from in fill housing	play grounds
parks	improve outdoor pool	revitalize community hall	fund existing amenities
trees	improving park spaces	better roads	curling rink
community garden	planting larger trees	arts centre	wider walkways on 4 st
upkeep of swimming pool	improve park spaces	revitalize pool	parks
revitalize arena			

Do the types of housing and services in Mount Pleasant satisfy the needs of your changing demographics?

apartments, condos	Variety from detached to apartment condos and backyard/ secondary suites	Mixed housing- affordable as well as million dollar infills to encourage a range of demographics	A development with small, detached houses for people downsizing
yes	Yes, but would like more walkable retail	Not yet but it's coming	High density only on busy streets- mixed use on 4 st
More restaurants/ coffee shops would be nice	Concern infills drive up prices- young families go to suburbs where its cheaper	Yes	Medium density only in designated areas
townhouses/condos	I think so. Perhaps more townhouses would be beneficial	In the most	As people reach an age where driving should stop, not accessible
seniors development	Yes	Not enough well stocked convenience stores, enough daycares, or senior care	Yes, it is perfectly fine
mixed	More townhouses/ rowhouses to support younger and older people	Seniors residences would allow residents to stay in community as they are	Need to keep bungalows for aging population
professional offices building on 4th (ie. Optomotrist)	Need to plan for aging residents	Yes	Row housing along the main or perimeter roads; apartments along 16 ave
No, will want a bungalow	A grocery store to serve seniors	focus increased density on major roads	Yes but it does need to densify
Right now, as things are, it is perfect for me. Quiet	Need more affordable housing		

Is there enough housing for seniors?

A condo of sorts	No	No- more places on the park	No. Need more multi-use, multi-age spaces
A design that is suitable for seniors	No	No- newer developemtns have lots of stairs	No. Townhouses
Does not seem to be	No	No, all new stuff is multi-level- too many stairs	Not sure
Don't know	No	No, but MP shouldn't have seniors homes	Not sure
Don't know	No	No, but seniors housing needs to have bus access	Probably not
Don't know	No	No. Encourage one floor dwellings to accommodate again population	Probably not
Don't really know, but seems likely not	No opinion	No. More convenient housing for seniors eg. Condos, rental appt.	This would be a valuable addition- so seniors can remain in MP
It would be nice to see a few low-rise seniors complexes Maybe build a new seniors living centre	No places for seniors to age in the community	No. More seniors lodges/complexes would be nice	Unknown

Do you have opportunities for affordable housing?

Affordable housing in this community difficult b/c of location	Need more basement and backyard suites	No- the newer developments are expensive	Ugly thing on 17. Affordable needs to be close to transit
Currently renting- I couldn't afford to buy in this neighbourhood	New townhouse behind Tim Hortons- a few other units on 17th ave would be acceptable	No. Much of the new housing is out of reach	V. few. The unit along 18 ave is well done
Hard for young people to afford to get into the market	No	Not really	Yes
I am okay- my kids are in rough shape!	No	Not really, only secondary suites. Need more units with off street parking	Yes
I can afford my own house, but many people have difficulty	No	Not really. There is a premium for location	Yes- own the house
I own my own home	No	Should provide variety of size/\$ housing to attract and allow a variety of residents	Yes, I own my home
In higher density roads only but not like the ugly one by Tim Hortons	No opinion	There are already enough affordable housing units	

Do your local services provide everyday necessities and activities for life in Mount Pleasant?

Allow Safeway to reopen store behind 7-11	More services and shops locally	Travel out daily- not much variety here	Travel out for grocery shopping
Outside, which is good	Most of my interests take me outside the community	Biggest need= grocery store. Restaurants are good	Mostly travel outside for most trips
Travel to Safeway for groceries, but that's pretty close. More shops would be nice	Yes, I have everything I need. If I need a mall, Northhill is close	I do travel for groceries	Need to travel outside for grocery store, drug store, yoga, coffee, etc.
Missing a library and variety of shopping	Yes but need a proper grocery store on 4 st	Not enough amenities- more coffee shops, convenience stores, boutique retail	We like that we can walk to get to amenities
Need a green grocer	Shopping- nothing useful nearby	Shopping outside. Dining out has improved lately	No, grocery stores are needed
4 st restaurants, coffee shops, bakeries, convenience stores, hobby stores, gift shops, clothing	Groceries, even basics, aren't available within MP	Travel outside the community for almost all necessities	Most of my daily activities can be easily met in MP/ North Hill Mall/ Kensington
Travel outside for groceries, doctor, dentist, eye doctor	There is most amenities fairly close, but outside the community	Travel outside regularly for groceries and other daily purchases (ie. Gas)	Yes
I have everything I need in this community	Daily trips for work	Yes, travel outside	Yes
Groceries, doctor's office, dining. Would love more retail along 4 st	Travel outside the community for almost all amenities	Major grocery store outside our radius. Gas not nearby	

Comments from Maps and Sticky Notes

Bike Lanes

Against bike lane on 20th Ave NW	<p>No dedicated cycle routes. I bike every day and no issues on our roads (off main routes). E.g. We can't densify 20th Ave NW and then eliminate all parking.</p> <p>Do not put a bike lane on 20th Ave NW. Put it on another avenue with less traffic.</p> <p>City should design a viable east/west bike route. 20th Ave NW is not suitable, presently 19th Ave NW is not suitable, 24th Ave NW is wider but interrupted by 10th Street and Confederation Park. Would need to jog south to 23rd Ave NW and 21st Ave NW.</p> <p>Bike lane but NOT on 20th Ave NW, (why create more traffic issues) 19th, 21st or 24th Ave more suitable</p> <p>Put bicycle lane on 19th Ave NW. Keep away from 20th Ave NW</p>
For bike lane on 20th Ave NW	<p>Better bike routes (20th Ave NW)</p> <p>20th Ave NW bike lane from Centre to 19th Street NW</p>
MISC. bike lanes	<p>Keep 2nd St NW as bike friendly as possible. Lower speed limit</p> <p>Enhance cycling environment around schools for little cyclists, St. Joe's and Rose Sauvage</p> <p>Cycle track on 17th Ave NW</p> <p>I wish we had a bike lane from 5th St NW to 30th St NW</p> <p>Bike lane Centre to 19th St NW</p> <p>How about a bike lane on 21st Ave NW or 19th Ave NW similar to the one on 10th St NW near Confederation Park</p> <p>Keep 4th St NW bike / pedestrian friendly where possible. More crosswalks and expanded low speed zones</p>

Parks & Recreation

More recreation facilities for junior high school kids

Can the "park" on 20th Ave NW be designated as dog "off-leash"? There is no dog off leash park or area in our community

20th Ave NW and 6th St NW parking lot(multi-family site?) and non-dog park, make better use of this. Nicer park or develop.

Build a second hockey rink and/or curling rink.

Love the corner parks on 19th Ave NW and 2nd St NW. Keep/improve these! Can we add more?

Development

Retail

Fix over-built parking on 4th St. and 24th Ave. commercial site.

Allow more building on this site.

Grocery stores on 4th and 20th, bigger and more affordable than the 7/11 or corner store, essential if we are to encourage local shopping

More restaurant selection, coffee shops, ethnic, etc.

Tea Shop, convenience stores for bread, milk, eggs, bookstores, pet stores, etc.

More walkable retail. Groceries, coffee shops, etc. would reduce traffic

Additional restaurant selection and retail

more coffee shops and restaurants on 4th Street

Residential/Mixed Use

Mixed use on 4th Street

Develop 10th Street with retail on ground level and residential above

Densification and commercial on major routes, 4th Street, 20th, 26th Avenues. No zoning changes on remainder of streets. Inner city town houses widely favoured over condos.

Expansion of mixed use zones on 4th Street.

4th Street, 20th Avenue, 26 Avenue should be developed similar to the West hillhurst project on 19th Street and Kensington Road

More mixed use. Retail shops, main level, residential above

More mixed use the full length of 4th Street from 20th to 30th Avenues. 2 convenient pockets exist now, but by spreading out more, could justify lower speed limit.

Re-zoning/Density

R-CG on north side of 17th Avenue

Keep density relatively low - only 2 infills per lot vs, mixed use/multi-storey condos which make biking and walking less safe with current street systems.

Densify in the suburbs. We chose this area for less density and quiet surroundings like it's name - "Pleasant"!

Higher density in specific locations where compatible on 4th Street, 20th and 16th Avenues.

Density increase on main routes only - 20th Avenue, 4th Street

Unfavourable single family lots can be made affordable through densification.

Ground oriented development - semi-detached, town houses.

Architecture

I like how things are now. Stop the madness of blowing down character houses for gigantic and ugly infills. Quiet and peaceful area.

Establish minimum architectural standards for Mt. Pleasant- no cheap, ugly, e.g. modern infills

Prefer Marda Loop Mixed Use C-Cor 1F2to Bridgeland mixed use

Re: Marda Loop Mixed Use C- 1f3. This is an example of what we do not want in Mount Pleasant. Poor design does not respect the avenue, should be stepped back. City should have insisted on a more sensitive design. 33 Avenue totally shaded here.

Refer to above design: This is ugly. Better design please.

One person agrees and another likes the design.

Re: Altadore Townhouses:

This may add too much density with impacts of Green line on 4th Street.

Two comments: I love this!

I like this too. Reminds me of London with a oak across the street.

Art Centre

Upgrade the Art Centre

Use the space at Art Centre for a Farmers' Market - two votes

Vision to bring people - Artisan/Farmers' Market, patios. Pathways. Benches, fountain, fresh veggie, coffee shop, arts entertainment, add shops onto Arts Centre

Farmers' Market/library/community gathering space

As above, on Saturdays beside the Art Centre or in Confederation Park

Smith, Theresa L.

From: roger.leach@shaw.ca
Sent: Wednesday, March 29, 2017 9:55 AM
To: City Clerk
Subject: Online Submission on LOC2016-0295

March 29, 2017

Application: LOC2016-0295

Submitted by: Roger Leach

Contact Information

Address: 639 22 Ave NW

Phone: 403-284-1719

Email: roger.leach@shaw.ca

Feedback:

I have lived in Mount Pleasant for nearly 40 years and watched the redevelopment in the neighbourhood move from small bungalows to large semidetached homes. The result of this has been an increase in the population and has in most cases provide an improvement within the community. Within the boundaries of the community we have two major roads 4th St and 20th Ave and I understand the argument to in crease density on these corridors, but these corridors only. Please do not approve this land use change on a corner lot elsewhere within the community especially as it opens up every corner lot to much higher density. Thank you

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Duxbury, Christa A.

From: chris1best@shaw.ca
Sent: Thursday, March 30, 2017 9:54 AM
To: City Clerk
Subject: Online Submission on LOC2016-0295

March 30, 2017

Application: LOC2016-0295

Submitted by: Chris Best

Contact Information

Address: 814 17th Avenue NW

Phone: 4034621005

Email: chris1best@shaw.ca

Feedback:

The Planning, Transportation and Land Use (PTLU) Committee of the Mount Pleasant Community Association (MPCA) has reviewed application LOC2016-0295 to redesignate the property at 2302 -5th Street NW from R-C2 to M-CG and remains opposed to it. Redevelopment of this property was brought to the attention of our committee in late 2016. The property owner met with the PTLU two times to discuss potential future plans for the site. PTLU supports development of the site but not at the density that the property owner has proposed. MPCA has had significant development and densification in recent years, largely by removing old single family homes on larger lots and subdividing to build in-fill attached or detached homes. This has been done in a reason fashion and maintains the character of the community. MPCA is concerned that the types of development (row houses) envisioned on M-CG properties will bring parking and traffic concerns as well as significantly impact the community feel and character. As such, through an open community Visioning project, MPCA determined that the community preference was for M-CG to be on the busier streets in the community (20th Avenue, 4th Street, 10th Street) and not on the quieter, inner, more residential, streets. This Visioning process was conducted in mid-2016 and ratified at the MPCA AGM in the fall of 2016. The subject property is currently zoned consistently with all of the other properties on the north and south side of 22nd Avenue between 4th and 5th Streets. If this property is changed to M-CG it will be the only one with this zoning, potentially leading to patchwork zoning that could degrade the character of the street and neighborhood. MPCA has been told by City Planning staff that the North Hill Area Redevelopment Plan (ARP) does not provide guidance on M-CG zoning as it was not in pace when the ARP was developed. MPCA is currently working with Councillor Farrell and various City departments to revise the ARP to reflect this zoning amongst other developments (such as Main Streets and the Green Line). MPCA is opposed to Council approving the proposed change to the ARP until this more thorough and comprehensive review has progressed. Chris Best Planning, Transportation and Land Use Committee Chair Mount Pleasant Community Association Board Member