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**Subject:** [External] 215 16 ST SE - LOC2023-0307 - DMAP Comment - Mon 5/27/2024 12:59:22 PM  
**Date:** Monday, May 27, 2024 1:08:41 PM  
**Attachments:** [LOC Calgary Herald Building CCA.pdf](#)  
[Crossroads Dev Committee Presentation Reduced.pdf](#)

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Application: LOC2023-0307

Submitted by: Crossroads Community Association

Contact Information

Address: 1803 14 Avenue, NE, Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Included amenities, Community character, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Please see attached letter and supporting presentation from the Crossroads Community Association in opposition to this LOC application.

Attachments:

LOC\_Calgary Herald Building\_CCA.pdf

Crossroads Dev Committee Presentation\_Reduced.pdf

# Crossroads Community Association & The City of Calgary LAP Presentation



ISC: UNRESTRICTED

View from Mayland Industrial looking West

# Agenda



Crossroads Development Committee-  
Goals and Vision



The City of Calgary- MDP Principles  
and LAP Core Ideas



Crossroads Dev Committee- The  
future of Crossroads and the type of  
development we hope to see



Types of development we want to  
discourage in our community



Community Engagement- What we  
heard



Next steps- Partnership with the City  
of Calgary

ISC: UNRESTRICTED



Crossroads Park Pavilion- Currently under construction



# Crossroads Development Committee- Goals and Vision

- **Celebrate** Architectural history within the community and encourage events to showcase the unique mid-century architecture of Crossroads
- **Strive** for better connection. Improve public transit (LRT station included) and develop more active modes of transportation, cycling and pedestrian friendly
- **Beautification** and additions of Public Art and gathering spaces for our community
- **Push** for mixed used development in Mayland Industrial that will revive a neglected and underutilized area into a vibrant addition to the Crossroads community
- **Work** with local businesses and residents to make Crossroads the most enjoyable community in the City of Calgary, to work, live and play

The Crossroads Development Committee considers these values when taking on development projects and assesses any DP and LOC applications against them.

# The City of Calgary- MDP Principles

- The City of Calgary's Municipal Development Plan (MDP) is a strategic policy document that guides Calgary's growth and city building. Alberta's Municipal Government Act (MGA) requires that the council of every municipality must adopt a Municipal Development Plan by bylaw
- The following City-wide Policies are noted as:
  1. A prosperous and diverse economy
  2. Shaping a more compact urban form
  3. Creating great communities
  4. Urban Design
  5. Connecting the city
  6. Greening the city

The Crossroads Development Committee are aligned on these principles and want to see them implemented in our community.

# LAP Core Ideas

A local area plan supports neighbourhoods experiencing redevelopment by outlining:

- An overarching vision and core values to guide the evolution of the area over the next 30 years
- A concept for where and how new development can be integrated into the neighbourhood over time (if/when development is proposed)
- Development policies to help realize great development in the area.
- Future local investment options to support growth and change

The Crossroads Development Committee believe that the LAP's are a very important tool in determining and planning for the future of Calgary communities. We feel we are being left out of the conversation, and therefore being left behind in planning our community's future.

# Crossroads Dev Committee- The future of Crossroads and the type of development we hope to see

1. Transit-Oriented Development around the Barlow / Maxbell LRT Station
2. Adaptive reuse and mixed-use development in Mayland Industrial
3. Active transportation, better connection to downtown through active modes of transport
4. Higher density along major thoroughfares, 19<sup>th</sup> St NE, and 8<sup>th</sup> Ave NE
5. Activating our green spaces and bringing amenities to local residents
6. Climate Resilience- food security, sustainability

# 1. Transit Orientated Development around the Barlow / Max Bell LRT Station

Our communities LRT station, has zero TOD. It is a bare field with a thriving gopher population, sea cans and tractors. We feel this presents an exciting opportunity for our community, the City and the current landowner to collaborate and add TOD that supports our community, and the future of Calgary.

Architecture and planning students have used this site as a basis for their work and have won awards for their ideas, such as the Mayors Urban Design Awards.

**Urban Acupuncture was the winning entry for the 2022 Mayor Urban Design Awards:** Students at the School of Architecture, Planning & Landscapes (SAPL) re-envision the area around the Max Bell - Barlow LRT station.

The project redefines a traditionally car-centric area in Calgary into a high dense, unique, pedestrian-focused area that connect Calgarians to the past, celebrates the present, and builds the foundations for a socially, ecologically, and economically flourishing future.

The 2022 Mayors Urban Design Awards, winning student entry can be found [here](#).

# DESIGN STRATEGY PLAN

## THE THREE HUBS

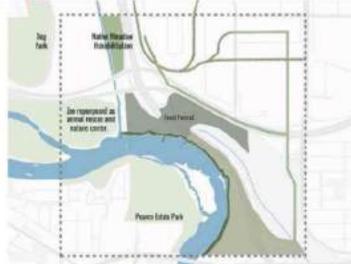
- Cultural hub
- Food hub
- Sports and recreation hub

### 01 OPEN ROAD SURGERY



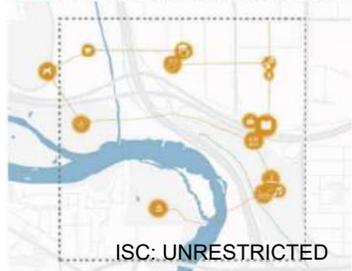
● Transit Station    - - - Buried Road    → Existing On Grade Road

### 02 AGRI/ECO PUNCTURE



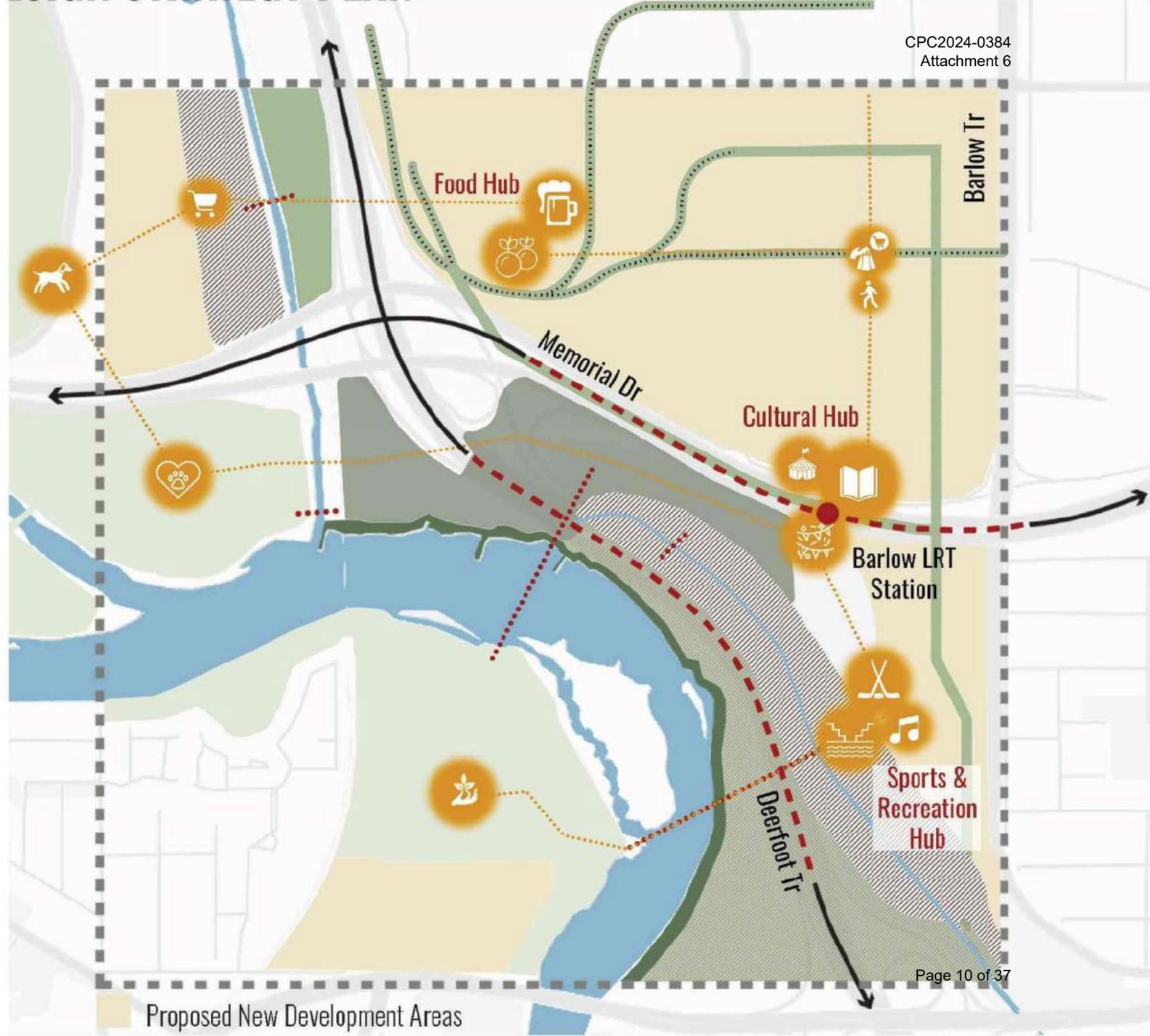
○ Existing Green    ● Green Buffer    ▨ Riverfront Development

### 03 SOCIO-HISTORIC PUNCTURE



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### 04 AQUA PUNCTURE





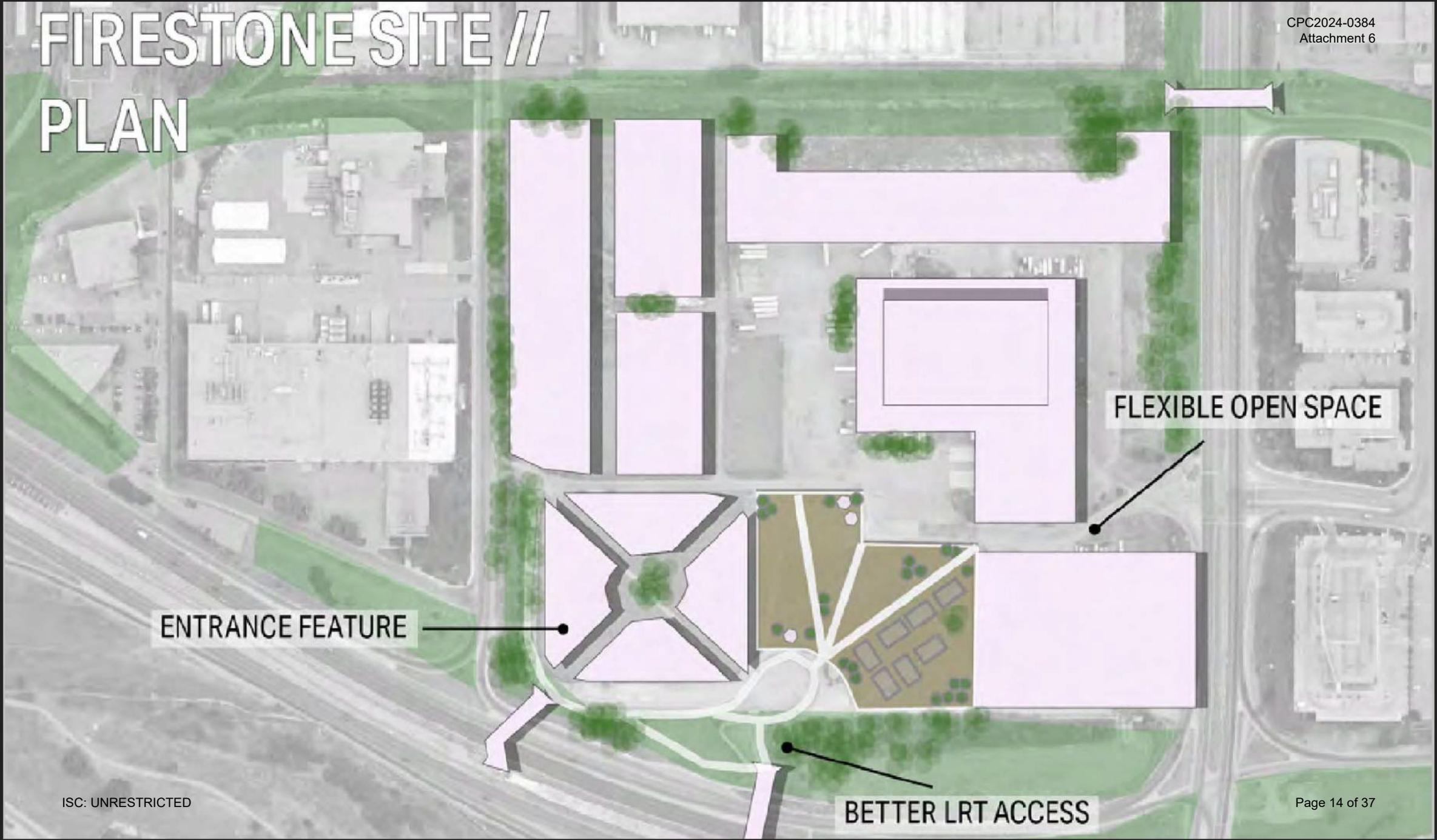
# Cultural Hub Around Firestone Building (Socio-Historic Puncture)



# Food Hub (Socio & Eco Puncture)



# FIRESTONE SITE // PLAN



ENTRANCE FEATURE

FLEXIBLE OPEN SPACE

BETTER LRT ACCESS



## 2. Adaptive reuse and mixed-use development in Mayland Industrial

Mayland Industrial currently has vacant buildings, vacant land and lacks vibrancy and life.

It has so many positive aspects already as listed below:

- The best views of Calgary's skyline and the Rocky Mountains
- Great access to transit
- Great access to the North, South, East and West
- A historic spur line that runs right through the industrial area
- Landmark and iconic architecture like the Calgary Herald Building

Adaptive reuse is important because it prolongs the lifespan of existing buildings to limit further resource and energy consumption, which in turn helps reduce the amount of waste and harmful emissions produced by the world's built environment.

Adaptive reuse is a fiscally and environmentally responsible decision and should always be explored prior to constructing new buildings and new communities.



## 2. Adaptive reuse and mixed-use development in Mayland Industrial- Image Examples



# 3. Active transportation, better connections to downtown

## Unite the Heights

Through conversations with the City, the Unite the Heights Functional Planning Study was started with the goal of improving safety for active mode from Mayland Heights to Crescent Heights.

In the summer of 2021, the CCA organized 100+ volunteers to paint a 250-meter-long mural on the 8<sup>th</sup> Ave bridge to draw attention to the corridor.

<https://engage.calgary.ca/UniteTheHeights>



## Rails to Trails

Sustainable Calgary explored the idea of repurposing the old spur line in Mayland, Meridian and Franklin industrial areas. Sustainable Calgary found that the MMF spur line is a unique opportunity to create a multi-modal active transportation corridor, bridging the multi-cultural SE Calgary community to the rest of the City.

The Spur Line study can be found [here](#).

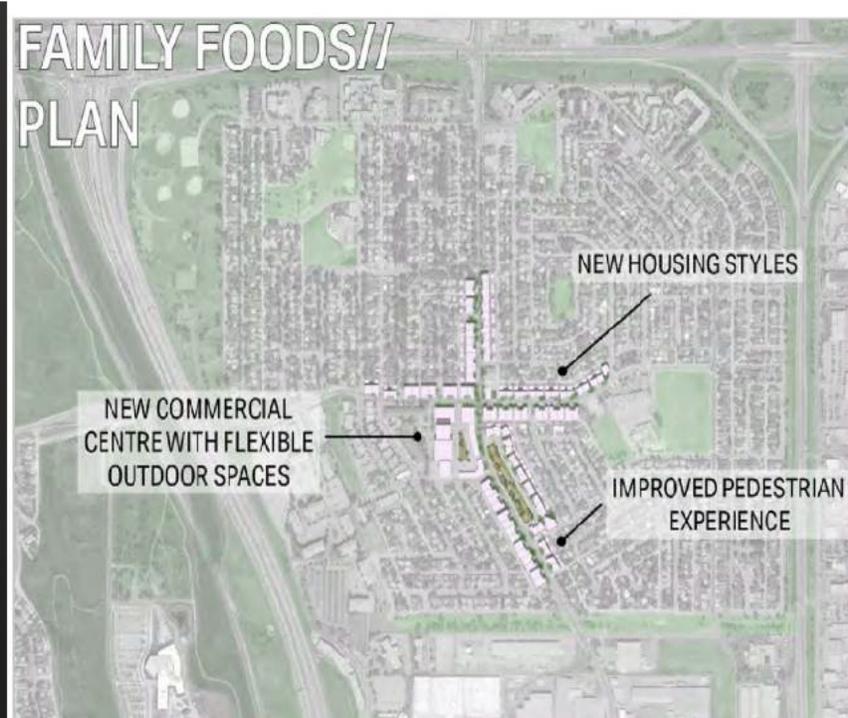


## 4. Increase density along major thoroughfares, 19<sup>th</sup> St NE, and 8<sup>th</sup> Ave NE

Increasing density along the major community connectors in our community of 19<sup>th</sup> St, that runs North to South, and 8<sup>th</sup> Ave NE, which runs East to West, provides opportunity to:

- Improves pedestrian access and the pedestrians experience
- Improves active transportation routes with the addition of bike lanes
- Improves underutilized green spaces along these corridors
- Improves the current commercial and retail areas and creates a community core, in an area that is currently very lackluster
- Increases residential density, offering more housing in our community with minimal traffic congestion through the increased provision of active modes of transport and better connection to the LRT station

# FAMILY FOODS// PLAN



4. Increase density along major thoroughfares, 19<sup>th</sup> St NE, and 8<sup>th</sup> Ave NE- Image Examples



## 5. Activating our green spaces and bringing amenities to local residents.

- Crossroads has a significant amount of green space and parks. However, a lot of these spaces are lacking in recreational amenities and are not being regularly used by the community. Also, many members of our community face financial barriers to entry to a lot of recreational sports. Providing amenities for free in our community can improve locals' quality of life without financial consequence. The following projects and project examples are amenities we are working towards completing for our community.
  1. **Crossroads Park Pavilion-** Currently under construction, planned and funded by the Crossroads Community Association through federal grants.
  2. **Snowpark in Deerfoot Athletic Park-** A hike park to enable skiers and snowboarders to enjoy snow sports in an urban environment and removing financial barriers to entry to snow sports in Calgary. The CCA is working with a non for profit- Our Snowpark Society to achieve this Calgary first.

## 5. Activating our green spaces and bringing amenities to local residents.

**3. Future Pump Track-** The Crossroads Community Association has applied and will continue to apply for grants for a pump track in our neighbourhood in the hope we can be successful and provide an amenity that encourages the use of bikes, rollerblades and skateboards to lead into an active lifestyle and active modes of transportation.

**4. Future Skate Park-** Vista Heights has very few amenities for youth to enjoy. We believe having a skate park in Vista will create a recreational sport that has a low economic commitment, and skills that can be taken into other board sports such as snowboarding, and surfing.

5. Activating our green spaces -bringing amenities to local residents. Image Examples



## 6. Climate Change Resilience, food security and sustainability

**Community Garden:** In 2018 the CCA formed a Garden Committee and was awarded several grants to design and build a community garden complete with a food forest, natural play area and 20 raised garden beds overlooking downtown Calgary. Clover was planted and the site was landscaped to direct meltwater from the skating rink into the food forest to retain moisture and minimize watering.

The garden beds have been 100% rented for the first two summers of operation.

**Rain Garden:** In 2019 the Garden Committee was awarded a grant from the AB Low Impact Development Partnership to build a garden planted entirely with native plants and watered from roof runoff. Now that the plants are established, the garden did not require any watering in the summer of 2023 despite the dry conditions.



# Types of development we want to discourage in our community

The Crossroads Development Committee is 100% aligned with the City of Calgary and the MDP principles. We believe that our community with its proximity to downtown, views to downtown, access to public transit, access to bike paths and potential for better active transportation initiatives such as Unite the Heights and Rails to Trails should be the next area to be diversified and developed. We meet and exceed the criteria below:

1. A prosperous and diverse economy
2. Shaping a more compact urban form
3. Creating great communities
4. Urban Design
5. Connecting the city
6. Greening the city

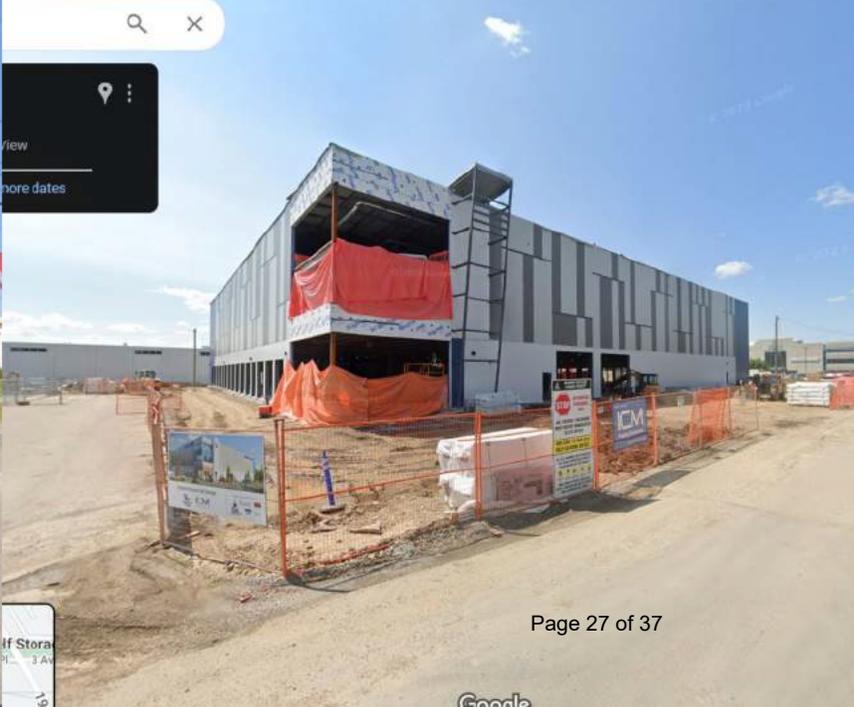
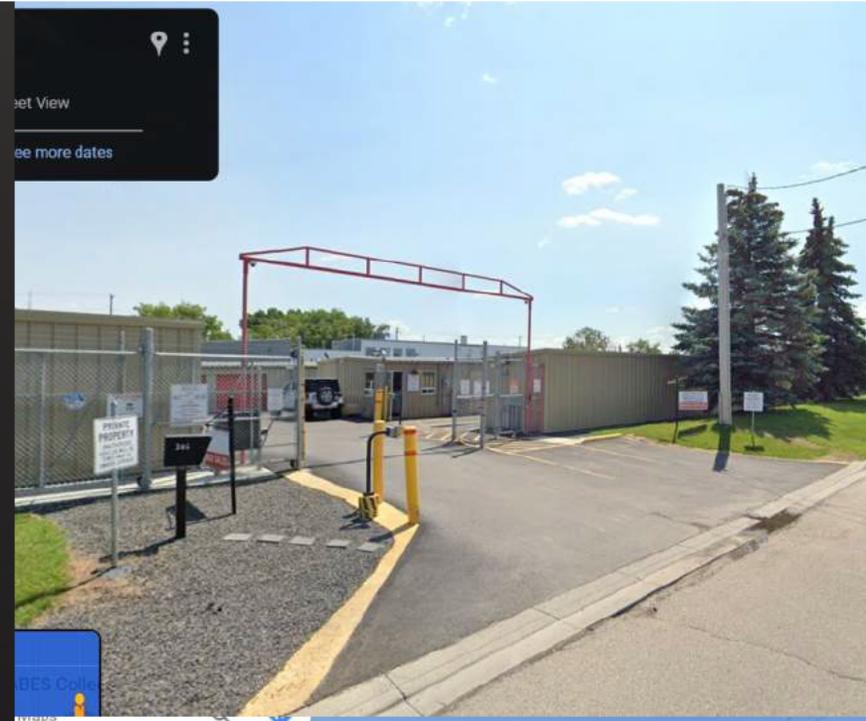
# Types of development we want to discourage in our community

However, we somehow have become the self storage capital of Calgary, with self storage facilities accounting for a significant proportion of the real estate in our community. Self storage offers no diversity in our local economy, zero job creation, no compact urban form, does not make our community great, creates an eye sore from every point of entry, very poor urban design, very poor connection to the city, and no sustainable qualities.

The following slide shows:

1. Centre Ave Storage in Mayland Industrial,
2. Calgary Herald Building-Proposed change of use to U-Haul Self Storage,
3. Public Storage on Barlow
4. Bluebird Self Storage on 19<sup>th</sup> St NE

Types of development  
we want to  
discourage in our  
community- Image  
examples



# Community Engagement- What we heard

In the winter of 2019 and 2020, the Crossroads Community Association worked with the Federation of Calgary Communities and SAPL to engage with residents (in person and online) and create several community master plans. The students were split into five groups and each project focused on different objectives ranging from short-term fixes to long-term planning solutions.

The five projects can be found below:

1. [Making Connections](#)
2. [CrossWeave](#)
3. [Crossroads | Cross of Culture](#)
4. [Crossroads' Hearts](#)
5. [THE RECIPE](#)



# Next Steps- Partnership(s) with the City of Calgary

The Crossroads Development Committee is hopeful that this presentation and supporting information will be reviewed by the City and the City will work with us on the following priority items in the short and long term:

1. Ensure that Crossroads is noted as a priority community for a LAP and is included in the next round of LAP's.

# Next Steps- Partnership(s) with the City of Calgary

2. Barlow Maxbell LRT station will become an active project for the City's Transit Oriented Development team. The land adjacent to the LRT station is undeveloped, this would provide a unique opportunity to test out some forward-thinking ideas and initiatives. We believe there is potential here to work with the current property owner of the Firestone Site where improvements could be made that would be mutually beneficial for our community, the property owner and the City.

# Next Steps- Partnership(s) with the City of Calgary

3. The success of the office to residential conversions in downtown proved that the City of Calgary is solution based, transformational in their thinking and approaches, and puts people first.

We believe this same thinking can be applied to Mayland Industrial to transform buildings that are vacant and underutilized to become new affordable housing units for people and populations that are vulnerable. Our community association would support the work of affordable housing providers through the Rapid Housing Initiative in our community.

# Next Steps- Partnership(s) with the City of Calgary

4. Activating our green spaces and providing amenities- We hope you see the potential our community has to offer current and future residents, investing in recreational facilities in our community with us will ensure that Crossroads is the best community in the City of Calgary, to work, live and play.

# References

- Transit Oriented Development –Firestone Site-Mayors Urban Design Awards 2022

<https://www.calgary.ca/content/dam/www/pda/pd/documents/Urban%20Acupuncture.pdf>

- Active Transportation- Repurposing abandoned Canadian Pacific Railway Lines into active transportation trails connecting the inner-city Northeast with the nose creek pathway.

[Plan calls for redevelopment of abandoned rail line to help bridge the Deerfoot divide — Sustainable Calgary](#)

- Active Transportation- 8<sup>th</sup> Ave Bridge Painting-Crossroads Community Association

<https://activateyyc.calgarycommunities.com/8th-avenue-bridge-painting/>

- Active Transportation- 8<sup>th</sup> Ave Functional Study- City of Calgary

[Unite the Heights – 8 Avenue N Mobility Improvements | Engage \(calgary.ca\)](#)

- Active Transportation- Unite The Heights

<https://unitetheheights.ca>

# References

- University of Calgary- SAPL –Crossroads Master Planning- Studio Capstone Project

<https://sapl.ucalgary.ca/sites/default/files/teams/2/Neuhaus2020.pdf>

- Snow Park for Deerfoot Athletic Park

<https://www.oursnowparks.com>

- Activate YYC- Crossroads Catwalk Art Project

<https://activateyyc.calgarycommunities.com/crossroads-dragonfly-fence-art/>

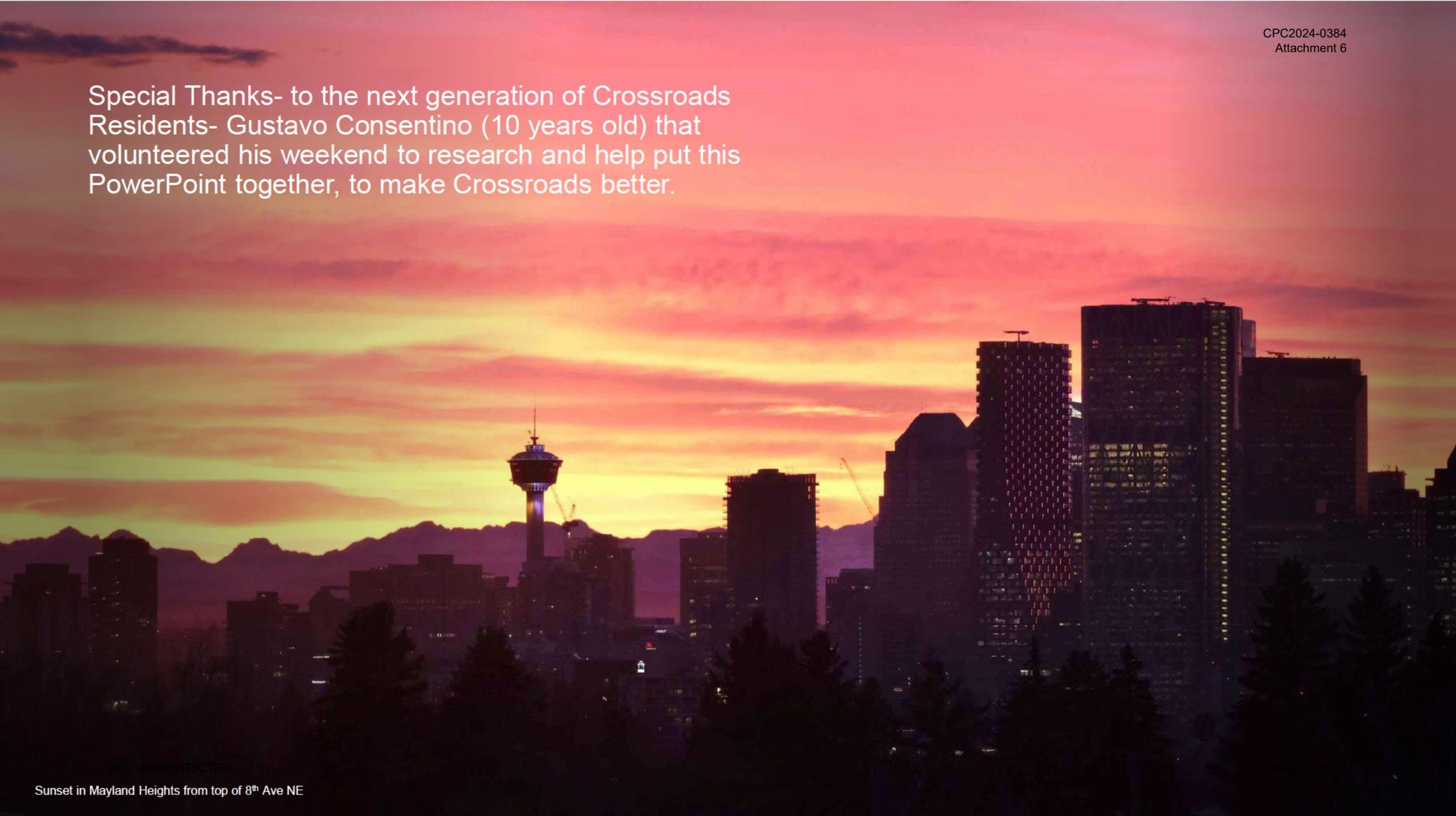
- Climate Change Resilience- Mayland Heights Mini Forest

<https://canadiangeographic.ca/articles/biodiversity-by-design-a-birds-and-bees-tour-of-calgary>

- Climate Change Resilience and Food Security- Article on the success of the Crossroads Community Garden

<https://organiclandcare.ca/crossroads>

Special Thanks- to the next generation of Crossroads Residents- Gustavo Consentino (10 years old) that volunteered his weekend to research and help put this PowerPoint together, to make Crossroads better.





1803 14 Avenue NE  
Calgary, AB T2E 1G4  
(403) 277- 6201

City of Calgary

Re: LOC2023-0307

1790 3 AVE SE  
215 16 ST SE  
315 16 ST SE

[Asia.walker@calgary.ca](mailto:Asia.walker@calgary.ca)

Dear Asia,

The Crossroads Community Association is firmly against the proposal for the land use changes from industrial business to industrial commercial at the addresses 1790 3 AVE SE, 215 16 ST SE, 315 ST SE located in the community of Mayland Heights.

Our community believes the current zoning of IB must remain and is more appropriate for these sites and location. The current zoning aligns with our community's goals and visions, and the city's MDP and MGA planning principles. I have attached our communities' goals and visions for your reference in support of this letter.

This location(s) is close to downtown (7 kilometers - 10 minute drive, 20 minute bike ride) and has proximity to public transit such as the Barlow Maxbell Train Station within 1 kilometer, a 10- 15 minute walking distance. It should be prioritized for uses that benefit people. Not uses such as storage and vehicle rentals where most customers drive to use the services anyway. This could be in purely industrial locations such as lands close to the airport.

The current IB purpose statement below should be maintained given the properties location- *to have prestige, high quality, manufacturing research and office developments. These parcels ARE IN DESIRABLE LOCATIONS THAT WILL CONTRIBUTE TO EMPLOYMENT CENTRES.* High employment businesses are valuable to our neighborhood as they offer employment and reduce commutes for residents, resulting in a more sustainable and greener economy and aligns with the City MDP and MGA policies.

**Division 3: Industrial – Business f##h# (I-B f##h#) District**

**Purpose**

**922** The Industrial – Business District is intended to be characterized by:

- (a) *prestige, high quality, manufacturing, research and office developments;*
- (b) *parcels* in desirable locations that contribute to employment centres or locations that are visible from *expressways and major streets;*
- (c) activities contained within *buildings;*
- (d) a limited range of small *uses* that provide services to the office and industrial *uses* within the immediate area;
- (e) pedestrian pathway connections to and between *buildings* and to transit;
- (f) flexibility in *building* density established through *floor area ratios* for individual *parcels;* and
- (g) varying *building heights* established through maximum *building height* for individual *parcels.*

The previous employer had over 800 employees. This would be a major contributor to employment in our community if it remained as IB as it adjacent to a residential community of 5925 <sup>1</sup>residents.

Self-storage, vehicle storage and vehicle rentals does not align with our desires for our community. We want to attract uses that are prestige industrial- not commercial industrial. The below land use takes our community in the wrong direction and further away from a lively mixed use neighborhood.

**Division 5: Industrial – Commercial (I-C) District**

**Purpose**

**953** The Industrial – Commercial District is intended to be characterized by:

- (a) locations on the perimeter of industrial areas, along *major streets* and *expressways*;
- (b) light industrial *uses* that are unlimited in size;
- (c) small scale commercial *uses* that are compatible with and complement light industrial *uses*;
- (d) controls to ensure that *developments* provide a transition between other land use districts and the Industrial – General District or between highly visible industrial *parcels* and the Industrial – General District;
- (e) setbacks, *screening*, landscaping and *building* design that addresses aesthetic concerns associated with highly visible locations; and
- (f) *parcels* located within 200.0 metres of a *major street* or *expressway*.

The applicant for this rezoning did not reach out to our community association during this process on their own initiative. It took me, a volunteer to initiate contact. This is very unusual. Typically for all other LOCs in our community the applicant has met with us, asked us how they can benefit our community and our residents. The lack of engagement from U haul, a 12.5 billion dollar company<sup>2</sup> speaks volumes. It tells our community they do not care about us, they don't care about our residents, because if they did, they would have WANTED to meet with us on their own accord and ask how they can HELP us. They could diversify their plans to give something back to our community in this historical and significant location. Our community faces extreme discrimination being in the Northeast and we lack amenities for our residents and their children, places to gather like restaurants, cafes, drinking establishments, library, museums, parks and recreational amenities. U-Haul could diversify their application to give something back to our community.

During the DP process our CA asked to meet with the planner reviewing the application a total of five times to be able to discuss our communities' concerns when it was proposed to become self-storage. The planner from the City of Calgary never engaged with us, never offered to meet with us. Never took our concerns seriously. Never notified us it was approved so we could appeal. As a volunteer and a director for my community association I am extremely disappointed how we have been treated during this process. I have a complete lack of trust that what community associations and residents say has any impact on the city's decisions. The Calgary Herald building becoming U haul is the biggest tragedy of our community and Calgary. It shows how poorly we value our history, our story, our land and our people.



Ruth Twigden

Director of planning and development

Crossroads Community Association  
[development@crossroadsyyc.com](mailto:development@crossroadsyyc.com)