



# Main Streets – Land Use 33<sup>rd</sup> & 34<sup>th</sup> Avenues SW

Storefront Engagement : What We Heard

May 2018

## Project overview

The City is planning the future of Calgary's thriving main streets. The Main Streets initiative is going to make policy and land use improvements to the 33 Avenue S.W. main streets area, to encourage a vibrant public realm, greater variety of retail and small business, and to increase local services and housing choices. Our team will analyze local input, economic information and infrastructure investments, to make proposed land use redesignations and amendments to the local area plans.

Main streets are important to the long-term growth of our city. The Main Street Program focuses on implementation approaches and programs to enable the policies, goals and targets contained in the Municipal Development Plan. The program consists of three phases:

1. Planning - City-initiated land use re-designation and amendments to local area plans.
2. Investment - Streetscape Master Plan and water service analysis.
3. Innovation - solutions to a variety of issues, including parking management, historic resource conservation, enhancement of local businesses and flexibility for retail and commercial areas to provide more events and activities to draw more people to main streets.

## Engagement overview

During the first phase of this process we shared information with the community at an information session held on February 26, 2018. In May 2018 we were located at a storefront on 33rd Avenue SW with the Streetscape team for phase 2, discussing opportunities. During this phase we were looking for input on the following:

- Residential and commercial development types along the main street
- Residential transitioning from the main street to surrounding streets
- How far out from 33 Avenue S.W. should be considered
- Where retail/commercial development is appropriate and desired

The "Reviewing Outcomes" phase in the process will review and discuss the planning solutions created by considering all of the input collected during our first session.

The storefront was open on three different days, May 8, 10 and 12, at different times to allow stakeholders to choose a time that worked for them. A total of 307 people visited the storefront during this time. Feedback was collected in person and online at The City's Engage web portal from May 7 to May 31, 2018. All feedback, whether received in person or online was combined on the portal webpage. A total of 329 visitors accessed the online Engage web portal, providing 298 contributions.

## What we asked

To gather input on the land use opportunities, stakeholders could review a proposed map of the area using *Building Blocks*, which provide a broad description of a buildings use and form that can be altered within a local plan or local area redevelopment plan.



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## Proposed Building Blocks along your Main Street and in your community.

The Building Blocks provide a broad description for a building's use and form. These broad guidelines can be made more specific or restrictive within a local area redevelopment plan.

**Neighbourhood – Limited**  
 Existing low density housing to remain, complemented by sensitive infill to 3 storeys with similar scale and setbacks. Can allow row houses, semi-detached dwellings, duplex dwellings or single detached dwellings.

Allows use of these Land Use Districts (Zoning)

**R-C1** – Residential – Contextual One Dwelling  
**R-C1N** – Residential – Contextual One Narrow Parcel One Dwelling  
**R-C2** – Residential – Contextual One/Two Dwelling  
**R-CG** – Residential – Grade Oriented Infill

**Neighbourhood – Low Rise**  
 A mix of low density housing types up to 4 storeys but allows the full ranges of low scale residential buildings; apartments, stacked townhouses, townhouses, row houses, semi-detached dwellings, duplex dwellings and single detached dwellings.

Allows use of these Land Use Districts (Zoning)

**M-CG** – Multi-Residential Contextual Grade Oriented  
**M-C1** – Multi-Residential Contextual Low Profile  
**M-X1** – Multi-Residential Contextual Low Profile Support Commercial

**Community – Mid Rise**  
 Medium density and mid height buildings, up to 6 storeys maximum, height can be limited to a lower level. Can provide a range of commercial or multi residential uses depending on Land Use District. Often used for mixed use areas with main floor retail and residential above.

Allows use of these Land Use Districts (Zoning)

**MU-1** – Mixed Used General  
**MU-2** – Mixed Used Activity frontage  
**MX-1** – Multi-Residential Contextual Low Profile Support Com.  
**MX-2** – Multi-Residential Contextual Med Profile Support Com.  
**MH-1** – Multi-Residential High Density Low Rise  
**C-COR1** – Commercial Corridor 1

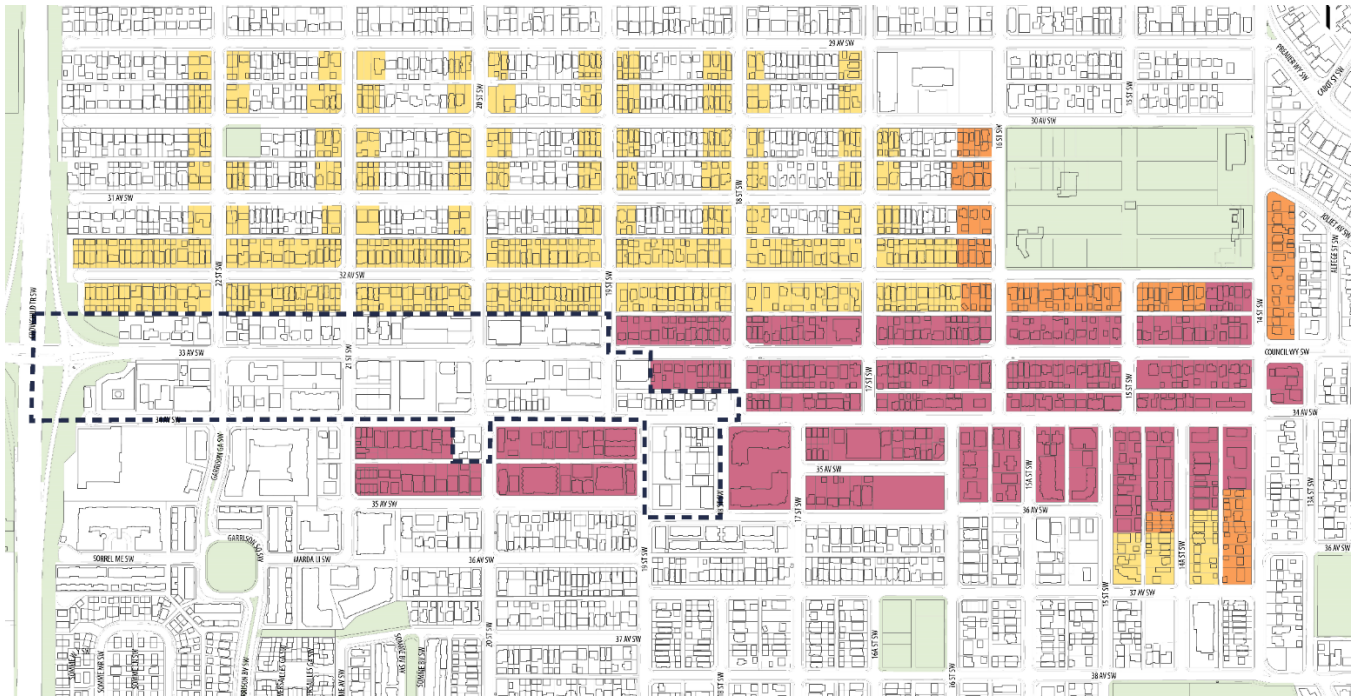
1. The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could provide retail/commercial main floors with either residential or commercial above. Tell us what you think of the proposed locations and length of Community - Mid Rise use?
2. The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could allow a range of building height from 4 to 6 floor's. Tell us what you think of the proposed Community – Mid Rise locations that are best for 4 floors and best for 6 floors?
3. The proposed Neighbourhood – Low Rise sections transitioning from 33 Avenue SW along 14, 14A, 15 and 16 Streets could provide a range of multi-residential housing options. Tell us what you think of the locations and length of Neighbourhood – Low Rise?
4. The proposed Neighbourhood – Limited areas are being considered as a transition from the main street area and could provide a range of low density housing options. Tell us what you think of the proposed locations and length of Neighbourhood - Limited?

For each of these specific questions stakeholders were asked to consider:

Are there other locations? Can the length be increase? Are any of these locations not good?

## What we heard/Summary of input

The following map and descriptions were available at the Storefront and available online.



- Community Mid Rise
- Neighbourhood Low Rise
- Neighbourhood Limited
- Marda Loop Area Redevelopment Plan

- 1) The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could provide retail/commercial main floors with either residential or commercial above. Tell us what you think of the proposed locations and length of Community - Mid Rise use?
  - Many felt that the length was good
  - There were concerns about traffic with increased density
  - Some felt that mid-rise buildings will block sunlight
  
- 2) The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could allow a range of building height from 4 to 6 floors. Tell us what you think of the proposed Community – Mid Rise locations that are best for 4 floors and best for 6 floors?
  - Most preferred 4 floors or lower
  - Shadowing and privacy was a concern
  - Some were good with 4-6 floors



- 3) The proposed Neighbourhood – Low Rise sections transitioning from 33 Avenue SW along 14, 14A, 15 and 16 Streets could provide a range of multi-residential housing options. Tell us what you think of the locations and length of Neighbourhood – Low Rise?
  - Many felt that this was a good location
  - This was also a good length
  - The transition area should not include Mount Royal
  
- 4) The proposed Neighbourhood – Limited areas are being considered as a transition from the main street area and could provide a range of low density housing options. Tell us what you think of the proposed locations and length of Neighbourhood - Limited? General support for the concept
  - Many felt this was a good location
  - There were concerns about parking and traffic
  - The length in the area was good.

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

### **Next Steps**

Phase 3 – Reviewing Options, will take place Fall 2018. More information to follow.



## Verbatim Comments

Verbatim comments include all written input that was received through the online and in person engagement events.

1. The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could provide retail/commercial main floors with either residential or commercial above. Tell us what you think of the proposed locations and length of Community - Mid Rise use?
  - seems too long? Why extend the main street to 14 st? keep the concentration to the current mains street and perhaps a block off it
  - good and consistent
  - 33 and 34 avenue are already congested with traffic and little parking - transit is inconvenient (bus does not go to main shopping destination (supermarket - safeway, garrison boulevard) forcing the use of cars. Building more business in that area will only increase problem. I am absolutely against building 4 to 6 floors up - Garrison wood low height building is fine
  - "All development in this area should be neighbourhood low rise or limited. NOT HIGHER!"
  - I wish the survey came out PRIOR to developers buying the land of small residences! focus on filling the currently business zones, build higher on those and fill it BEFORE creating more community mid rise. I am against."
  - I find it odd the city is even asking these questions in this survey given the fact this rezoning has all already been officially approved. In regards to these locations specifically, I think they are fine provided there is sufficient underground parking in multi-level buildings and the city makes 31& 32 ave, and 35 & 36 ave street parking permit only so that residents can park near their own home
  - The zoning changes will add vehicles to the area. Because of that we need new traffic management and calming measures (like speed bumps) along 32 Avenue SW
  - to slow down drivers using side-streets as shortcuts. I would like to lower the speed limit along 32 Avenue SW (and all residential streets in the area) to 30 km/h. More crossing signals would also help pedestrians across 33 and 34 Avenues SW.
  - "This is already a high vehicle traffic area, i have concerns that increasing the density and mid rise buildings will worsen the problem
  - ^ and 4 floor buildings will block th e sunlight and therefore work against the proposed plans of making this neighborhood more pedestrian friendly"
  - The community mid rise ( CMR) building blocks should be to the ARP area west of 19th street. The highest concentration of existing retail mixed use is west of 19th street . It is not certain there is enough retail/office demand to stretch this land use all the way to 14th st. The CMR site east of 14th street is a good idea and a small node west of 14th street at this location could be viable.
  - They should be set back from the street so there is some sunlight at more angles. Please consider parking. If you are putting retail and residential, parking is already a major issue.
  - I like the mix of commercial with residential, but am mostly concerned with the height of the buildings that could be allowed. I would prefer that they were limited to a maximum of 4 storeys including the commercial level.
  - Keep Mid rise along 33rd ONLY



- Six story buildings without set backs at the top should not be allowed. Shading of the north side of the buildings should also be considered in the location of commercial buildings that will affect residential housing.
- Limit the rise and length of 6-storey buildings, which are out of context with current apartments, infills and older bungalows.
- The avenues and streets will have to accommodate the increased traffic without using measures that limit traffic. Also, way too expansive - should be limited to 33 Ave only.
- No comment.
- It is not appropriate for a Mid Rise building to be included east of 14th Street in Mount Royal on Council Way. This is RC-1 designated land and properties, including neighbouring properties were purchased on this basis. Mid Rise buildings in single family property neighbourhoods will negatively impact the neighbourhood property value, and increase traffic in an elementary school area.
- The Westbrook LRT station is a mess. Bums everywhere. Drug use. People stumbling around drunk demanding money. Why cant the city do something about this station??
- I do not think that community mid-rise is appropriate on 14 Street between Council way and 34 Ave. Neighbourhood low rise would be more suitable. Similarly for the north side of 35 Ave between 19 Street and 21 Street and the south side of 26 Ave between 15 Street and 17 Street.
- Makes sense in that area
- Like the mid rise development plans for the entire length of 33ave. Would be nice to have a cap on height. Really affects sunlight for residents behind these buildings.
- Between 16th Street (ideally 15th) and 19th street no new commercial buildings should be added and the low density housing in place should be maintained. Only parties with a financial interest in these possible developments would not be able to see how it would destroy a much sought after area that breaks up more commercial business starting at 19th street and nearer to 14th street,
- I think the location and length of this proposed use are well thought out. I support the plan as presented! My only additional comment would be that the Marda Loop ARP is relatively small and the document was poorly put together. You should scrap the MLARP and replace it with main streets work.
- The location looks good but it doesn't need to extend all the way to 14th street. 33rd Avenue is already very congested with traffic and with only one lane in either direction increasing the population density in this area will make the traffic worse. If you are adding more retail, where will people park?
- Traffic on 33rd Ave is already congested. These proposal would further exasperate the problem. Based on current lack of planning for traffic, these proposals are not thought out enough to green-light development.
- Good locations. Could extend even more around the King Edward building to integrate it and c-space into the community.
- I am concerned that this major increase in population in Marda Loop is not being accompanied by effective solutions to address parking and traffic concerns, which already exist and will get much worse as the population grows.
- It makes sense to extend the existing commercial district further East along the two avenues, however this will dramatically impact vehicle traffic. 33rd avenue is one of the few corridors to access Crowchild trail, and by extension,



to cross it, therefore it sees large traffic flow. Increased commercial will further worsen traffic. In addition, commercial should taper off as it approaches 14th st

- Why are they being proposed?? Increase density and tax revenue? How can I answer this question if I don't know the logic behind the proposal or other alternatives? In general I don't agree with higher density unless it is coupled with a realistic traffic and parking management plan.
- I would put community mid rise all along 14th st. - with included retail - right down to 38 ave
- The extent of this project is great! It will allow for increased density and reduce city sprawl, while also providing additional underground parking options for residents so that street-side parking is not such a nightmare and visitors have access to additional parking.
- I am all in favour of increasing density for residential and adding a good mix of usage in the neighbourhood but I am concerned about the traffic jam created along 33 Ave and 14 Street SW.
- Fix the traffic issues and the roads before increasing population density.
- NO. Only Neighbourhood Limited along 33rd Avenue
- It looks reasonable.
- The majority of the properties along 34 Ave between 15 St - 19 St are currently residential, converting to retail / commercial will impact the quiet areas and make difficult parking even harder. Spots can be hard to find.
- No issue with this
- Stop approving this type of development. Too big to often. Fast becoming too many of this type! Look at more boutique stores! Then big
- Great: do more
- Extend it all along 14th. We live on 12th & Council and would love more commercial development
- Mix building size and use of duplex & bungalows - convert to small business i.e. lawyer office or flexible small bus in bungalows similar to 34 on 33rd Ave. Re use of existing bungalows to lawyer office similar on 34 Ave
- Great! Just make sure buildings are designed to be able to adapt to commercial uses at street level
- Commercial is not wanted or frankly needed east of 19th st. Plenty of commercial west 19th where is currently exists, is more than sufficient to service neighbourhood. Residential only east of 19th st is highly desired. Really, how many pot shops does one area truly need ???
- higher density, mixed use development can enhance the appearance and functionality of 33rd Avenue. Underground parking should be incorporated in the buildings, as street parking already congests a busy section of 33rd. Extending to 14 Street seems a lot and should not extend beyond the east side of 14 St which is already developed with the library and fire hall.
- Given the high traffic areas that have been identified, I would think the suggestions make sense. The challenge is going to be managing the increased traffic in those areas and not impacting the neighbourhood feel of Marda Loop.
- I think it looks great and look forward to a revitalization of this area. I appreciate the cities approach to making the zoning and plans transparent to the community upfront, rather than some of the other RC-G spot zoning that has been don't through the other areas of Altadore. I think this is a responsible way to increase the density of the area.



- Lands in Mount Royal, east of 14th Street should not allow or be included in low and mid rise zoning. These are RC-1 properties and should remain as such for the tax base, property value and integrity of the neighbourhood. Properties were purchased and invested in on the basis of RC-1 zoning. 14 Street is already very congested with Library parking and activity, safety is an issue.
- The density should be focused where 33rd and 34th are already partly commercialized, specifically West of 19th Street. Let's really focus on making this stretch vibrant and alive first, and then consider an eastward expansion.
- I support it, but it is ambitious, and it will not happen overnight. From a form, or building type point of view, the approach is correct to create great, walkable streets. I do question whether the existing population in the surrounding area is large enough to sustain this much commercial development.
- The locations identified seem appropriate.
- The proposed east-west C-MR section on 33/34 Avenues is far too extreme. It should be limited to the existing ML-ARP boundary. Traffic and parking infrastructure is already at capacity; how will the extra res/comm load be handled? All neighbourhood character will be ruined and enjoyment of the SC Park lost. Please use some common sense rather than ramming through such a drastic plan. Ridiculous!
- Generally supportive of this, and the proposed locations. I would be open to other locations, but context would need to be considered (such as potential negative impacts on nearby residents).
- Location east of 14 St is totally inappropriate. This use severely reduces the dollar value (assessed) of properties lying to the north, east and south. It also diminishes the privacy of the homes in those locations. Mainstream 33 Ave could be better served by having the lots on the west side of 33 Ave and 14 St as a gateway to the mainstream.
- There is an historical demarcation represented by 14th Street as a boundary for Mount Royal. This needs to be respected by city hall. Sensitivity for existing neighbourhood character needs to be respected. Multi storey buildings should not be permitted east of 14th street along 14th street in Mt. Royal. Where was our consultation?
- Mid Rise sections along 33/34 Aves are an unwelcome intrusion into residential neighborhoods. Mid Rise should be focused only in the current core (BRZ) area of Marda Loop. Proposed mid-rise developments east of 14th Street should never be allowed to occur. Damage to the residential nature of the communities east of 14th Street will be damaged beyond belief. No consultation on these sections.
- We strongly oppose commercial development on the east side of 14th street between 34th and 33rd Ave due to parking concerns in the nearby residential area, noise pollution, light pollution, intrusion of privacy due to height and degradation of the neighbourhoods of Elbow Park and Mount Royal.
- Mid Rise should be reduced.
- "There are too many mid rise buildings. Traffic is a disaster in the area, parking is worse.
- Adding population density will only make it worse."
- Mid Rise are too high for the area. They are imposing and block sunlight. They are not in keeping with the character of the neighbourhood. Increased density = increased traffic in an already overused area. Increasing commercial space increases parking issues and crime.
- I believe the Mid Rise use should be limited to residential use above the main





floor. I feel Mid Rise building should be limited, preferably past 20 St. to Crowchild Trail

- This is all such a waste of time as City Hall has already decided what they are going to do. All the survey does is make you think you have a say in the matter. When do the parking meters go on the streets?
- I feel that the whole strip of 33rd ave (to 14 st) should be given the same opportunity to develop up as the Marda Loop Plan boundaries. The community will thrive off a long strip of accessible commercial, multi-use area and adjacent properties will gain value and an increased walk score.
- Mid-Rise in Mount Royal is not in line with current restrictive covenants. When did the City inform, consult or engage the MRCA Development Committee?
- There are too many people in this neighbourhood
- Should not affect current low density areas as immediately accross allies from existing single family homes on North side of 33rd avenue. Be aware of privacy shading concerns.
- Marda Loop has been known as an area with tremendous character. Because of this, I believe that 33 Ave, right to 14st street should be built up with boutiques, restaurants, multi dwelling residences and commercial. Its slowly becoming more walkable of an area with the addition of businesses. This has attracted hundreds of people to the area. Build, expand and develop 33rd ave
- I'm happy with the proposed locations for Community - Mid Rise. I think 33 and 34 Ave are busy streets that lend themselves to street level commercial and taller buildings.
- The proposed area is fine, I worry about parking, and houses that lose their southern exposure because of large buildings. For example, larger buildings should be located on the south side of 33.
- It is absolutely ridiculous to allow up to 6 story buildings in this neighborhood - 33 Ave and 34 Ave are not large enough thoroughfares to accomodate such an increase in traffic and density. The community has given this feedback over and over again, but yet the city does not listen. I feel that the community engagement has been nothing but a superficial process and a waste of taxpayer money.
- Makes sense. Looks good.
- The propose mid-rise community zoning should not extend all the way along 33rd and 34th Ave. It should not extend further east than 19th St. Those residents who've invested in new infills along 33rd and 34th will see their home values decrease while those who've allowed their older homes become run down will benefit from increased land values.
- Please do NOT increase the area of mid-rise buildings beyond what is proposed. In order to prevent total traffic chaos, I would prefer that 33rd Avenue be made wider to enable TWO lanes of moving traffic from 14 Street to the Crowchild interchange plus allow for parking on at least one side (if not both). Commercial development should be on 33rd, with some added on 34th.
- Mid rise development along both sides of 33 and 34 avenues will create dark streets that do not promote community engagement or walkability. This level of development will essentially create dark tunnels that noone will feel comfortable being in. Any development should only be along the north side and not exceed the low-rise criteria. Boulevards should be widened and set-backs should be increased.
- I generally like mid-rise along 33rd & 34th. I do, however, think there is a missed opportunity along 14th street. When you look a the blocks fronting 14th, from 33rd



south, those sites are primed for redevelopment. At this nexus, higher density is warranted, allowing up to 12 storied construction. Great transit, great walkability, & good connection to bike lanes. A great terminus to 33rd & 34th

- "No mid rise should be permitted from 38th Ave to 18th Ave on the east side of 14th Street.
- Residential only on the east side of 14th Street."

- Only Neighborhood Limited East of 14th Street from 38th Ave to 18th Ave S.
- the most easterly two blocks on 33 AV as you head to 14 ST they should be lower as they transition towards the residential areas eastwards. There also seems to be serious oversupplying of community mid rise?
- Proposed changes to BLK 4 are in violation of Mnt. Ryl. restrictive covenants and should not proceed.

2. The proposed Community – Mid Rise sections along 33 and 34 Avenues SW could allow a range of building height from 4 to 6 floor's. Tell us what you think of the proposed Community – Mid Rise locations that are best for 4 floors and best for 6 floors?

- if the scope is reduced to a smaller main street strip then maybe 4-6 is ok
- 6 floors along 33 Ave, along 14 St, along 34 Ave b/w 19 & 21 St
- 33 and 34 avenue are already congested with traffic and little parking - transit is inconvenient (bus does not go to main shopping destination (supermarket - safeway, garrison boulevard) forcing the use of cars. Building more business in that area will only increase problem. I am absolutely against building 4 to 6 floors up - it's too high for this neighbourhood. Garrison wood low height buildi
- All development in this area should be neighbourhood low rise or limited. NOT HIGHER!
- Again with the word proposed...? This is clearly very much final. Extremely confusing. Be mindful of the houses on the south side of 32nd Ave as the taller these buildings get, the more they will block the sun out of those backyards.
- The zoning changes will add vehicles to the area. Because of that we need new traffic management and calming measures (like speed bumps) along 32 Avenue SW to slow down drivers using side-streets as shortcuts. I would like to lower the speed limit along 32 Avenue SW (and all

residential streets in the area) to 30 km/h. More crossing signals would also help pedestrians across 33 and 34 Avenues SW.

- i think the buildings closest to the street should be limited to 4 floors
- I believe the difference between 4 and 6 floors is almost irrelevant unless major shadow issues result from the homes located north of 33 ave. It should not make any difference south of 33rd ave. A mix of building heights is desirable as well.
- "They should be no more than 4 stories tall. Maintaining the character of the neighborhood is important.
- Please reduce the amount of the mid-rise locations on the map. 34th, 35 & 36 Ave's should not be mid rise."
- I would prefer to see the higher rise (over 4 floors) buildings to stay west of 19 Street. A lot of the charm of the neighbourhood is in it's views and taller buildings would obstruct these views for many of us already here. I also feel the increased traffic from the larger multi family buildings would be less of an impact on the neighbourhood if they are restricted to closer to crowchild.
- Community Mid Rise should not exceed 4 floors



- 4 floor buildings along 33 ave is preferred to prevent shading of the north side of the avenue which would discourage pedestrian traffic. In addition, six story buildings like the shoppers drug mart bldg cause wind turbulence along the street which also drives people away from hanging out on the street (i.e. patios).
- six story building would be preferred along 34 ave
- 34 Av more appropriate for larger apartment buildings, due to traffic access, than 33 Av. Limit the latter to 2-4 floors, which is closer to current and historical context and requirements. Extending beyond South Calgary is not appropriate. Extending East of 14 Street is not appropriate, out-of-context, likely to increase traffic volume, speed and conflicts with cyclists and pedestrians.
- I think 5 and 6 floors is too tall. In researching successful mainstreets across the country it seems 3-4 floors is ideal. 3-4 floors has a more comfortable pedestrian realm and allows for greater sun. Sun is important for winter cities and a successful mainstreet especially along east west corridors.
- Will lead to a lot of congestion. How will this be accommodated for?
- The whole main street corridor should be 6 floors or higher! (Community Mid Rise). The focus should be on design quality, massing, and not solely building height. We need the density to support the mixed use vision for the neighbourhood.
- Multi story mid rise buildings is appropriate along 33rd Ave to increase commerce and density. However it is not appropriate to include any mid rise buildings east of 14th Street on RC-1 designated properties. Mount Royal properties were purchased on the basis of RC-1 zoning, pay taxes based on that zoning and expect neighbouring properties to remain RC-1 as they make investments those homes.
- If Community mid rise is kept for the above locations then they should be limited to 4 floors.
- Also limit to 4 floors on north side of 33 Ave between 16 street and 19 Street (consideration of homes on south side of 32 Ave).
- Some are already that high. Seem fine; maybe a mix for diversity?
- Keep heights lower, and increase numbers of mid rise developments. The higher buildings heavily effect sun for the neighbourhood. Even the shoppers drug mart building is very high and certainly impacts sunlight for more than just their immediate neighbours. If mid rise buildings are constructed with residential dwellings behind them, it really affects the feel of our inner city neighbourhood.
- Between 16th Street and and 19th street on 33rd Ave no more new buildings above 3 floors should be constructed, it is obvious it will destroy a lovely low rise residential area, that over time has had new infill accommodation of up to 3 floors constructed. Buildings over 3 floors would completely destroy the image of what is in place and liked by residents, visitors and 99% of parties today.
- I think the highlighted area are well thought out and very appropriate. This is a popular community that will benefit from more density in both residential and commercial forms.
- 4 floors- it's nice to have sunlight along these avenues
- Current design of the pedestrian area allows for natural light, largely because there are no tall buildings blocking the sun. Adding mid-rise would negatively affect the natural lighting in the pedestrian area.
- I believe 6 floor locations are best suited directly adjacent to the Marda Loop Businesses (on 34th between 20th and 21st, on 34th between 18th and 17th), and near 14th St on 33rd. The remainder of the



areas are more residential or already have several large buildings so I believe they are better suited for 4 floor buildings.

- 6 floors should be focused around the existing Shoppers site and possibly at the corner of 14th St and 33/34 Ave. 4 floors should be the default maximum elsewhere.
- 6 floors should be closer to the existing commercial core (Marda Loop ARP) and taper off as it extends eastward. The higher the building, the greater the required setback from the street is needed. I think the area should be limited to 4 stories. We have already seen with current 6 floor structures the degree to which they negatively impact (lighting, sun, massing) the pedestrian realm.
- Why are they being proposed?? Increase density and tax revenue? How can I answer this question if I don't know the logic behind the proposal or other alternatives? In general I don't agree with higher density unless it is coupled with a realistic traffic and parking management plan.
- go 6 floors all the way. make high quality design and aesthetics mandatory. (and retail). however, I would keep it to 33 ave, 34 ave, and 14 st. Not along 14a and 15 streets
- Best to restrict to 4 floors along 33/34 Ave corridor so that pedestrian byways do not lose a bunch of natural light. 6 floors best deeper south in the community.
- Even 6 storey tall buildings are not high enough to create a concrete jungle but if one side of the street is allowed exclusively for up to 4 floors and the other exclusively up to 6 floors, then the narrower 33 Ave will have sunlight shone in longer per day. Hence a brighter naturally lit street.
- Fix the traffic issues and terrible road conditions before increasing the population density.
- The existing midrise locations block out sunlight. I would oppose further development of either 4 or 6 floors along 33rd Avenue. And I would like to see pedestrian crosswalk bump outs to protect both pedestrians (from fast moving traffic) and to protect existing residential parking in front of those homes along 33rd Avenue.
- 6 floor is fine along 33 & 24 ave. Restrict to 4 floors south along 35 & 36 ave since they are butting up against established single family homes.
- 4 floors would be best on the south side. The shadows cast by the buildings make driving and parking on 34th terrible in the winter. Just awful right now with all the snow build-up.
- I would mix in 6 floors closer to public transit & common areas & 4 floors closer to single family housing
- Stop approving this type of development. Too big to often. Fast becoming too many of this type. Look at more boutique stores then big
- The more 6 floors the better. Main floors should be concrete and retail ready (even if temp use is residential for rent)
- Range is good if well designed. 4 & 6 mixed. Living over shops good
- Do not want 4 to 6 story buildings east of 19th st. The 4 to 6 story buildings block sunlight for streets north of 33rd. They will cause property devaluations for current homeowners. Only row houses or single family homes are desired east of 19th st to 14th st.
- 4 floors seems more approachable the further east the development extends. 6 floors seems dense. Quality concrete construction would be preferred to the chip board used in the apartments still under construction.
- See comments above but I would encourage 4 floors versus 6 floors to decrease the need for parking and



shadows that might be created to the adjacent neighbours.

- The Proposed Mid Rise section along the west side of 14th Street between 34th Ave. and Council Way SW, will have significant impacts to the Elbow Park community. Previous consideration of the 33/34 Ave SW plans did not consider this Elbow Park section and should be excluded from the consideration of this Main Streets 33/34 program.
- This type of development should not go forward. There is congestion already in our neighbourhood and cut through traffic continues in spite of signage making it illegal to do so. This type of development would obstruct sunlight to neighbouring properties. Also it would create safety issues by increasing already congested parking on streets.
- Aside from the spelling mistakes in this survey, another inappropriate idea is to add densification to this area that is already suffering from too much traffic based on existing infrastructure. We strongly oppose increased density housing on 33rd, 34th or 14, 14a.
- I live on the south side of 32nd ave so my alley will be shared by the mid-rises on 33rd. I am not happy of the prospect of my home being dwarfed by a 4-6 story building. Although the "study" shows it will not cast shade, my privacy and overall well-being would be compromised, not to mention the decreased value my home would have. The extra height only benefits the developer, not the neighborhood
- Serious consideration should be given to the homes that will back onto the new mid-rise buildings. Many of these homes are newly built and occupied by families with young children. A mid-rise building would encroach on the neighboring homes, reducing the amount of sunlight and depriving them of privacy. Both the Avenue 33 and Odeon projects highlight these negative effects on the adjacent homes.
- Six floors would make Marda Loop feel like a hostile fortress, a place where I wouldn't want to bring my family. Four floors with set-backs might be more reasonable.
- Six floors is simply too high, 4 might even be too high. That said, if this project goes forward, we need setbacks on both the main street side of the building, as well as on the alley-facing side of the building to provide the existing neighbors with some privacy.
- I support the use of mid rise land use. I don't think it would be negative to have the occasional "tower" or taller building either, as long as they were spaced out. The kind of retail and commercial development that is being envisioned for this area needs population density to support it.
- 4 stories should be the maximum height considered outside of the current BIA boundary.
- 4-6 storey dev is excessive. How does this achieve the stated goal of a vibrant public realm? All it will do is overload existing roads/parking/retail areas. The transition to residential streets in N/S/E directions would be far too jarring. Have some consideration for existing residents, who have tastefully retained the local character. Who wants to have a 4-6 storey bldg looming over them? NO!
- I generally think 6 storeys are too many. A street filled from edge to edge with 4 storey zero lot line buildings are the nicest form of density.
- 4 floors are appropriate immediately west of 14 street, so there is a visual scaling up towards 6 story heights further west.
- The proposed Mid Rise section east of 14th street on the south side of Council should be removed. Such designation would be inconsistent with the character of the neighbourhood and Council is not



designed to cope with the accompanying increase in parking and traffic volume. Traffic on Council is already very heavy due to Marda Loop densification. This is beyond the scope of the Marda Loop ARP.

- Do not allow this to proceed! This represents a huge lack of consideration for impact on services (parking, transportation corridors) and for the residents of Mt Royal, whom were NOT CONSULTED in any reasonable way. There is an historical demarcation represented by 14th Street as a boundary for Mount Royal. This needs to be respected by city hall. Sensitivity for existing neighbourhood character
- I do not accept 6-floor development at all in the proposed community mid-rise sections. Areas closer to 14th Street should remain 1-3 floors only.
- We strongly oppose Mid Rise sections along 33rd Ave and 34th Ave on the East side of 14th Street. 4-6 stories is not transitional with the single family homes of Elbow Park and Mount Royal and would be unprecedented density and height for this area.
- There should be no 6 floor buildings. It changes the neighborhood character. There are already too many 4 floor buildings.
- Grouping the taller buildings together would be better. Further east to move some density away from the really busy area closer to Crowchild.
- Buildings with 4 floors should be the maximum in the residential areas up to 20 Street. Any 6 floor buildings should be limited to the business area
- A healthy mix of 4 and 6 floor buildings will be welcome throughout the development area. The parking is not as big of an issue as some make it out to be as transit and Car2Go services are always nearby. A lot of people do not even own a car and prefer to bike when possible.
- Mid-Rise in Mount Royal is not in line with current restrictive covenants. When did the City inform, consult or engage the MRCA Development Committee?
- There are too many people in this neighbourhood.
- Same as above - should only back on to similar developments along 33 and 34 avenues
- We live in Marda Loop and we feel that one thing that is missing is restaurants and pubs. both 4 and 6 level buildings would be ideal for this area on 33rd ave. The community of Marda Loop needs more restaurants, child friendly gyms with daycares, yoga studios, juice bars...we love having Blush lane in the area. Perfect for the community. That is what we want to see more of.
- I'm fine with both 4 and 6 floors. The set back of the floors above street level works great.
- The only buildings that should be 6 floors are along 14 and 33rd.
- Once again, 6 stories is not appropriate for this area. I totally disagree with this type of development.
- Makes sense. Looks good. 8 stories on parts of 33rd would also be fine.
- East of 19th St. Is appropriate for 6 stories. West of 19th St. Should not allow for more than 3 stories (the homes that are 3 stories on 33rd and 34th Ave already seem too high and out of place).
- We would prefer no more 6 floor buildings along 33rd or 34th at all -- all of these taller building will only create a canyon effect (with the ensuing winds) and will ensure that the streets will be shaded from the sun and less-pleasant for walking. To my mind all the new multi-storey wood-framed residences are major fire hazards, particularly when you consider the narrow roads.
- There shouldn't be anything over 4 floors, especially along the north side of 33



avenue which is essentially a hill. A 4 floor structure would already feel like a 6 floor structure. Any higher and pedestrians would be completely hidden from traffic, and the question of safety due to poor lighting and visibility would arise for seniors and children walking in the area.

- All good.. I would extend the Mid rise area a bit further south along the east side of 14th. Half the block, opposite the mid rise on the west side, could also be mid rise. Then the remainder of the block southward could be low rise.
3. The proposed Neighbourhood – Low Rise sections transitioning from 33 Avenue SW along 14, 14A, 15 and 16 Streets could provide a range of multi-residential housing options. Tell us what you think of the locations and length of Neighbourhood – Low Rise?
- Why rezoned around the park?? No. What about the exiting homes?
  - good
  - ABSOLUTELY NOT! 14th street (east side - from Council way to Joliet) is RESIDENTIAL R1. Unless the ENTIRE Upper Mount Royal area is rezoned for multiple residence, the people on this block will oppose vehemently to rezoning and buildings that are above 3 storeys. Rezoning R2 or maybe "neighbourhood limited". Developers should not be given priority over regular citizens.
  - All development in this area should be neighbourhood limited. NOT HIGHER! I would encourage the local councillor to knock door to door and meet with the RESIDENTS, before they talk or agree to deal with developers.
  - This is not necessary. Having several low rise buildings on 14th Street will only contribute to the traffic issue that already exists there. Again, you are going to need to ensure these buildings have underground parking & the surrounding streets are made permit parking for residents only.
  - No mid rise should be permitted from 38th Ave to 18th Ave on the east side of 14th Street
  - Only Neighborhood Limited East of 14th Street from 38th Ave to 18th Ave S.
  - same comments as above: the most easterly two blocks on 33 AV as you head to 14 ST they should be lower as they transition towards the residential areas eastwards. There also seems to be serious oversupplying of community mid rise?
  - The zoning changes will add vehicles to the area. Because of that we need new traffic management and calming measures (like speed bumps) along 32 Avenue SW to slow down drivers using side-streets as shortcuts. I would like to lower the speed limit along 32 Avenue SW (and all residential streets in the area) to 30 km/h. More crossing signals would also help pedestrians across 33 and 34 Avenues SW.
  - i think these are great
  - no comment
  - Just turn some of the mid rise from 34, 35, 36 th Ave to low rise instead. Don't let the orange go so deep into the city block (less lots to lump together).
  - This fits very well with the existing diversity in homes in the neighbourhood
  - Hardly any of this exists vs Community Mid rise. More Low Rise would be preferable over MidRise
  - 16 street should not have this designation as the interior locations for South Calgary should not be changed from single or duplex housing as it would negatively change the look of the neighbourhood



- Low-rise beyond Marda Loop is not appropriate. Extending East of 14 Street is not appropriate, out-of-context - unless Council plans to apply changes to all Upper Mount Royal and Elbow Park in context with improved traffic flow through residential areas towards downtown.
- I think it is going to result in a prolonged and difficult transition period. Many of the connecting avenues have experienced significant re-developed to date. Residents and home owners will have researched the zoning when they made commitments. Neighbouring properties will experience a significant negative change in their access to sunlight and privacy.
- Sounds like more of a "Bankview mess" where some buildings are single million dollar houses and some are beat down 6-plex's. Why even have land use zoning in a case like this?
- I think these areas should be extended north of 33 Avenue SW as well. It would create a better transition on key corners from the Community Mid Rise areas.
- It is not appropriate for low rise building to be included east of 14th Street in Mount Royal. This is RC-1 designated land and properties, including neighbouring properties were purchased on this basis. Mid and low rise buildings in single family property neighbourhoods will negatively impact the neighbourhood property value, and increase traffic in an elementary school area.
- I have concerns about neighbourhood low rise on 32 Ave, 31 Ave and 30 Ave beside 16 Street. Consideration of adjacent/nearby neighbours.
- Transitioning looks nice and appropriate.
- I like more low rise units for inner Calgary.
- I love the transition from the higher density to these lower density forms, really well thought out.
- The location is fine but it's too much of the neighbourhood
- These are preferred over mid-rise.
- These locations could be expanded further to integrate the community centre and king Edward building even more.
- Looks OK to me.
- I think this is an appropriate area for increased density due to proximity to the park. It will generally improve park safety and atmosphere during later hours since there will be more eyes in the area. Having said that, these units have seen alot of recent high-end development, which will limit any future changes in the next 20 years.
- Why are they being proposed?? Increase density and tax revenue? How can I answer this question if I don't know the logic behind the proposal or other alternatives? In general I don't agree with higher density unless it is coupled with a realistic traffic and parking management plan.
- see above answers
- These locations are good and capitalize on population building around the existing community spaces there.
- This is an excellent idea.
- Fix the traffic issues and terrible road conditions before increasing the population density.
- A majority emphasis on individual detached homes, low density, rather than duplexes and condominiums. ALSO, all condominium complexes should provide underground parking for 2 spaces per condominium. (Many existing condo complexes in the community do not provide ANY parking for the condo owner, which results in their parking on the streets, blocks away from their residence.)
- With respect to the proposed Neighbourhood-Low Rise section on the east side of 14th St (in Upper Mount Royal), this will have a direct negative





impact on those Upper Mount Royal residents living on the west side of Alfege St. One of the rationales for purchasing our west facing backyard R-C1 properties was that they backed onto R-C1 properties (along 14th St), and our property taxes reflect same.

- No issue with plan.
- Looks good. Some of the community mid-rise along 34th from 15 St to 19 St would work well as low rise
- No concern here, as there are parks and community facilities to support this
- Yes okay
- Propose to blanket rezone (otherwise duplex will mostly prevail)
- Increase
- No. Only single family or duplexes going forward. There are plenty of multifamily buildings already.
- I vehemently oppose the development plan on the east side of 14 street, as Mt Royal is exclusively residential, and this is the only section of mid rise development that jumps 14 Street, thus changing the nature of the neighbourhood.
- Again, I think the locations seem to be good as long as they can accommodate the increased parking and traffic requirements. One option that I would hope developers who encourage is limiting the amount of parking per condo.
- The proposed Low Rise Section along the west side of 14th street, between Council Way and Joliet Ave. SW, will have significant negative impacts to the Mount Royal (MR) neighborhoods. Previous consideration of the 33/34 Ave SW plans did not consider this MR section, and will significantly alter the distinct nature of our community. Preservation of the MR Development plan needs to be maintained.
- Lands in Mount Royal, east of 14th Street should not be included in low/mid rise zoning. These are RC-1 properties and

should remain as such for the tax base, property value and integrity of the neighbourhood. Properties were purchased and invested in on the basis if RC-1 zoning. There is congestion already in our neighbourhood, cut through traffic continues, safety would be compromised.

- As above. The city managers cannot properly manage the existing infrastructure and there is a thought to increase it to make things worse? Better infrastructure now and, perhaps, more housing later
- This is a good idea. The area is rather sterile and underutilized now. This could bring some vibrancy around the library as well.
- I think that the R-CG designation is best suited to singles, semis, rowhouses, and that it is only when stacked units or 4 storeys are desired should the "M" designations be used as they are more cumbersome for small scale developers and builders. As for the extent of Neighborhood Low Rise, I think it could back onto all Community Mid Rise and provide a transition between that and N'hood Limited
- Would prefer to see these locations as a maximum of RCG or MCG as much of these homes have already been recently redeveloped so there is limited potential for much bigger. 3 storey maximum height.
- RE: 3227 Alfege St SW
- We purchased into Upper Mount Royal last summer from Capitol Hill (RC-2) community. We paid premium pricing with premium property taxes to be in a RC-1 community with a caveat that only allows 1 home per lot. If this proposal is approved, your home value will decrease by \$300k plus. Will the City reimburse us for this amount? Will my property taxes decrease too? NOT HAPPY!
- East side of 14St must not be part of this plan. Shows no sensitivity for MR



character, violates existing CPR restrictive covenant, further overloads infrastructure, further erodes local character, etc. When did this MS initiative impact E side of 14th? We have had no notice of this until now. It indicates a stealth approach by the city. Please limit this N-LR idea to the S/W sides of SC Park.

- This is the model I like most for Marda Loop, and would support seeing even more of it in the neighbourhood, but really it would depend on context. But the proposed map is acceptable. I could see more of this on 20th Street from 33rd Ave all the way to 50th Ave. Also, areas where three are existing (and run down) apartment blocks might be other good locations.
- Midrise on east side of 14 St is totally inappropriate. It violates the ARP and specifically diminishes the values of homes backing on those lots to the east. There was no consultation on this as the Mainstream public consultation documents specifically excluded this area of 14 St.
- Block 84 (14th Street east side between Council and Joliet) should not be redesignated as Neighbourhood Low Rise. Doing so would represent an over-reach of the Marda Loop ARP into the historic boundaries of Mount Royal and would have a detrimental impact on community traffic, amenities, character and services such as parking and transportation corridors.
- Locations east of 14th Street should remain as single family residential buildings only. Changes to the zoning for these areas east of 14th Street should not be accepted. No consultation on these sections. Locations west of 14th Street and proposed as Mid Rise should be changed to Low Rise or Neighborhood limited only.
- East of 14th Street a mix of single family homes such as being currently built on 14th St between 34th and 35th Ave and 2-3 story infills would increase density along 14th St but provide transitioning to the single family homes in Elbow Park and Mount Royal.
- Chngs to west side of Bl. 84, designating area as "Neigh-Low Rise" displays lack of sensitivity for Mt R neigh. character, violates existing restrictive covenant, shows lack of consideration for impact on services (parking, transportation) & would degrade level of enjoyment of neighb. Consultation has been nearly non-existent. Historical demarcation of 14th St as Mt. R boundary should be respected
- As a resident of Alfege Street SW, it would have been nice to have been informed of this. As of May 28th, I have had no formal notification from the City that this was even being considered. That being said, I moved out of Marda Loop into Mount Royal get out of the constant construction and increased traffic issues. I am opposed to any changes to the zoning adjacent to my property.
- Length should not be increased.
- The area on the east side of 14 St between Council Way and Joliet Ave is fully within the boundaries of Mount Royal. Re zoning here is in violation of the existing restrictive covenant. Any multi unit dwellings would not fit into the existing character of the community and would have a negative impact on the neighbourhood. Parking and traffic issues would make the area unsafe for the families.
- Low rise building in this area would be the ideal for the residents as high rise building will shade their homes and in some areas potentially shade the outdoor swimming pool. Parking is also an issue that needs to be addressed
- I believe this is a great area to increase the density as it has fairly good access via a number of routes. 32 ave is very busy



and could really benefit from a new streetscape plan. If it is going to be a heavy vehicle traffic road then there should be a parallel street that is more conducive to foot traffic.

- Low-Rise is appropriate along 33/34 Avenue to transition from Marda Loop to Elbow Park and Mount Royal, where restrictive covenants apply.
- There are too many people in this this neighborhood.
- Should only be proposed accross forem open public areas as parks etc
- As more people come to the neighbourhood, there density will increase. An overpass over 33rd Ave would be a great idea for long term...allowing more foot traffic for 33rd Avenue to visit businesses and people who live within the area. Parking on side streets off of 33rd will probably be the best option long term as the community continues to grow. We love the development of Marda Loop!
- I do not support the neighbourhood low rise zoning. These are quiet residential streets. Parking on my street (30 Ave between 16 and 17 St) is already an issue with C-Space and a nearby church. I think there is enough density already with duplexes and infills. I would limit the zoning to 14th Street only.
- No real opinion.
- 14th Street is the only location suitable for your 'low-rise' classification.
- Makes sense. Looks good.
- More of the mid-rise identified should be low-rise to create a better transition into the Neighbourhood - Limited and adjacent lower density residential neighbourhoods. The 4-6 story buildings will cast shadows over the lower density residences. Existing homeowners will see their home values decline while developers get rich building bland condos that are poorly constructed.
- It will be bad enough along 14 street, but we definitely don't like these multi-

residential (which I am presuming you mean apartment buildings) to move westward in a wholesale fashion. This will totally change the character of the neighbourhood, and will undoubtedly add to the traffic congestion we already have. Also the additional congestion could be an issue if an evacuation is ever needed.

- There should be no low-rise sections along 14th, 14A, 15 and 16 Streets. The current density should be retained and no multi-residential or commercial zoning should be allowed.
- I would like to see increased use of low rise on the south side. I think that it would allow for a better transition into the existing 2 storie residential. It just seems a bit abrupt to from a potential 6 stories down to single family. We have the opportunity to use low rise here as transition.
- Low Rise, assuming that means no more than 2 stories on the east side of 14th Street.
- Only Neighborhood Limited East of 14th Street from 38th Ave to 18th Ave S.
- 14 st makes sense but not on the other streets. leave those as is or possibly neighborhood limited (light yellow).



4. The proposed Neighbourhood – Limited areas are being considered as a transition from the main street area and could provide a range of low density housing options. Tell us what you think of the proposed locations and length of Neighbourhood - Limited?

- What about all those exiting homes?
- good
- maybe 14th street
- is the WHOLE UPPER MOUNT ROYAL being revised to be rezoned to accommodate this?? ONLY in that case would I agree to it. Otherwise, ABSOLUTELY NOT
- This should absolutely never have been approved by the city: RKH, Marda Loop & South Calgary associations openly opposed this rowhouse zoning. Clearly the residents' opinions do not matter whatsoever, but I will give you mine anyways. How is the city going to handle the parking wars that these 4 unit buildings are going to create? Garages attached or detached from these units are a MUST.
- The zoning changes will add vehicles to the area. Because of that we need new traffic management and calming measures (like speed bumps) along 32 Avenue SW to slow down drivers using side-streets as shortcuts. I would like to lower the speed limit along 32 Avenue SW (and all residential streets in the area) to 30 km/h. More crossing signals would also help pedestrians across 33 and 34 Avenues SW.
- great idea
- no comment
- I am very opposed to having RCG lumped in with single detached and duplex housing. They need to have a separate colour on the legend of this map. Developers will look at that light yellow and plow in hundreds of townhouses, which I am opposed to. People are planning to move out of this charming neighborhood with the concern that this will turn into a big townhouse area. There is already no parking
- This designation should not be allowed in the interior of the neighbourhoods, ie on the street corners north of 33 Ave as it would change the look of the neighbourhood and give an impression of a ghetto/ row house feel if they were allowed along the interior streets that go through the neighbourhood. Leave the designation for single and duplex units.
- Expand the transition areas, reduce the low/mid-rise areas.
- I think the proposed corner lot RC-G is the tip of the iceberg. Council has approved RC-G standards across all low density parcels. Industry is lobbying for bylaw changes to facilitate mid-block developments. The pace of change is not supported by community infrastructure. Density is already increasing well in excess of MDP targets. TOO much already! Shift focus to next ring of redevelopment
- Terrible idea. Should all be as is - RC2 zoned and single family houses / duplexes. NO row houses whatsoever! Will just create more of a "Bankview mess".
- Foresee challenges with designating north adjacent properties from 33 Avenue as Neighbourhood - Limited. If a maximum of 6 Storeys will be permitted in Neighbourhood Mid-rise then these homes will complain of an inadequate transition, context - everything that is currently challenging about redevelopment. It would be more thoughtful to designate 32 avenue blocks as Neighbourhood Low Rise.



- I do not agree with automatically allowing R-CG for all corner and second in lots between 32 Av and 29 Ave. Default designation should be RC-2 and application required for R-CG, along with due consideration and review of applications. Concerns with R-CG development include too much density and parking issues, loss of sunlight and decreased aesthetics for adjacent properties.
- Again, we like higher density for inner city Calgary. The city will need to carefully consider parking, traffic, and walkability, as any of these items missed will significantly effect these endeavours.
- I think it should go further, the neighbourhood limited and associated R-CG zoning should be allowed everywhere. They are townhomes, its nothing scary!
- I like that area for low density housing
- All of the development along 33rd ave needs to be these types instead.
- Why are there non of these included to the south of the area?
- The proposed area covered by Neighbourhood - Limited is too extensive in South Calgary, covering most of the corner lots and next-to corner lots in the area. This should be scaled back, otherwise on-street parking will be impossible.
- I think it does well to transition to typical RC-2 zoned areas. However, the proposed low density options on the streets leaving Marda Loop make be difficult to develop as RC-G given the extreme sloping in some areas. I think it would make sense to focus on a specific few streets, such as 22, 20, and 17 street due to proximit to park and primary corridors.
- Why are they being proposed?? Increase density and tax revenue? How can I answer this question if I don't know the logic behind the proposal or other alternatives? In general I don't agree with higher density unless it is coupled with a realistic traffic and parking management plan.
- fine. people will balk and complain, especially about parking, but it is good.
- Good locations.
- A good idea.
- Fix the traffic issues and terrible road conditions before increasing the population density.
- A majority emphasis on individual detached homes, low density, rather than duplexes.
- South side of 32nd should be neighborhood low rise to account for future growth.
- These areas make sense
- We need to ensure these are not allowed to be suited. These lots currently have 1-3 cars, with a 4-plex w/suites you'd likely have 16 cars! Street parking is already very limited - this would increase the issue and also add further congestion to 26, 33 and 34 Ave as well as site streets
- Yes ok
- Great but extend. Comments from map: 32 Ave / 17 St consider replacing road with community garden and walk way. 32 Ave / 14 St rehab make into coordinated community centre (hockey, library, senior centre, with small pool). Extend density 14-18 Ave / 14A St. Along 13 Ave consider one way traffic
- Comments from map: 29 Ave / 20 St This area short on park space. King Eddy is not a park any more. 34 - 38 Ave / 13A St Park is dead - underutilized. Needs more people and kids
- From map: 1) Biggest problem w/higher density is the spill over onto the smaller residential streets 2) need to look at Garrison development & how that impacts cut through traffic 3) 38 Ave, 19/20/14/15 - have become very busy cut through streets 4) 34 - ridiculous street (parking



both sides) - traffic 5) 33 changes sound great 6) traffic assessment should be done in conjunction with development

- Comments from map: I like total concept green space etc. I do not like traffic very noisy on 33rd Ave - reduce noise
- Comments from map: 1) 33 Ave / 14 St Looks like a tunnel! 2) Heritage homes exist in the mid rise section. I don't wish to lose character on the street in the mid rise section 3) Parking must be underground and realistic to density e.g. 2 stalls per residence
- Comments from map: 1) 29 - 32 Ave / 17 St could be low rise (leading to C space) 2) Two orange low rise sections on 14 St should be mid rise
- Keep low buildings in this entire area to keep a residential look and feel. Current residents are in the neighbourhood because it has the look and feel of a traditional single family neighbourhood. More multifamily building will turn this neighbourhood into another beltline. Current residents with new homes expect the neighbourhood will continue knocking down the garbage houses & build new houses.
- mid rise extends too far east toward 14 street. Traffic congestion has to be improved.
- You might be able to increase the length on specific streets like 16th St. SW and 38th Ave which has some commercial developments along that street.
- Again I think this is a more responsible and transparent way to implement RC-G zoning, by utilizing them in transitional spaces and not spot zoning throughout RC-2 spaces without a plan upfront. I'm sure some neighbouring residence will not be happy about the increased density, but at least this is based on an upfront plan when people can make decisions accordingly.
- The City of Calgary needs to focus on existing infrastructure and getting it up to a better standard before contemplating increasing population density in these areas. The neighbourhoods represented here are not appropriate for an increase in population. Vandalism is increasing, traffic safety and home invasion safety is much more of an issue now than a few years ago. We have been victims 4-5 times
- As above
- Traffic calming needs to be considered for the transition area. With the increased density, the surrounding neighbors have all asked for measures to keep their streets safe, especially for the young families.
- I find it interesting that you are asking us about the length of low density limited areas when you already made your decision how far you would go when you approved a row house on 2403 28th Avenue. We already have a Row house on the corner of 22nd street and 26th ave. Why are you asking us when you already made up your mind. You don't want public engagement as your actions have already spoken.
- In my opinion, the Neighborhood Limited should be the lowest density permitted in the area - I think the R-C2 should be upzoned to permit rowhouses and 3 storeys across the board. I think we have to make it easier for small scale density increases, and that is the best way to do so with minimal impact.
- RCG should only be considered on corner lots. MCG 4-plex style homes could be considered for interior parcels along the south side of 32nd Avenue.
- 3227 Alfege St SW
- In general, the N-L areas W of 14th and N of 33rd seem reasonable. Provides a good transition from the MS area. Much of the C-MR area on the map S of 34th should in fact be N-L, as it would be consistent with



the stated goals. As presented now, there is far too much C-MR and not enough N-L.

- If developers assemble several pieces of property, I would love to see more row house style developments (maybe give developers a slight density bonus to promote). Right now the city seems to restrict this to corner or lots at the end of blocks (which can be unfair to individuals who live on the 2nd lot from the corner).
- This could apply to the areas east of 14 St, BUT ARP amendment is needed AND the historical context referenced in the ARP must be followed.
- Typically rezoning would be for areas of the City which require revitalization. I hardly believe that Mount Royal needs to be revitalized. Allowing such an absurd density increase beside single family homes is ridiculous. Again, it would have been a good idea to ACTUALLY INFORM THE LAND OWNERS adjacent to these properties when this was first proposed.
- This area should be reduced in size. All these options are taking away from the pleasant neighbourhood atmosphere.
- I believe it is important to have a subtle size and density increase into the mid-rise areas. This will keep the transition looking smooth into the areas with larger buildings.
- Neighbourhood Limited is appropriate along 33/34 Avenue to transition from Marda Loop to Elbow Park and Mount Royal, where restrictive covenants apply.
- there are too many people in this neighborhood.
- The mainstreets plan should not be encroaching into low density R2 zoning areas. There should be no RCG/MCG rezoning in R2. There are already serious traffic/parking concerns with the constant density increase that has been occurring in South Calgary
- Again we live in Marda Loop and we love the big buildings going up with condos on

top and residential on the bottom. So smart for a city to build up. Awesome stores are coming into the area, great for the economy and tourist aspect of Marda Loop. Build it up to 4 and 6, make it awesome, continue to bring businesses that attract young families! We need a big Hide and Seek or Play centre for kids

- Add 14A, 15 and 16 Street to neighbourhood limited. I don't want huge apartment blocks towering over the park.
- Better bike ways and parking.
- Other than immediately adjacent to 33 Ave and 34 Ave, I am STRONGLY OPPOSED to the re-zoning throughout the side-streets to allow for the suggested 'Neighborhood - Limited' developments. If that is the plan, perhaps the City should just re-zone the entire South Calgary community to allow for large-scale (perhaps 6 - 10 story?) apartment buildings and just evict the current homeowners.
- Makes sense. Looks good.
- More of the mid-rise zones areas should be zoned as Neighbourhood- Limited zone.
- The "transition" area is a nice idea, but it is my thought that this is only a delaying tactic to ridding our neighbourhood of the low density housing altogether.
- The area at the corner of Council Way SW and 14th Street (former Alderman Jon Lord's old property) should be defined as a Neighbourhood Limited area. It is not appropriate in any way as either a Community mid rise or Neighbourhood low rise.
- I love RC-G. But, I think we need to clarify the rules around it to ensure it is being used appropriately. It was originally considered for use on corners primary streets withing neighbourhoods. If it is going to be used as proposed, then the intent of RC-G needs to be clarified.



- Only Neighborhood Limited East of 14th Street from 38th Ave to 18th Ave S.
- looks like more oversupplying? Why not let the market dictate? high end infills seem to be whats being built so why mess with that?