



RILEY COMMUNITIES

Local Area Planning Project

Phase 1 – ENVISION: What We Heard Report
Winter 2023



Riley Communities Local Area Planning Project

Phase One: ENVISION Engagement & Communications Summary

Report Back – Winter 2023

Table of Contents

Riley Communities Local Area Planning Project	2
Project overview	3
Communications and engagement program overview.....	3
Phase One: ENVISION overview	5
What did we do and who did we talk to?.....	6
About the Riley Communities Working Group.....	7
Riley Communities Heritage Guidelines Sub-Working.....	9
Working Group Feedback Summary.....	10
What did we ask through engagement?	10
What did we hear throughout engagement?	11
Summary of input received	13
What did we do with the input received?	22
Project next steps	23
Appendix A: Public engagement verbatim comments	24
Appendix B: Phase 1 – Riley Working Group Feedback.....	77
Riley Working Group Session One: Community Assets and Principles	77
Riley Working Group Session Two (Online): Building a Vision and Core Values	92
Riley Working Group Session Three (Online) – Vision and Core Values.....	112
Riley Working Group Session Four (Online): Refine the Initial Draft Key Growth Map	122
Appendix C: Riley Communities Local Area Plan:	134
Riley Communities Heritage Guidelines Sub-Working Group	134

Project overview

The Riley Communities Local Area Planning project includes the communities of: Sunnyside, Hillhurst, West Hillhurst and Hounsfield Heights - Briar Hill.

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

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will fill gaps in communities / areas where no local plan currently exists and replace other plans that are largely outdated.

Communications and engagement program overview

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

The communications and engagement program for this project has been created to allow participants to get involved and provide their input, which helps City Council understand people's perspectives, opinions, and concerns before concepts are developed. They will consider public input and aim to demonstrate how input has influenced decisions or if decisions were not influenced by public input. Public input is an important part of the local area planning process and is one of many areas of consideration in the decision-making process.

Some of the considerations that influenced our overall communications and engagement approach, to allow for participants to get involved and provide input in the project, are listed below.

Phased program

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

- In phase one we look to gain a high-level understanding of the strengths, challenges, opportunities and threats about future redevelopment in the area from the broader public.
- In phase two we will explore where and how growth and change could happen in the area
- In phase three we continue to work to further refine the plan and confirm investment priorities
- In phase four we will share the final proposed plan and demonstrate how what we heard throughout the engagement process has been considered in the final plan.

Raising the capacity of the community

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

Increasing participation and diversity

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

To reach as many community residents as possible, we used drop box and mail-in engagement methods in addition to giving residents the opportunity to provide feedback through The City of Calgary Engage page.

“My Idea Stations”: An innovative new approach that involved working together with Community Associations in the plan area and installing “My Idea Stations” – similar in look to Little Libraries – for people in the community to check out engagement content.

Direct mail: People within the Canada Post walking routes in the plan area received a content package in the mail starting April 12, 2022. This package contained info on and questions to consider about the area’s past, present and future, along with a pre-paid postage feedback form to mail responses back to the project team.

Inclusive process

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

Participation interests & intensity

Our engagement program has been created to cater to the different participation interests and intensity that participants are willing to commit to a project. This includes having a variety of communications and engagement tactics available so that people can get involved at the level that best suits their needs.

Riley Communities Working Group

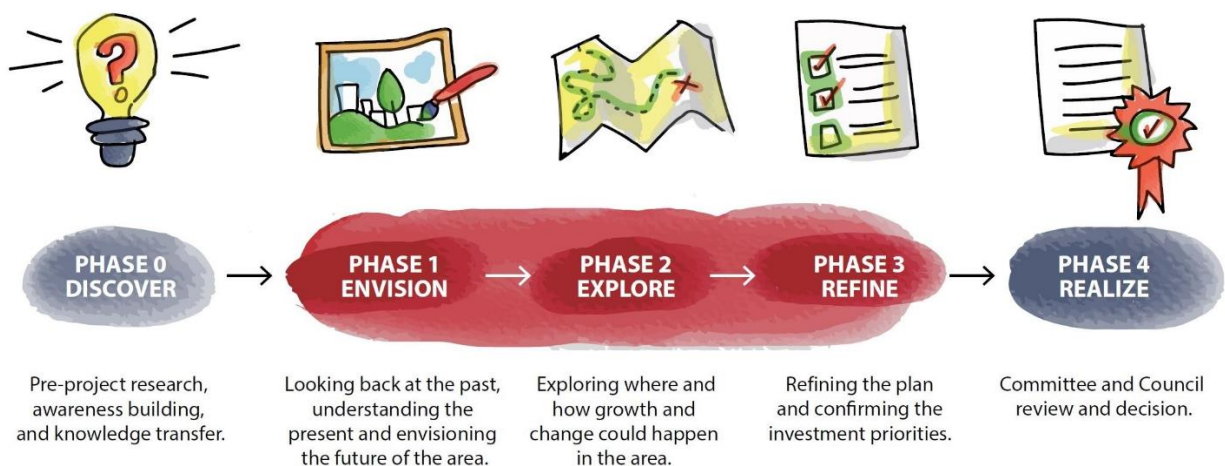
One of the foundational pieces of our program includes the development of a multi-community participant working group (designed to accommodate those with more committed interests and more time to offer to the project) where we can have more technical conversations, dive deeper into planning matters and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

Through a recruitment process, 34 members of the broader community and development industry were selected to participate in dialogue on the broader planning interests of the entire area. Throughout the project, the working group will participate in one pre-session exercise and

seven sessions where they bring different perspectives and viewpoints to the table and act as a sounding board for The City as we work together to create a Local Area Plan.

Grassroots conversations

Throughout our engagement program we are taking a grassroots approach to create a sense of community, positive advocacy and grassroots community participation. We achieve this by empowering participants to have conversations and ignite interest about growth and redevelopment with their fellow community members. This is enabled by having discussion pieces available through a Public Engagement Sounding Board located in the Kensington BIA and five “My Idea Stations”. We also look to achieve this through ‘Planners in Public Spaces’ which gives the opportunity for the project team to meet participants in their communities. Our events include popping up in communities at existing events and high-traffic destinations to share project information and hear thoughts.



Phase One: ENVISION overview

Phase one occurred in Spring - Winter 2022 and focused on obtaining a better understanding of the local area and the Riley communities, looking at everything that makes the community tick. This helps the project team proactively explore ideas with residents' aspirations, concerns, and viewpoints in mind. The feedback from this phase helps to inform visioning with the working group where we developed Guiding Principles for the project and started to draft concepts for the draft local area plan.

Engagement spectrum of participation

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

Phase One: ENVISION objectives

In phase one of engagement, ENVISION, we looked to:

- Educate participants about the importance of growth and redevelopment.
- Ignite interest and create familiarity with the project.
- Increase awareness about what local area planning is and The City's planning process.

- Encourage working group applications and select members to join the project working group.
- Gain a better understanding of the local area and participants' values, aspirations, concerns, and viewpoints.

What did we do and who did we talk to?

Phase one focused on looking back at the past, understanding the present and envisioning the future of the area. Engagement took place with targeted participants starting in February 2022, and with the general public in April to May 2022. We held eight in-person events and meetings and conducted 28 days of online engagement for the broader public and targeted participants. We also developed a comprehensive communications plan to inform the community about the project and all engagement opportunities.

In total nearly 219,000 people were made aware of the project through our engagement and communications program, and we connected with over 1,400 participants online or in-person and received over 1,800 ideas and contributions across this phase.

The following is an overview of all the channels The City employed throughout Phase One:

- Eight large format signs placed throughout the communities and at high-traffic intersections
- Community Association posts, website updates, news articles
- Councillor Ward email updates
- Mailed engagement packages
- Paid social media advertisement campaign on Facebook, Instagram and Twitter
- Organic social media posts on NextDoor
- Paid geo-targeted digital advertisement campaign on YouTube
- Email newsletter campaign through Riley Communities subscriber list
- Five My Idea Stations and information board through the area also supported awareness building

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

- Direct mail (engagement package) = 5,999
- Community newsletters / websites / emails (distributed) = unknown
- Bold signs & information boards = unknown
- Social media (Facebook, Instagram, Twitter, NextDoor): 139,902 impressions
- Targeted YouTube video ads: 72,648 impressions
- Email subscriber updates: 186
- Information boards in community: unknown
- My Idea Stations: unknown

Virtual Q&A Sessions with the Public	Metrics
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We hosted two online Microsoft Teams events with community members.	<ul style="list-style-type: none"> Two online Q&A sessions 86 people registered for the sessions
Engagement & Communications	Metrics
The project launched April 12, 2022, with both online and in-person tactics used to share information with the Riley Communities aimed at increasing awareness about local area planning.	<ul style="list-style-type: none"> We received 1,132 unique website visitors and had 118 online engagement contributors 108 paper feedback forms were returned We spoke with 299 people at eight pop-up events throughout the Riley Communities In total, 1,803 individual comments were collected and reviewed.
Targeted Stakeholder Engagement	Metrics
Community Associations Prior to each phase of the project, and launch of public engagement, we host joint Community Association meetings where we invite all the plan area community associations to meet and work through exercises with the team	<ul style="list-style-type: none"> We held two Community Association (virtual) meetings on February 16, 2022 and March 31, 2022.
Riley Communities Working Group Throughout phase one, the working group participated in four workshop sessions (one in-person and one online). These are detailed below in the working group section.	<ul style="list-style-type: none"> 31 working group members Four workshop sessions

About the Riley Communities Working Group

What is the working group?

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

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

How was the working group created?

At project launch, The City executed a recruitment campaign for participants to apply to be a member of the working group, as a general resident or a development industry representative. Community Associations were given the opportunity to nominate and select their own

representative. Through the recruitment campaign we received over 100 applications. The project team analyzed all the applications received and efforts were made to ensure the selected members group included:

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

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

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

Who is on the working group?

The working group is comprised of a broad range of participants and has 31 members.

Membership is comprised of:

- 21 members representing the general community
- Six members from Community Associations in the plan area
- Three members from the development industry.

Once accepted, working group members were asked to complete a "Planning 101" online information session to learn about planning for Calgary, and how we plan for growth and development, the local area planning process and the role of the public in the process. Working group members were directed to learn more about local area planning in Calgary by visiting calgary.ca/LAP.

Working Group Session 1: Planning 101+ Community Assets & Principles

On Wednesday, June 22, 2022, the working group participated in the first session at West Hillhurst Community Association. At this session working group members participated in activities to:

- Review the highlights of the Planning 101 Pre-Session exercise
- Identify current strengths in the area
- Identify current challenges in the area
- Review and rank the guiding principles for the project

Presentation from the session: [Session 1 Presentation: Planning 101](#)

Working Group Session 2: Building a Vision and Core Values

On September 20, 2022 the working group participated in the second session. In order to develop these important foundational pieces for the project, input from Phase 1 public engagement, Working Group Session One feedback and Key Directions and Principles of the [Municipal Development Plan](#) will be utilized to inform the draft Vision and Core Values.

At this session working group members participated in activities to:

- Learn from report back on outcomes from Session One
- Review and provide feedback on five draft core value focus areas based on the feedback received to date.
- Review and provide feedback on a draft Vision statement.

Presentation from the session: [Session 2: Building a Vision and Core Values](#)

Working Group Session 3: Key Growth Areas (Online)

On October 5, 2022, the working group members were invited to learn about [the Municipal Development Plan's](#) (MDP) planning building blocks of Activity Centres and Main Streets and how we can apply them to the Riley Communities. This session focused on learning about the Municipal Development Plan (MDP) approach to key growth areas and discussion of moderate to large scale potential growth areas including:

- Learn about the Municipal Development Plan (MDP) approach
- Identify and discuss Transit Station Areas and Activity Centres
 - Concentrated areas of growth with high activity and a variety of uses
- Identify and discuss Main Streets + Corridors
 - Areas of higher density, activity, and a variety of uses along specified streets or routes

Presentation from the session: [Session 3: Key Growth Areas](#)

Working Group Session 4: Refining the Key Growth Areas (Online)

On November 8, 2022, the Working Group met for Session 4 were invited to review the revised high-level draft Vision and Core Values and review and spend time refining the draft Key Growth Areas Map. The session included:

- Review of key considerations in the LAP process
- Presentation of refined draft Vision and Core Values (from session two)
- Small group discussion of draft Key Growth Map (Moderate-to Large-Scale Growth)

Presentation from the session: [Session 4: Refining the Key Growth Areas](#)

Riley Communities Heritage Guidelines Sub-Working

Riley Communities Heritage Guidelines Sub Working Group Session 1: Riley Communities Heritage Subgroup Introduction (Online)

On September 28, 2022, the Riley Communities Heritage Sub-Working Group met to outline the outline the project's purpose, scope and timelines. The session also provided background information on how heritage guidelines fit into other heritage incentive programs. The session included:

- Introductions
- Roles & Responsibilities for City Administration and the Working Group
- Project Background and Scope
- Overview of the Historic Development and the Heritage Guideline Areas
- Group Discussion

- Next Steps and Prep Work for Session #2

Presentation from the Session: [Session 1: Riley Communities Heritage Guidelines Subgroup Introduction](#)

For further information please go to [Appendix C: Riley Communities Heritage Sub-Working Group](#)

Working Group Feedback Summary

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

What did we ask through engagement?

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

To help inform the first chapter of the local area plan, we wanted to hear from you about the:

Past: the area's rich history and roots.

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

Present: the area as it exists today.

- What do you love about the area and your community and why?
- What are the challenges your area is facing and why?

Future: the next 30 years.

- What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?

Rank Ideas: Review potential ideas and rank them

- **Please rank these ideas 1 – 8 (1 = High Priority, 8 = Low Priority)**
 - Promote housing options that are varied, inclusive and affordable
 - Provide opportunities to access goods, services, and amenities close by
 - Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces
 - Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by
 - Provide spaces that foster a sense of place and are designed for everyone
 - Ensure natural areas, biodiversity and ecological functions are protected, restored, and enjoyed

- Enable and support prosperity through diverse economic opportunities at a variety of scales
- Please share your thoughts about where or how these ideas could happen in the area

What did we hear throughout engagement?

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

Public Engagement

Public engagement was held between April 12, 2022, and May 8, 2022. We asked participants to answer questions to help increase the understanding of local historical assets (PAST), identify current strengths and challenges (PRESENT) and to gain a better understanding of how the community will change and develop in the next 30 years (FUTURE). These questions were presented both in person at pop-up engagement sessions and online via the project webpage. Participants were also asked to rank and comment on eight principles to indicate which priorities are important to them.

These questions were also presented at two virtual public Q & A sessions held on April 21 and May 3, 2022. There were 29 registrants total for both sessions.

The questions raised during the sessions were reflective of the online public responses. For a verbatim listing of all the input that was provided, please see [Appendix A: Public engagement verbatim responses section](#).

Overall, there was a high level of interest in the project and a wide range of input was received from the community. The high-level themes that emerged throughout all the comments received in phase one include:

PAST

Participants listed several general historic facts and specific historic sites and persons that could be considered significant but that were not highlighted on the illustrative map provided for review.

PRESENT

Several themes emerged from the responses including infrastructure (e.g., transportation infrastructure, active modes of transportation, pedestrian pathways and crossings, etc.), the variety of green spaces and recreational opportunities throughout the region. Participants also highlighted potential infrastructure upgrades that should be considered. Traffic safety and social disorder were challenges mentioned by participants. Additionally, some participants took the opportunity to express both concern and support regarding growth and change in the area, as well as commenting on the need for diverse housing options.

FUTURE

Participants identified several themes as being important considerations now and for future generations. These included improvements to infrastructure, the creation of more diverse housing options, concerns and support for change and growth, the need for diverse housing options, support and maintenance of green spaces, and safety concerns (both traffic and social disorder).

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

- Participants value the rich and diverse history of the area
 - Participants highlighted the importance of recognizing the Indigenous history in the area.
 - Participants identified a few specific properties.
 - Participants identified several geographic and community landmarks.
- Participants value their parks and open spaces.
- Participants value proximity to amenities and destinations.
- Participants value the recreational opportunities and community spaces in the area.
- Participants expressed concerns about adding more density in their communities
- Participants supported adding more density in their communities.
- Participants expressed a desire to have a greater range of housing options in the area.
- Participants value the access to good and services in the area.
- Participants feel that there needs to be road infrastructure improvements in the area.
- Participants expressed the desire to see the various parks and open spaces in the area maintained and improved.
- Participants expressed concerns regarding public safety.

RANK IDEAS

Participants were also asked to rank and comment on eight ideas in order of their personal priorities. (1 = high priority, 8 = low priority), that have the potential to be addressed through the LAP process. The results were then combined with the results of the working group ranking exercise and are presented in a visual form below. For a full summary and description of individual themes broken down by each question with examples, please see the [Summary of input recieved](#) section. For a verbatim listing of all the input that was provided, please see the [Verbatim responses section](#).

Summary of input received

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

PAST

Q1 - What is important for people to know about the area's history?

Theme	Supporting Verbatim
Participants value the rich and diverse history of the area.	<p>Participants value the rich and diverse history of the area.</p> <p>Additional sub themes included:</p> <ul style="list-style-type: none"> • Indigenous history • Historic heritage homes • Historic geographic and community landmarks <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"History can be used to tell a story of a neighbourhood and how it has changed over time. However this shouldn't be used to hold a community in the past forever. While history is important we also need to acknowledge that cities have to change and evolve as time goes on. We have buses, but maybe we should be looking back to our streetcar days. We have houses, but they're largely under used and under densified. History doesn't define the character of an area, the people and the environment do. As we go through these LAPs it's really important to remember that CITIES MUST CHANGE if they want to stay relevant in the world, imagine if London was still thatched houses, it would be ridiculous."</i> • <i>"Kensington (Hillhurst) has a lovely mix of unique new developments beside heritage homes. We live in a 1912 home next to a remodeled 2000's home and both a beautiful and help tell the story of our city."</i>
Participants highlighted the importance of recognizing the Indigenous history in the area.	<p>Participants highlighted the importance of recognizing the Indigenous history in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"It is important for people to know the indigenous history of the area, the stories of the settlers and their influence in the community as well as the ecological significance of the Bow river valley and surrounding area." "Who were the original people here? Are there any traces of use by indigenous people? Where are the historic trail used by the natives in their movements?"</i>

	<ul style="list-style-type: none"> • <i>“This area spans the history of Calgary. Several Indigenous travel routes now form part of the area's transportation infrastructure, especially Crowchild Tr.”</i>
Participants identified a few specific properties.	<p>Participants identified a few specific properties. Including:</p> <ul style="list-style-type: none"> • Riley family • Violet King • W.R. Castelle • Sen Patrick Burns • The King Home • Hounsfield family <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“There are century-old homes in Hounsfield Heights but nothing to indicate who built them, when, who lived in them over the years.”</i> • <i>“Hounsfield Heights was annexed to the city in 1910 when this land was owned by the Riley's. Eleven homes were built in this community prior to World War I and nine (9) of these century homes still remain today.”</i>
Participants identified several geographic and community landmarks.	<p>Participants identified several geographic and community landmarks. Including:</p> <ul style="list-style-type: none"> • Grasshopper Hill • Burns Gardens • The Jubilee theater • S.A.I.T. • Plaza Theater • Bowling Club • Cricket @ Riley Park • Norfolk Housing • North Hill Shopping Centre • Parkdale school <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Grasshopper hill was once a farm. In 1980's it was rezoned as a nature reserve. I believe it should be allow to be a nature reserve still.”</i> • <i>“In Hillhurst the Plaza theatre and the lawn bowling club are great historical features that all ages can still enjoy today. The century homes in the area add variety to the street scape and the mature lilacs and boulevard trees add to the historical landscape. The cricket at Riley Park and the Burns gardens and to the character of the area.”</i>

	<ul style="list-style-type: none"> • <i>"Heritage homes, Jub, Sait, North Hill mall are all important land marks. Mall has been in constant evolution from a bowling alley, Movie theater, 2 grocery store to the current state."</i>
Participants value their parks and open spaces.	<p>Participants value parks and open spaces for outdoor recreation within the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"I'd like to see some historic homes maintained. All parks and green spaces"</i> • <i>"Lion's Park is highlighted but there is no mention of Green Park which today is HHBH's other major green space (and serves a different and much more community oriented purpose)."</i> • <i>"Many parks and natural green/ walking spaces."</i>

PRESENT

Q2a - What do you love about the area and your community and why?

Theme	Supporting Verbatim Comments
Participants value proximity to amenities and destinations.	<p>Participants value proximity to amenities and destinations.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"I Love the central inner city accessibility that HH/BH gives me. I can walk to library, transit, groceries, green space/trees, professional, recreation, playgrounds. As I age I can walk to all these facilities. Which was my goal when I moved into the inner city 30 years ago. I can bike in area and access the cities wonderful bike paths easily. If I do need to travel by car I can access freeways easily. I can be to either end of the city in 30 minutes. I love that HH/BH is a little City in a big City. It has a small town feel."</i> • <i>"Easy access to transit, downtown, river pathway, hospitals and schools."</i> • <i>"Quick access to main roads to leave or cross the city. Access to bike paths, areas to walk."</i>
Participants value their parks and open spaces.	<p>Participants value their parks and open spaces.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"I love the natural parks and exciting plazas that we have to allow us to engage and "collide" with people from different demographics."</i> • <i>"Sammie's, aka New Edinborough Park, in Sunnyside. Hockey rink(s) in the winter, fire pit, great playground. The pump track lovingly crafted over the past few summers. Proper organic local effort."</i>

	<ul style="list-style-type: none"> • <i>"I love all the parks in the neighbourhood. Lots of opportunities to exercise and socialise. I also really value the bike/walking path along the river and the bike lane on 5th/6th ave."</i>
Participants value the recreational opportunities and community spaces in the area.	<p>Participants value the recreational opportunities and community spaces in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"Walkability, the green spaces spread throughout the community allow for walking to and from commercial destinations."</i> • <i>"Love Helicopter Park as children can access park without crossing major busy roads."</i> • <i>"# of playgrounds in area is great"</i>
Participants expressed concerns about adding more growth in their communities.	<p>Participants expressed concerns about adding more density in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"Some challenges are increasing the population density while keeping the small town feel, & designing new developments in keeping with the existing aesthetics (existing buildings)"</i> • <i>"This is a neighbourhood with close proximity to city centre that is a perfect community for increased density and business development. It currently is in the crossroads of how to proceed with what meets the desires of current residents, while also evolving to meet the upcoming needs of a growing city that is in desperate need of further density, especially in inner city neighbourhoods. This is an exciting, dynamic conversation, but one with a lot of emotion that can pose challenges."</i>
Participants expressed support about adding more growth and change in their communities.	<p>Participants expressed support about adding more density in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"The area has been able to maintain a neighbourly small-town charm through all its redevelopment and change. The residents are welcoming and committed to equity and environmental stewardship. I love the tree-lined, walkable streets. Front porches and patios help foster interaction and the retail in the area is integral to the small-town feel."</i> • <i>"I love that our current street, there is a blend of single detached, semi-detached and apartments. Good communities have a blend of all sorts of people, at different phases in their lives."</i>

<p>Participants value the access to good and services in the area.</p>	<p>Participants value the access to good and services in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Proximity to major health services (FHH, Children's), Proximity to arts and education facilities (U of C, SAIT, Jubilee, Library), Proximity sporting facilities (McMahon, SAIT), Proximity to downtown/core, Parks and outdoor recreational areas, Public transport”</i> • <i>“The Riley Local Area in it's entirety provides a little of everything for everybody! It has a tremendously diverse mix of housing types and streetscapes. All types of commercial enterprise can be found in the community although in recent years it is disappointing to see the limited amount of remaining non-retail commerical uses being pushed out in favour of more residential and retail. The loss of such services makes the Riley Local Area less autonomous and self sufficient. (A recent example being the loss of the auto services space in the 200 block 14th St in favour of high rise residential and ground floor retail)”</i> • <i>‘Proximity to:... major services (FHH, Children's), arts and education facilities (UofC, SAIT, Jubilee, Library); sporting facilities (McMahon, SAIT)’</i>
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Q2b - What are the challenges your area is facing and why?

Theme	Supporting Verbatim Comments
<p>Participants feel that there needs to be road infrastructure improvements in the area.</p>	<p>Participants feel that there needs to be road infrastructure improvements in the area.</p> <p>Traffic safety was mentioned as a sub theme.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Driving into Hillhurst from the west along Parkdale Blvd it is difficult to enter Kensington Road at peak times unless the bus turn light comes on. Entering via Memorial Drive is impossible in rush hour. Traveling from the west along Kensington Road wanting to turn north on 14th would benefit from a left turn signal and would prevent cutting through the community to 6th Avenue to achieve this.”</i> • <i>“Poor connectivity over Crowchild Trail for pedestrians and cyclists.”</i> • <i>“I worry about 19th ST and the heavy commuter traffic into and out of downtown. Hard to imagine this street being pedestrian friendly with its current configuration.”</i>
<p>Participants expressed concerns around what effects growth and</p>	<p>Participants expressed concerns around what effects growth and change could have on traffic safety.</p>

<p>change could have on traffic safety.</p>	<p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Crossing the Kensington Road as a pedestrian at 16th Street is dangerous as this is a staggered junction and drivers do not recognise it as a crosswalk. Especially at peak times when there are two lanes of traffic in one direction, one driver may stop but not the other. Crossing on the south side of Kensington Road at 14th street is also dangerous as cars do not stop when the left arrow on the light stops and the pedestrian light starts.”</i> • <i>“Busier roads and street parking as there are more businesses.”</i> • <i>“I really dislike how commuters use some of our roads as a thoroughfare and there is not safe crossing or lights at some key intersections where kids walk to school (ie 19th st and 7th ave NW). Needs more traffic calming on residential roads.”</i>
<p>Participants are concerned with increase in social disorder.</p>	<p>Participants are concerned with increase in social disorder, property crime and the increase in illegal activities in the area and would like to see efforts to help mitigate these concerns incorporated where possible.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Challenges: increased drug use along C-train route and at Louise Riley Library I'm scared to walk to the library on my own in broad daylight. We need affordable housing and care for homeless people.”</i> • <i>“The biggest challenge are the hidden spaces that attract Calgary's homeless population.”</i> • <i>“being close to downtown and easy access to the C-train means we do sometimes have challenges with homeless people-need more mental health and addiction support and affordable housing”</i>
<p>Participants expressed concerns about adding more growth and change in their communities.</p>	<p>Participants expressed concerns about adding more density in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“We are concerned about the large developments that take away the old houses & charm of the neighbourhood.”</i> • <i>“Smart densification on major thoroughfares (North Hill Mall, 16th Ave, 10th Street, 14th Street, 19th Street and Kensington Road) and not within sidestreets.”</i>
<p>Participants supported adding more growth in their communities.</p>	<p>Participants supported adding more growth in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Lots of people want to live in the area but we don't allow enough housing choices for people to do</i>

	<p><i>this...The entire community needs more density. Main streets are nice but sometimes it would be nice to just go over to the local corner store instead of the main strip. Density allows for neighbourhood amenities to happen easier, or at least makes the case for them."</i></p> <ul style="list-style-type: none"> • <i>"Exclusionary land uses in Hounsfield Heights/Briar Hill that prevent development of missing middle housing and housing options for more people, gentrification and decreasing affordability of West Hillhurst due to artificially low land uses."</i>
<p>Participants expressed a desire to have a greater range of housing options in the area.</p>	<p>Participants expressed a desire to have a greater range of housing options in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"decreasing diversity due to rising price of homes & new construction of larger, more expensive homes."</i> • <i>"My area needs affordable housing desperately. You cannot survive on your own on minimum wage when you make 1700-1800 after tax & pet friendly rentals are 1300+ there's an issue!"</i> • <i>"A big challenge is affordability & equitable access for citizens enter some folks are intolerant of sharing their with less fortunate people. We need affordability & access to services for those in need, not multimillion dollar McMansions"</i>

FUTURE

Q3. What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?

Theme	Supporting Verbatim Comments
<p>Participants highlighted potential infrastructure upgrades that should also be considered.</p>	<p>Participants highlighted potential infrastructure upgrades that should also be considered.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"Better traffic management such as neighborhoods designed on the "Woonerf" principles of shared street use."</i> • <i>"Bike lanes. Real bike lanes, divided from the car lanes like the cycle-ways downtown, and ideally on all major streets, not just 5th/6th - especially 10th. 14th and Kensington road, cycling into Kensington itself is much more dangerous than it should be if we want to promote cycling as a main mode of transit in the area."</i> • <i>"A challenge for the future is that the through roads (e.g. 19 Street) barely handle the current load and as we increase density this will get worse."</i>

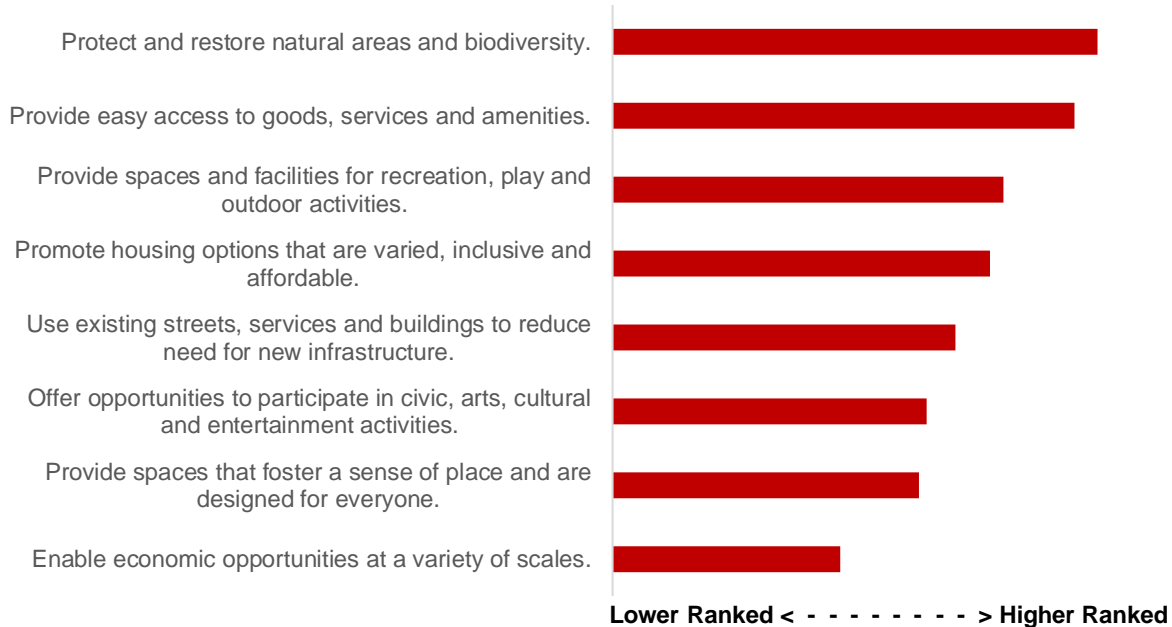
<p>Participants expressed concerns about adding more growth and change in their communities.</p>	<p>Participants expressed concerns about adding more density in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Redevelopment there could provide the increase in density and housing options that could satisfy the housing needs and mixed use options that seems to be the direction we are headed towards. There needs to be sensitivity in the redevelopment within the community which is still primarily single family homes.”</i> • <i>“For the next 30 years it is important to keep the strong history of the neighborhood alive by eliminating the further development of new housing and to focus on more important and relevant projects that would benefit the community that is already living here and for future neighbors as well.”</i>
<p>Participants supported adding more growth and change in their communities</p>	<p>Participants supported adding more growth and change in their communities</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Moderating density is important to me. I love that this community is popular to live in and attracts folks in their free time. I would like to see new high-rises concentrated on main streets (10th, 14th, 19th Kensington Rd., Memorial Dr. etc.).”</i> • <i>“I really appreciate the 6 story apartments that just went in along Riley Park and by the Safeway on 10th St, and I would love to see more of those built along major roads. I'm also a big fan of the duplex/townhouse infill going on as a way of building "gentle density".</i>
<p>Participants expressed a desire to have a greater range of housing options in the area.</p>	<p>Participants expressed a desire to have a greater range of housing options in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Both diversity in both housing types and continued distinctness of community microcosms (streetscapes) and must be encouraged.”</i> • <i>“I think my biggest priority is a diverse range of housing options. I think there needs to be a variety of options from small apartments to row houses to mid/high rises as well as single detached. Missing middle housing will be the key to ensuring that Participants of all income levels can afford to live in this area. The area around Sunnyside station should certainly be given priority for the most density, maybe even a few towers in specific parcels. Kensington road, 19th Street and 5th Ave could also see substantial Increase in density.”</i> • <i>“As key inner city areas, the Riley communities are prime locations for higher density living... This area should develop to meet the requirements of a Canadian</i>

	<i>population that desires accessibility to good quality housing (in a variety of housing types, with a focus on higher density)</i>
Participants expressed the desire to see the various parks and open spaces in the area maintained and improved.	<p>Participants expressed the desire to see the various parks and open spaces in the area maintained and improved.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“We need to leverage existing underutilized green spaces to create an effective and attractive active transportation network around and through the Local Area.”</i> • <i>“That there is connectivity among green areas and that there are community gardens to produce food.”</i> • <i>“Maintain the beauty and vibrancy of green spaces such as Riley Park and the McHugh Bluff.”</i>
Participants expressed concerns regarding public safety.	<p>Participants expressed concerns regarding public safety.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“What is important is having safe communities where families can feel safe letting their kids go to the park in the day time, when they're old enough, without fear of drug dealers, thieves, or people strung out on drugs sleeping/other under the trees or on the picnic tables.”</i> • <i>“Fix Lions Park Train Station to decrease illegal activity. Increase density around North Hill Mall to decrease illegal activity and boost attractive local business and services.”</i> • <i>“Keep this community safe, prevent homeless camp and destroy the park with needles and garbage.”</i>

RANK IDEAS

Participants were asked to rank and comment on eight ideas in order of their personal priorities. (1 = high priority, 8 = low priority), that have the potential to be addressed through the LAP process. The results were then combined with the results of the working group ranking exercise and are presented in a visual form below. The associated public comments are in the [RANK IDEAS Comments](#) section of the appendix.

All Participant Ranking



Comments submitted with the rankings are listed by idea (A-H and Additional Comments) and can be found in the [Rank Idea Comments](#) section of the appendix.

What did we do with the input received?

While project work is still underway to develop the draft concepts for the local area plan, all input collected through this phase has been used so far to inform planning analysis by The City and was shared with the Working Group to inform the sessions completed to date.

The Working Group and The City came together to prioritize the themes heard from the public and this information was used to help develop draft guiding principles for the project. The input collected will continue to be used by the project team to inform work with subject matter experts as they draft concepts and policies. Next steps are detailed in the following section of this report.

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

These draft Guiding Principles are:

Housing Choice: Enable diverse housing options that meets the evolving needs of participants throughout all stages of their lives near surrounding employment areas, including the Downtown Core, AUArts campus, SAIT campus and the Foothills Medical Centre, while incentivizing the retention of heritage homes.

Moving to and through the Riley Communities: Improve mobility options by supporting public realm improvements along key routes across the Riley Communities and into surrounding communities to allow people to safely, conveniently, and comfortably access a range of destinations, including the Bow River, Downtown Core, Kensington, 19th Street, AUArts campus and SAIT campus.

Parks, Recreation and Open Space: Recognize and enhance the area's distinct parks, open spaces, cultural landscapes, and recreational and civic spaces, including McHugh Bluff, the Bow River, Riley Park, Green Park, Grasshopper Hill and Helicopter Park, to increase opportunities to enjoy these accessible and inviting local and regional destinations.

Climate Resiliency: Improve long-term resiliency by reducing greenhouse gases that contribute to climate change and minimizing vulnerability to localized climate-related hazards such as extreme heat, heavy rainfall and flooding along the Bow River through area specific improvements, such as expanding the tree canopy.

Aligning Improvements to Growth: Enable continued investment and improvements into a diverse range of building types and uses along well-established community transportation corridors, neighbourhood mixed-use activity centres and transit stations areas to help improve public safety and the communities' sense of place. Encourage strategic growth that will ensure the area remains a well-connected destination of choice near the Bow River and surrounding employment areas for businesses and residents.

Safe and Accessible Communities: Promote community safety and accessibility for all. Ensure that safety and accessibility are key considerations in public realm improvements, new building design, and in considering improved transportation options.

Project next steps

The project team is currently undertaking planning analysis and working with subject matter experts to develop draft concepts and policies for the draft local area plan. Your input, and the input of the public will help the project team understand peoples' perspectives, opinions, and concerns as they conduct this work. Other considerations include looking at: economic viability, technical feasibility, and other existing city policies.

We will be back in the community in 2023 for Phase 2: EXPLORE. In phase two, we will share the draft concepts and report back on what we heard in phase one. Phase two will include multiple engagement opportunities for the public to get involved, learn about the draft plan and provide feedback on the concepts in the draft local area plan for the Riley Communities.

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

Appendix A: Public engagement verbatim comments

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

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

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

Don't care
Nothing
Who were the original people here? Are there any traces of use by indigenous people? Who built the first homes and first ranches and farmed here? The Rileys were an important family in Calgary history but there is no real evidence or celebration of them or the Hounsfields, another important family. There are century-old homes in Hounsfield Heights but nothing to indicate who built them, when, who lived in them over the years. When was the area subdivided and built into a residential community? What were the roads like before and after that development? Where are the historic trails used by the natives in their movements? Eg. Morley Trail
The tradition in this neighborhood is single family homes with large yards
People have their home here because of the established community building guidelines for many years to protect the nature of the community.
Historically, this was a great area, quiet, convenient, safe, where neighbours knew each other, looked out for each other and reported things going on... as more rental units have been encouraged, there is definitely more crime going on, and I think less people willing to report suspicious activity... Now, we seem to have to be calling the police often. We still know our neighbours, still look out for each other here, but we're all getting more and more tired of the crime/drugs/vagrants... and feeling like we will have to vacate the area
Would like to know more about the history of the area so glad to see information is being collected.
Original indigenous inhabitants. Public transit part was neat.
Violet King and her Sunnyside Connection, Indigenous Foundations
The character and heritage buildings make this community unique and hold a lot of Calgary's history that is quickly vanishing. It's important to honour this history. It would be lovely to see grants to help homeowners restore old homes and covenants to have new builds fit in with the historical aesthetic.
Creation of Riley Park, the impact of the Flood on the landscape
To preserve what is good and learn from our mistakes
History can be used to tell a story of a neighbourhood and how it has changed over time. However this shouldn't be used to hold a community in the past forever. While history is important we also need to acknowledge that cities have to change and evolve as time goes on. We have buses, but maybe we should be looking back to our streetcar days. We have houses, but they're largely under used and under densified. History doesn't define the character of an area, the people and the environment do. As we go through these LAPs it's really important to remember that CITIES MUST CHANGE if they want to stay relevant in the world, imagine if London was still thatched houses, it would be ridiculous.
Pre-war architecture and significant community members.

It's important to better understand how former public transit methods (ie. Streetcar and electric trolley coach routes) shaped Riley's street planning and possibly still shape our streets and neighbourhoods today. Do current street plans fit to the way we currently live and move in our neighbourhood, or are some remnants of history?
The neighbourhood origins, the location of the historic homes & other key buildings & how the first nations travelled through & used the resources
That we are settlers on indigenous lands, the river areas, and natural areas should remain untouched. And work should be done with indigenous elders in this sacred area.
The Riley area is important for people to appreciate and understand the eclectic personality of our community. The neighborhoods in the Riley area are unique, pedestrian friendly, multi-generational, diverse and our history can help us celebrate and embrace our communities.
On the converse, a lack of appreciation makes it easier for developers to destroy what makes the Riley neighborhoods. Knowledge of our history promotes individual appreciation and civic engagement."
This area spans the history of Calgary. Several Indigenous travel routes now form part of the area's transportation infrastructure, especially Crowchild Tr. From early cross river settlements in Sunnyside to major post-war housing builds in West Hillhurst to the city's first mall to current densification, Calgary's growth is writ large in what I like to call Calgary's inner city suburb.
Historical places signs, no need to retain old buildings
The seven homes at the bottom of Grasshopper Off Leash Park (2004 to 2028 8th Ave NW) are located on land that used to be owned by one individual....I have no idea of names or other details. Would be curious to know.
Why changes happened and what was learned through those changes so we can continue to build on errors and successes.
People should have an opportunity to learn more about their neighborhood & landmarks.
I'd like to see some historic homes maintained. All parks and green spaces
Kensington (Hillhurst) has a lovely mix of unique new developments beside heritage homes. We live in a 1912 home next to a remodleed 2000's home and both a beautiful and help tell the story of our city.
Indigenous connection to Mohkinstis and the Bow River. The fact that this was once native prairie.
I think the people and historical elements like the streetcar and aboriginal history. I don't think you need to include things like the first mall... That's not a very engaging story
How the land development has evolved over time? Example, the land on which my house stands what was on it 50, 100, 250, 1000 years back.
The Riley family and its lands, Violet King, Indigenous places and how they continue today such as Gladstone Rd, the Scots of Sunnyside and English of Hillhurst, the creation of some of Calgary's first suburbs and the streetcars that enabled this.
The communities of West Hillhurst, Hounsfield Heights/Briar Hill, Hillhurst and Sunnyside are all completely different communities compared to one another and they should have fundamentally different local area development plans. Each community is unique in its history, redevelopment, zoning, residents and amenities. A "one size fits all" for these communities is completely inappropriate.
It's history as one of Calgary's oldest communities like how it got the names for its roads and the history of some of the businesses that started there. The people that lived in the community is less important to me but I can appreciate it and it connects us to the past.
Later.

I didn't know that there was a great streetcar network in the area, and now that I know I feel cheated that it got taken out.
The Riley family, the heritage homes in the neighbourhood, connection to SAIT, geographic landmarks
Ezra Riley, owner of large farm where Hillhurst now lies, had the middle name of Hounsfield, name of my neighbourhood
Not much. The
I do worry that history will be lost through amalgamation of the communities. Each one has common but also distinct events that need to be acknowledged and respected when developing a single ARP
Nothing to note
In Hillhurst the Plaza theatre and the lawn bowling club are great historical features that all ages can still enjoy today. The century homes in the area add variety to the street scape and the mature lilacs and boulevard trees add to the historical landscape. The cricket at Riley Park and the Burns gardens and to the character of the area.
I didn't know much about the history of the area before I read the information provided. I learned a lot, thank you. Particularly important is the indigenous history of the area
Hounsfield Heights was annexed to the city in 1910 when this land was owned by the Riley's. Eleven homes were built in this community prior to World War I and nine (9) of these century homes still remain today. Hounsfield Heights / Briar Hill is an Established Community, primarily low-density, family oriented residential neighbourhood with tree-lined streets and well preserved single family homes.
As a resident since 1976, we moved into Hounsfield Heights – Briar Hill for the following reasons.
Single family dwellings that accommodated new families with nice yards (with well established trees) for children to play in and space to grow a vegetable garden - the neighbourhood was considered safe as there was not a lot of transient traffic – people or vehicles- proximity to schools, hospitals, green spaces, the North Hill Mall, downtown, University, SAIT, access to main roads, transit and other amenities- the houses were well built – consistent in look, building to land ratios – with no 2 story homes obstructing the sky or causing shadowing on adjacent homes- the community had a well run community sponsored play school and kindergarten program- there was not a lot turn over in ownership of homes – people moved in to stay and live here- there was a local neighbourhood store – opened in the evenings/weekends when other stores were closed- R1 zoning
The history is everything, all is important. From the ancestral times, even before First Nations inhabited here. To recent time, including negative things like the contamination caused by the gas station that was at Sears. The only fact I know is on a plate, on the bench at top of the dog park. That the land was owned by one person.
1000 characters is insufficient ergo two submissions. Submission 1 of 2: A lot of work has clearly been put into the historical information that has already been compiled. However, there remains a tremendous lack of detail about how Briar Hill developed. For instance, here are examples of some notable oversights. Lion's Park is highlighted but there is no mention of Green Park which today is HHBH's other major green space (and serves a different and much more community oriented purpose). There is no mention of FireHall #10 which originally existed across 16th Avenue in Banff Trail but was relocated adjacent to North Hill Centre approximately 30 years ago. A log cabin on the corner of 14th Ave and 19th Street which was HHBH's original (and clearly much beloved given the amount I still hear about it today despite it being long demolished) community hall. Construction of

the LRT through the community is also a significant historic milestone which is only just mentioned.
<p>Submission 2 of 2:</p> <p>The history also does not chronical any of the commercial activity along 16th Avenue beyond North Hill Centre - in particular there is the Banff Trail Motel which is now notable for much different reasons than it was originally and a car dealership where the CIBC/Highlander/KFC/Juree's complex exists today (ergo Chrysler Park - a presently underused but still historically important location in the community). These are just a few examples that quickly come to mind. I'm sure there are many others. Basically detail regarding early history seems quite thorough yet detail regarding more recent history that is just as important is quite scant. I'd suggest it is important for the more recent history to be better flushed out and chronicled. I refer you to the HHBH History Book in that it may prove helpful in doing so: http://www.hh-bh.ca/history-book/</p>
It is important for people to know the indigenous history of the area, the stories of the settlers and their influence in the community as well as the ecological significance of the Bow river valley and surrounding area. It is also important to maintain the historical architecture and "Village/High Street" feel of the neighborhood which includes shops and walking and wheeling options of getting around.
History of transit and businesses and various communities that have settled and made this their home over time
Hillhurst was a working class neighbourhood that attracted students, musicians, and artists in the 60s, 70, and 80s. The area started losing its diversity when it became more desirable and rental-to-condo conversions became the norm. As a result, schools started to close and the Bowview Pool was at risk. To help maintain some affordable housing, the community association started Norfolk Housing and developed its own subsidized housing. The neighbourhood remains generally supportive and welcoming to affordable housing developments and their residents.
Hillhurst Sunnyside Non-profit Housing Society – Norfolk House and other properties in Hillhurst.
Kensington Deli I – traditional 60's /70's coffee house scene with live music.
Lido
Plaza Theatre"
It's important to know that you have incorrect BRT bus route information for Kensington Rd. in Chapter 1 Area History. This City of Calgary misinformation was a big part of the reason that the City Development Permit was overturned for the Boutique Hotel at the SDAB. You must do your due diligence and fact check. This community also has the legacy of 3 environmental contaminations that must be documented: the Sears Plume, the Canada Creosote contamination and the dry cleaner contamination on 19 St. NW. In each case history showed a company was allowed to walk away from its liabilities.
(1) establish a public historical chronology, e.g. when most of the land was owned by Burns and Riley, and how they sold off land, and the status of Land Titles and how that has changed, (2) encourage a few of the better constructed older homes to become heritage sites, and (3) how municipal by-laws have shaped land development, e.g. the hindrance of initial election to pave or not to pave, hence the specific example of having to endure an unpaved 15th St NW until only recent years.
The people and the community uses of the provide an important link from the past to the future.
Significant transit hub
We think it is important to know as much about your area's history as possible. This gives you an idea of how your area has evolved.

Unsure
I just found out that all the houses in west hillhurst that have basements were built by the same company that built the reservoir.
Places
Riley Park
history of the North Hill Mall
evolution of Crowchild Trail
Sait
local historical homes
importance & specific use of land by first nations”
Inner city has a lot of history. Heritage homes, Jub, Sait, North Hill mall are all important land marks. Mall has been in constant evolution from a bowling alley, Movie theater,2 grocery store to the current state. We have a number of historical people that have come from the area.
I love the character of the old bungalows that are still around. They represent a diversity of time periods in the area. We need to respect and honour the kinds of stories that you’ve captured in the above articles.
Place names
Indigenous history is particularly important
I am a fairly new resident
Connections to the past help create a sense of belonging
History of development of area, contribution of significant residents, lives of selected typical ordinary residents, significant buildings, history of main parks, prehistory, original street names.
Can’t really think of much. Please do NOT keep the sears building because it’s “historical”
Increased visibility of history or culture in this area would be an improvement. Currently, it feels like residential sprawl devoid of any character or personality.
The history of a community is part of what makes a community. For example, the street network creates the way people get around and interact. A dense network slows down traffic and supports a larger population and perhaps a vibrant retail scene.
Information from the “Hillhurst-Sunnyside Remembers” by Margaret Tanko 1978 and “Hillhurst Sunnyside Walking Tour Map, document 2005-0832 by City of Calgary, Calgary Foundation and HSCA
It’s important to understand how historical modes of public transportation and their routes (ie. Streetcar network and trolley coaches) currently impact and shape our community streets, mapping and movement through the community. Are our current streets reflective of our community and future community, or are they reflections of the past?
The bluff has fallen in to sunnyside before and I imagine it will again. Would like to know more about when it happened in the past.
The North Hill Shopping Center was not an indoor mall until a major renovation in the 1970’s. Page 7 of the booklet is incorrect. W.R. Castelle, the former city librarian, had a home on 16th Street N.W. between 12th and the 13th Avenues. The home is still standing
That the areas along the river are very important & symbolic to many indigenous groups & should remain largely untouched. Keeping any historic buildings maintained.
Born & raised in Calgary 70 yrs ago. Our Communities & history are important to all generation. Sharing the history through community activities.
How they got started in who occupied the area
Stop charging for short time parking

Heritage preservation is extremely important to the community; it's often why people are attracted to visit Kensington.
How Calgary came to be
Bowness Tramline through Kensington to Bowness Park. Maybe a memorial to the tram on Bowness Rd -> it's wide enough to place center gardens / trees.
The pond that is now a gas station, St John's – [OHT?] that burned down . ,The old Fairplay building – [??] that burned down , Sen. Patrick Burns
The Riley communities are some of the oldest in Calgary developed along the river and north of downtown. Tenth Street, Kensington Road, and 14 Street have numerous small businesses that are part of the charm of this area.
I am new to the area and have things to learn about this :^) History of all people is important to me . Indigenous history in particular and natural history.
Would love to know more about the limited information, know about the history of my neighborhood (i.e. more plaques, signs, etc)
This is less important to me. I'm more interested in what leaders and artists are doing now. I want more space for art shows, concerts, murals, etc...
Significant places -indigenous history in this area -landmarks
Our collective communities are inner city but feel like strong communities that are cute and walkable. I believe the last western front of the douglas fir is something that should be preserving and growing .
Leave as is. Do not rewrite history.
Briar hill single family residential areas
Unimportant most has already been demolished and poor access to schools especially elementary schools and after school programs
Initial use of area during settlement of Calgary. Evolution of housing.
I don't have a lot of specific information to add here, but I think acknowledging a diverse set of historical "facts" about an area provides cultural character. The King home is a great example. I'd love for more indigenous history to be a big part of this.
People, in general, do not care too much about the area's history or heritage. People looked at today and tomorrow only.
Heritage homes (still standing)
Sense of community -long term residents who grew up in the community and their kids and grandkids now live in the community -sense of stability – some parks, schools, shopping, density -mature and well looked after properties
The family histories of the Riley and Houndsfield families
I didn't do the questions and here is why. I live at [removed]. When Truman proposed a completely out of ARP scope the city completely ignored the plan and let them add a building that would never be built under the ARP so the city gave their favorite builder complete control. [removed]
We love reading about Violet King and the traditional Lakoda routes. We would support involving those First Nations in renaming the routes. Would love to see that!
A) The strip mall on 5th AveNW west of Crowchild Trail used to be Grocery. Bakery, laundry, hair care, which enhanced the community. B) Parkdale Public School 29th St South of 7th Ave.
Knowledge about our history gives us appreciation, awareness of past injustices, and increases our calls for civic engagement.
Would love to have the Indigenous people's routes & names for plants/ the river widely shown.

Obviously not important to you. You are removing older 30entre to create high rises multi family homes. This destroys the character of the neighborhood + sense of community. Increases traffic & reduces property value. Eventually it destroys the neighborhood
Our society was founded on the principles of Christianity and how they modernized this land from First Nations. Sex
“War Homes” built ~ early 1900s “Victory Homes” -Grand Trunk Park -> Grand Trunk School (historical site) -Canadian Legion?? -Girl Guides? CBC? -Queen Elizabeth School?
First Nations Heiritage: McHugh Bluff used to be a buffalo jump, which should be indicated with a display.
All
Each area has its own history and characteristics. They should be maintained as people move to certain areas with certain characteristics, so please don't keep trying to change the neighborhoods.
It used to be a wonderful area. Nice old homes with big yards and space. Now every corner lot is an apartment complex, so much for the wonderful place it used to be.
Grasshopper hill was once a farm. In 1980's it was rezoned as a nature reserve. I believe it should be allow to be a nature reserve still.
Early neighborhood in Calgary and its proximity to downtown area is why popular. Riley family, PlazaTtheater, many churches Bowview Outdoor Pool, old Grace Hospital/ Medical facilities in area. Many parks and natural green/ walking spaces.
Who & why . Who made this beautiful space available, for the public to enjoy & why.
The history of this community is one of a peaceful safe and friendly neighbourhood. Recently though, the influx of crime has dampened our spirit. Now to many breakins, thefts, and hoodlums are prevelant
Tons of historic buildings and homes add character to the area. Decades ago there was tree house in Riley Park, miss. Would love to know more about the indigenous history of the area.
Memorial trees, why they are there. McHugh bluff as a wild space
Trolley car that used to go through west hillhurst to bowness
We have been in BH for 30 years & bought here for the community, school wtc. [illegible] has lost a lot of its “community feel” due to many decisions city council has made over years, taxes are not inline with resources inter community. We pay higher to live downtown but downtown is dying. Eau Claire closure was not good.
I went on the historical/ ghost walk a few years ago and learned lots of things I didn't know about my community! I like seeing/ reading the plaques on some home and knowing the history. I feel it's important to keep the quaint/homey/historical feel in the community, instead of maming it very modern
Indigenous history & early settlements
Upgrade our parks – in particular at 21St & 20A street & 12 Ave – it is central & beautiful – benches, upgraded & kids “area” upgrade
To much of our history is being torn down – sad
This was a high class down to earth community
I would like to see the City to put up plaques or signs commemorating when an old building was built & who the architect was (ie. The Plaza Movie Theatre). Do something similar to what you see is Boston, Mass.
McKibbin sidewalk 5th Ave between 14 St & 10 St. going back to 1912
Preserving R1 lots
pre-war architecture

We need to from Indigenous ways of being in order to protect our water (Bow River) and understand its importance in the formation of our communities
What plants are indigenous to the community?
History in general is important to know & mark.
So that our future generations know the history of this area
Vibrant community. Accepting/ Inclusive of people of all walks. Mixed income housing- Norfolk housing!
The area's indigenous history (educating & respecting the area's history)
This is a mixed income, diver neighbourhood.
Riley area: former tram route & stops to 31entres t. Schools & spaces around them: Kensington, Sunnyside, St. John's, St. Peters, Parkdale. Housing types CPR employees (s) war veterans (H)*WH) 1st suburb (WH). Riley family farm and acreage. Community associations (WH2). North hill natural area.
It is primarily a passage for the bow river. the land is an important First Nations territory
Sunnyside- the hill was a Buffalo jump. There are springs in the hill. It has always been a heterogeneous neighborhood-variety of housing, incomes, job types, etc.

What do you love about the area and your community and why?

Proximity to: major corridors east west (16th Ave, Memorial) and north south (Crowchild Tr); major services (FHH, Children's), arts and education facilities (UofC, SAIT, Jubilee, Library); sporting facilities (McMahon, SAIT); downtown/core; parks and outdoor recreational areas; public transport Space, lot size
Close proximity to schools, University, SAIT, downtown, hospitals, green space, main highways/roads, LRT, library, other amenities-know many of my neighbours-nicely kept houses and yards-lots of mature trees-houses are have been kept to 2 stories for the most part so the new development is still facilitates the feeling of openness-for the most part the streetscape is being maintained with consistent house setbacks (some are out of alignment) -I love being able to garden in my yard-The area is easy to find-Any visitors or I can park on the street without any issues
Hounsfield is a walking neighbourhood, close to downtown, easy access to education, health, downtown and getting out of town
The boulevard trees and planted front gardens provide interest to the pedestrian. The residential street buildings are set back which allows me to see the sky and provides me with a sense of space where I can breath and relax (unlike the towers of down town.)
I can walk or bike to the river pathway system and enjoy a traffic free ride.
There are several food stores within a close drive and if I forget an item I can walk to pick it up.
Variety of residential forms and walkability to services, public transport and downtown."
Nice and quiet. Close to downtown and the river. Uniform residents with similar values.
Green Park as a non-commercial place to convene. Undeveloped, natural, Grasshopper Hill Park. Bike infrastructure. Densification plans for Kensington Road and 14th Street. Current density of Briar Hill which doesn't allow for multi-unit dwellings and is exclusively RC-1.
The low-rise residential housing, the outdoor/natural spaces (parks, river pathways), the walkability, the bicycle infrastructure (easy to cycle in the community), the mix of residential and small business, the public transit access, community gardens
We love the character of the Hounsfield Heights / Briar Hill community, with its tree lined streets, its parks and large lots and single family homes.
Bowview pool, Riley park, Louise Riley library, North hill mall. Eliminates the need to drive to these places.

<p>Its quietness, its green areas, the library, the school close by, the dogpark. it is a peaceful neighbourhood and the mall and c-train are at walking distance. People feel safe. People get together to celebrate things, do the clean-up, etc.</p>
<p>The Riley Local Area in its entirety provides a little of everything for everybody! It has a tremendously diverse mix of housing types and streetscapes. All types of commercial enterprise can be found in the community although in recent years it is disappointing to see the limited amount of remaining non-retail commercial uses being pushed out in favour of more residential and retail. The loss of such services makes the Riley Local Area less autonomous and self sufficient. (A recent example being the loss of the auto services space in the 200 block 14th St in favour of high rise residential and ground floor retail)</p>
<p>I love the walkability, the parks, and the schools. I love the local businesses, and would like to see more of them.</p>
<p>Kensington is so very special. I love the walking/wheeling ease of our community. I love the historical architecture and big trees and the river pathways. I love the natural parks and exciting plazas that we have to allow us to engage and "collide" with people from different demographics. I love the murals and arts and culture in the community to share different perspectives and expose people to who we are as community members. I love the access to daycares, public schools and post secondary institutions all within easy access and accessible by public transit. I also value our community centers and the amenities they provide for all ages to get involved and be active and connect with others. Lastly, I love the vibe in my community, we care about the people and the places that create a strong community for all Participants to enjoy and celebrate.</p>
<p>Walkability and amenities are fantastic</p>
<p>We love that it's central but a lush, "Residential" (not commercial or high density) area full of lots of mature trees & lawns. We chose to live on Briar Cresc because of its exceptional views overlooking Grasshopper Park, the valley & downtown area. (up until now, the view being protected by the ARP) The added bonus of living here is being able to watch, throughout all the seasons, the dogs socializing with other dogs & owners in the off leash park! Truly a daily pleasure!</p>
<p>I love that it's walkable; that I can get most everything I need on foot, and that I can get to the train quickly to access things further afield.</p>
<p>The area has been able to maintain a neighbourly small-town charm through all its redevelopment and change. The residents are welcoming and committed to equity and environmental stewardship. I love the tree-lined, walkable streets. Front porches and patios help foster interaction and the retail in the area is integral to the small-town feel. The Plaza Theatre renovation is amazing.</p>
<p>Walkable and bikeable streets: mature tree-lined residential streets separated from roadway by boulevards; cul-de-sac streets that restrict cut-thru traffic. Easy to meet and socialize with neighbours: generous front porches with seating, community sponsored events (garage sales, farmers market, etc.), street-oriented housing that respects the scale and form of adjacent houses.</p>
<p>Easy access to main roads and downtown. Quiet even where my area is. I love the single family homes in my area.</p>
<p>I love that even though Briar Hill is a central community it is not crowded, it is a quiet, clean cut and peaceful and historic neighborhood. Considerable residential taxes and property prices reflect the value this neighborhood offers to its residents. Our city does need neighborhoods like BH HH to be protected. The population density should not be increased in order to preserve good quality of life (green spaces, mature trees, privacy between houses, quiet neighborhood, well maintained roads etc...)</p>

Single family homes, being inner city and close to all corners of the city, having K-12 schools that are within walking distance, access to transit
The community is well connected. There are homes, schools, parks, the river and the links to services, downtown, roads and transportation.
The area is central to shopping areas, hospitals, schools, secondary schools and Transit and LRT. There are a number of parks in the area and a public outdoor pool.
We live in hounsfield heights and love the neighborhood feel. It's an inner city suburbia and I would really hate to see that change, especially by zoning changes. We bought in the area because of the large lots and beautiful greenery and the fact it's not a 'cookie cutter' neighborhood...all the houses are different and I love that about the area.
I love the engagement of the community, the parks, proximity to the river and downtown, bustle of Kensington's business district, historical buildings.
I love how the community comes together for events (sports, arts and culture, community events). I love the access to bike paths on the river. I love that the QE elementary is a walk zone only school. I love the small pockets of commercial
Easy access to transit, downtown, river pathway, hospitals and schools. Great views of downtown and the mountains. The library and shops are very convenient. I love our 1950s house.
The space between homes, yard size, access to shops and LRT within walking distance. Peaceful streets not completely lined on both sides with parked cars.
Walkability and access to amenities like transit, groceries, shopping, parks.
I think you should have participants identify specifically the community they are talking about - there are vast differences between the 3 communities covered by this LAP. What I love about my community of HH-BH is the openness - smaller houses which cover a relatively small % of the lot, with mature trees, and the ability to have a large vegetable garden not shaded by large homes. I personally am not thrilled by the abundance of overly large homes which have been built in my community in the past 20 years. I feel they should be smaller and in a style more in keeping with the existing bungalows. I love that I can walk to UofC/Sait, grocery, library, medical, dental, hairdresser, downtown, bank, K - 12 schools, C-train... etc. Quick access to main roads to leave or cross the city. Access to bike paths, areas to walk. I love that guests can easily park in front of my home and than my neighborhood (so far) has not become a parking lot. I love community events in Green Park.
I love the community, all the parks
I Love the central inner city accessibility that HH/BH gives me. I can walk to library, transit, groceries, green space/trees, professional, recreation, playgrounds. As I age I can walk to all these facilities. Which was my goal when I moved into the inner city 30 years ago. I can bike in area and access the cities wonderful bike paths easily. If I do need to travel by car I can access freeways easily. I can be to either end of the city in 30 minutes. I love that HH/BH is a little City in a big City. It has a small town feel. Love the trees and green spaces
I love the proximity to Kensington, downtown, and the river. I love the community atmosphere. There are a lot of lovely parks. I love that density is increasing in the area. I love that I can walk to local shops rather than corporate chain stores.
I love the historic character and small homes. It be nice to keep as much heritage characteristics in the community.
Walkability and access to range of stores, river and downtown. Street trees, green spaces.
The area that I am in is currently single family homes. This is what I was looking for when I purchased my home. I do not want multi family dwellings in my area as it takes away

from property values and aesthetics as well as parking issues and rental issues. This is an area that has been looked at as a very attractive area to live as it is quiet with easy access to many areas of the city. This is also an area that has fantastic views of the city and we pay very high property taxes because of that. There should be more benches as people like to come to this area to watch the fireworks, however, they need to be placed further away from our properties. We do not need or want strangers right below our properties.
People in these neighbourhoods truly care about the area and are invested in its future. There is a number of great businesses that are starting and thriving in the area that make it a great place to live. As well, the neighbourhood is going towards greater density, which allows for more opportunities for other individuals and families to take part in the growth of the neighbourhoods.
Love that I can walk to everything I need... downtown, shopping, parks, north hill mall, etc
Hillhurst / Kensington is one of the few truly walkable neighborhoods in Calgary. Pedestrian and cyclist access through this area is excellent. Good connectivity to downtown, SAIT, U of C, and Foothills.
Big trees, roads are controlled (gates end of streets to prevent drive through), pocket parks in addition to Riley.
I love our West Hillhurst gems. The lavender lined pathway for children to walk through, connecting 19th to Queen E. I love Bowview outdoor pool, Dairy Lane and how beautifully walkable the streets are, between the main roads. The lawns and houses transform during Halloween and people from neighbouring communities come to West Hillhurst to trick-or-treat. Neighbours share food and gifts with each other during holidays and many of these relationships are formed in the summer when we meet on walks, bike rides or chat while gardening.
The 15 minute community is awesome. Would love to see less cars in our community.
HH-BH is a friendly neighbourhood and is very convenient for accessing services by foot, car and transit. We appreciate the single family residential nature of the area, as it is an oasis from busier parts of the city. It was particularly appreciated during the pandemic.
I love the fact we are single family homes where we know our neighbors and speak to each other when we stroll through the parks or on the streets
Quiet Single family home without duplex or multi family dwelling.
Convenient. from 1990-2015 these neighbourhoods were great to live in, safe, friendly, not a lot of drug problems...but they are really changing for the worse...
Mix of residential/businesses which makes it a vibrant community-can easily walk to great local restaurants/coffee places -close to the C-train
I love the diversity of shops and services. I love the park and bike path access to the river.
Riley Park, transit, bike paths, Kensington Road, 19th ST, McHugh Bluff, Jubilee. Great area for walking, biking, relaxing, eating, drinking, entertainment and shopping. Easy access to downtown and the bow river pathway.
I love the welcoming people, the walkability, natural green spaces, proximity to the river.
The narrow streets and tall trees are fantastic. Having a couple train stops is incredibly convenient. There are good restaurants but it wouldn't hurt to have a few more scattered throughout.
Walkable community with almost everything I need nearby (retail village in Kensington with grocery, daycares, schools, etc). Nice streetscapes with boulevards that are enjoyable to walk along.
The trees, mixture of houses, young families. The feeling that residents really like and care for the community. The walkability of everything.

Old homes from 1910s, Riley Park, tree lined streets, bars and restaurants, cycle paths, proximity to downtown/ability to walk to work
Safe, walkable, close to downtown and the university.
Walkability is key. Wonderful feel to the community - diverse community. Riley Park - well used hub but could have facilities expanded to provide 4 season activities
Easy access to main roads
The quick access to amenities and downtown commute. The neighbourhood is friendly and walkable
The sense of community, walkability and mix of people of different backgrounds.
Parks and other green spaces. Mature trees. Proximity to C Train Lines. Good neighborhood schools from K to 12. Walkable neighborhoods.
The McHugh Bluff stairs area is a great spot for physical exercise, as well a great viewpoint for the city. The pathway along the river. The parks that are within the community. The vibrant, urban Kensington area bringing in a diversity of restaurants, pubs, fitness, and shops. The growing density within the community. The accessibility to downtown. The CTrain. The terrain with slopes provide great lookout points of the city. The quiet areas where family homes are away from the main streets.
I love that my neighbourhood has all the feels of a suburban community with so much to do and easy to get to places.
The diversity of the population and housing options available within our communities. Parks are extremely well used in our area.
I love the Westhillhurst Community Centre, the outdoor pool, the soccer fields, Farmer's market, etc. I love that we have a bus access on 5th. I also love that there are still single family dwellings in the area that keep it feeling like a community.
Quiet, close to the river
River pathways, mixed uses with all sizes of residential and lots of commercial businesses
Proximity to park. Off leash areas with in nature corridors where bird watching is enjoyable. Walk to paint store, ice cream, restaurants. Access to amenities, Kensington restaurants, shops, libraries, etc.
I like how accessible the bike paths are to downtown and Bow River; uniqueness (not a cookie-cutter neighbourhood); the amenities including restaurants, parks, dog-walking areas, ice cream, coffee.
Convenience, access, vibrancy.
I love the access to the river and the ability to get to Kensington, Eau Claire and Bridgeland really easily by bike and by foot. I enjoy that while it is inner city, it doesn't feel as cramped and busy like Altadore (just moved from there last year). I really like my neighbors and some of the community engagement... People seem a bit more neighbourly here.
Great river access and enjoyable community spaces, incredible river pathway system, diversity of housing and people in Hillhurst and Sunnyside, Main Streets such as 10 St/Kensington Rd/19 St with tremendous potential, strong Transit service in Hillhurst and Sunnyside, potential for stronger transit use in Hounsfield Heights/Briar Hill with increased density
The walkability to services, CTrain, and parks!
Walking distance to transit, shopping and dining. Many egress options for vehicular traffic to any direction in the city. This neighborhood is like a small town within in a big city but it needs to maintain the capacity for motor vehicles to be congruent with life in Calgary. I also like how it provides a great heterogeneous cross section of society but I feel more could be done to modernize non-historic residences/buildings .

I love the walkability, the inner city vibes while still being family focused, I love access to the river and parks. I love the great schools and the connected community. "Sammie's, aka New Edinborough Park, in Sunnyside. Hockey rink(s) in the winter, fire pit, great playground. The pump track lovingly crafted over the past few summers. Proper organic local effort."
Convenient to schools, shopping, etc.
I love all the parks in the neighbourhood. Lots of opportunities to exercise and socialise. I also really value the bike/walking path along the river and the bike lane on 5th/6th ave. The Hillhurst-Sunnyside Community Association is also a really wholesome and helpful group and I never knew a community association could be that great. The CTrain is okay but I wish there was more of it since I don't live that close to any stops.
Walkability, the green spaces spread throughout the community allow for walking to and from commercial destinations.
The best part of this area is the variety of shops, services and amenities that are available within walking distance.
Walkability to coffee shops, banks, restaurants, the river, post office & more!
Love the community feel, ability to walk & bike around.
Riley Park
Bow View Pool & Riley Park - kids spent half of their childhoods in these community places <3 <3
I love that it is a real community with amenities, good social connections and heritage.
I love the walkability. Everything I need is close by so I rarely use my car.
Love - friendly neighbors, lots of cafes, easy access to downtown , family oriented
Good - path system is great - my neighborhood is amazing -> real community .
Walkable
We like the inner-city location which allows ease of access to many city areas and amenities. We like the river access and other green spaces in the area. We like that it is family friendly with schools, parks, and the type of dwellings.
I love the green spaces & the parks. I love the public fire pits and skating rinks. I love the garden. I love the ease of walking & wheeling and access to amenities.
Love for small village feeling of mixed use: residential & commercial / public spaces in Sunnyside / Kensington / Hillhurst. Love access to public transit & proximity of so much via walking & cycling. Love having neighborhood schools - adds much to a community!
I love that our current street, there is a blend of single detached, semi-detached and apartments. Good communities have a blend of all sorts of people, at different phases in their lives.
Strengths -many walking/biking paths -local businesses - parks
Walkability and green spaces!
Love: Central Location. Walkability. Know your Neighbours
-briar hill is a single family area,-no congestion,- no significant traffic
Boy Scouts are an affordable way for parents with Community sense and kids who love to play outdoors. My number one priority
I love Sunnyside & the Riley area for its proximity to downtown & amenities while still having access to natural areas (the Bluff). A quiet community feel..
What I love about Kensington is how pedestrian friendly is and how inviting to have a good quality of life and healthy lifestyle. The fact that we can walk by the river, downtown and not be car dependent.
Love - walkable -ease of access to businesses -McHugh Bluff natural area; Bow River
Diversity of residents; walkability; numerous green spaces + parks

Parks
Spaces to play outside
People and dogs
<3 Old trees, great shops, great neighbours, lots of parks.
Love Helicopter Park as children can access park without crossing major busy roads.
I love the proximity to entertainment, shopping, parks, river pathway, the walkability Riley Park.
Love - biking & walking around the neighborhood & local shops/ parks.
The sense of community.
I like the fact that our community is very walkable and there are many community events,
I love my walks to the parks nearby in Kensington, the smell of coffee roasting, seeing friendly neighbors, going for a bran muffin once in a while or a cup of coffee at Higher Ground and the nearby Plaza Theater ideal place for seniors and young people
of playgrounds in area is great -Location close to downtown, near river, central to overall city of Calgary.
I highly value that my community (Briar Hill) is quiet, RC-1, and low density.
Accessibility -goods services-parks-pathways
We'd love the current features, such as single family housing and access to existing areas. We chose the community for specific reasons, please don't change them to "advance" the city.
Love the location
Open spaces. Library, swim pool, shops are within cycling distance. Access @ intersection of 5Ave + Crowchild - important to maintain. Also maintain access points over + under Crowchild 16 Ave, 14 Str, Memorial Dr, add Xpoint on Eside Riley Park at 10 St.
Access to needs such as shopping, good local eateries and plenty of walking.
I love the walkability. That's why we are here. Cars are OK & necessary but half the time everything I need is within walking distance
The views/ the parks etc.
I love that my community feels like a town within Calgary. Everything is within walking distance (15-20 min max) (groceries, doctors, restaurants etc)
Love the large trees, proximity to bike routes and services, closeness of the school and community spirit. Do not love the crime and all the sirens at night.
I love the quiet streets. The beautiful, mature trees and cared for homes & landscaping. I enjoy walking to the library & mall as well as the river.
The safety of [illegible] is [illegible]
Kensington is a walker's dream. I rarely use my car. I love walking down 10th & Kensington. Such vibrant streets. I love the eclectic mixture of housing (and people!). The train station is too 'back of house' now and should be better connected to 10th. Kensington from 14th to crowchild needs work. So does 14th.
I love the walkability. I wish McHugh Bluff would open again. It's such an important corridor.
Nice, quiet West Hillhurst old infrastructure (eg sidewalks) crumbling but new subdivisions, get the new spending.
Love that it is R1 and don't want to see it more congested. The increased building on 16 Av from 19 St to 29 St is already considerable. When you have the new Canar Centre plus the Uxbridge development it will be a nightmare getting through those intersections.
This community is the first place I feel I truly belong. I love the mixed demographic (families, students, professionals). I love that there are many amenities for all these people (playgrounds, parks - Riley Park is amazing! Shops, restaurants, bars, transit). It

can be your community no matter your age/ race/ gender identity and that's what I love most. In past years I have noticed an increase in crime (breakins, damaged property etc). And even before storm sewer construction began, there has been too much construction/ new development at once. (So man road closures, detours, and noise!)
Love the sense of community, parks, river, historic buildings, variety of stores & services.
love the walkability and access to amenities and river pathway system. Love the 'bones' - C-train & river access; shopping center @ Northhill (don't like the mall particularly at present, but has tonnes of potential). Really worry about safety/ security - theft, children walking alone, areas like C-train station & northhill. alot of traffic on the major routes
Access in and out of Briar Hill more restricted, access off 16 Ave onto 20A Gone!! Lights @ 14th & 19 St Planning to go. How do we then safely leave Briar Hill onto 19St going north safely.
The city is tearing down to many homes & building glass block condo's get more exciting plans
Riff Raff and drugs and the lowering of the real estate values has caused an unsafe place in our neighbourhoods Eau Claire, Beltline, and Kensington.
Love Riley Park and the trees. As a senior, when the snow piles up I have a hard time getting from the car & over the curb to get to the sidewalk when snow is piled up along 17th Ave SW.
Community garden
Developers building multi-units in R1 should be disallowed. Security at Lions Park.
Retail village in Kensington, walkable community
I appreciate the location of my community unity & its diversity.
We love access to walking paths and green space.
Love- walkability access to river & bike paths- businesses- people
Love- small community; walkability!!
I love the accessibility of most amenities, access to public transit, the Riley Park and smaller green spaces.
Access to amenities. Walkability Access to employment, school, transit nodes.
I love the sunnyside area but I feel like there could be more effort put into keeping it accessible (i.e. not allowing scooters to be left on the sidewalks; even out sidewalks) (designed for scooters
Diversity. Old & cheap dwellings are as important as new & shiny
NB homes & access to the street & little private gardens whether they are co-op, single family, row housing or condos.
the area has been overrun with homeless and campers. Especially the riverbank.
Love- Crescent hill and Princess island for walking. Easy public transit in Sunnyside. Priority of housing and neighbors having front porch is. Is this is in the community within walking distance.

What are the challenges your area is facing and why?

Lack of vibrancy, lack of social and cultural diversity WHY: lack of housing options and affordability-increased crime - garage/car break-ins, yard thefts, drug usage particularly seen near the LRT station, number of apparent homeless people-increasing variety of home sizes/designs - bylaw relaxations - neighbourhood design by numerous developers - little regard for the current ARP -insufficient collaboration from the City regarding issues/concerns raised by the community association or residents-inadequate city planning for parking requirements for new high density buildings near the neighbourhood e.g. (the Hub) or functions at McMahon Stadium -high parking rates at SAIT and the hospital cause users to look for other parking options(not all people can use transit or

cycle) -insufficient city published planning information regarding estimated city growth, current density, density targets for each area in the city, ratio of green space to building footprint, target commercial land use, safety provisions, learnings from the pandemic that need to be applied to LAPs
City planners want to ruin the area by increasing density. You would not try this in Britannia or Mt Royal. You will increase traffic here and make it less enjoyable to walk and live. We already have heavy traffic from Bethany Care, W. Hillhurst Community Centre, Mental Health and Addiction Services for youth centre. You let the C-train bring more drug users to North Hill Mall and to make Riley park too scary to walk in
Driving into Hillhurst from the west along Parkdale Blvd it is difficult to enter Kensington Road at peak times unless the bus turn light comes on. Entering via Memorial Drive is impossible in rush hour. Traveling from the west along Kensington Road wanting to turn north on 14th would benefit from a left turn signal and would prevent cutting through the community to 6th Avenue to achieve this. Crossing the Kensington Road as a pedestrian at 16th Street is dangerous as this is a staggered junction and drivers do not recognise it as a crosswalk. Especially at peak times when there are two lanes of traffic in one direction, one driver may stop but not the other. Crossing on the south side of Kensington Road at 14th street is also dangerous as cars do not stop when the left arrow on the light stops and the pedestrian light starts.
Population growth, construction and land use changes is changing the root and nature of this community.
Safety and concerns around drug use predominantly around 16th Ave, North Hill Mall and Lion's Park Station. Concerns that densification is hap-hazard and not just on major arteries (should happen on 16th Ave, 19th Street, 14th Street, 10th Street and Kensington Road). Poor connectivity over Crowchild Trail for pedestrians and cyclists. Cut through traffic by commuters
Preservation of historical buildings (residential & commercial), increase in high-rise buildings
There is a lot of redevelopment in the area. The scale and density of the redevelopment disregards the existing character of the neighbourhood, destroying the mature trees and character that attracted us to this neighbourhood. Also, the LRT, while providing ease of transport to downtown, has attracted the criminal element to the neighbourhood. We no longer feel safe walking through our parks or using the LRT transit system.
Drug users making community unsafe, rising crime, beggars. Laws are not being enforced.
Increase in activity of marihuana users since the marihuana store opened. There have been several break-ins and cars stolen.
For lack of sufficiently granular planning processes there is constant danger of homogenization of unique streetscapes throughout the community. While it is important to encourage a diversity of housing types it is important to also maintain different and different microcosms throughout the plan area. Not every street in the plan area need be a mix of all housing types. Some definitely should but others should remain a mix of a fewer number of types or even a single type to provide choice in not only housing but neighbourhood character for all. Densification, although it need not be, as it is presently being implemented by commercial development is causing an unnecessary loss of green space and separation and hurting overall affordability.
We need to have more density in some areas, but in densifying, there needs to be an appreciation and respect for what is currently there.
-Affordable housing . Great communities have people from all ages and Socioeconomic Status' by enabling different people to live here we will be a better community. -Wheeling

and walking options- Bike lanes have been extended but more are needed to connect the network. Kensington road would be a great street to have them on as it would slow traffic down as well as provide a direct way to get to shops and amenities. -14th street sidewalks are so narrow and feel dangerous and unwelcoming. Widening the sidewalks or reducing traffic speed would make this better. Also adding trees/greenery. -Protecting historic/streetscape along 10th avenue and Kensington Road. Buildings should be protected to maintain our heritage/culture and streetscape of Kensington village. Buildings that are too tall/not human scale and cast shadows deter from the aesthetics of the community and streetscape. People do not mingle in shade nor do they tend to shop at the businesses on the shady side of the street."
Lots of petty crime and some vagrancy. Could use more parks and green spaces given that properties are smaller than in the suburbs.
The City is wanting to make this a less residential area, wanting to change the ARP to allow the tearing down of the mature large trees, allow less space between houses, more lot coverage & much higher buildings, taking away the uniqueness that drew us to live in the area.
The homeless situation is getting worse and spreading into these neighborhoods, making the nominally excellent walkability increasingly questionable; the best thing to help the community would be to help these people.
Cut-through traffic remains a challenge. Lane reversal and rush hour restrictions on 10th Street are harmful to the businesses. Streets should be made even more walkable and bikable and connections to the LRT should be enhanced. Kensington Road could do with some TLC - the area by the Plaza Theatre could be lovely. Pop-up patios should respect pedestrian movement and be of higher quality. Memorial Drive should include more pedestrian crossings to connect the community to the river and include even more opportunities for cycling and walking. Increased crime and social disorder is becoming a real challenge that requires attention and investment in prevention. The Safeway block has never been successful. It turns its back to the LRT and could be a major redevelopment opportunity.
Speed and and volumn of traffic on residential streets due to cut- through traffic and densification of area. New development that does not respect the immediate context, ie; anywhere architecture; due to lack of sensitivity to existing community character. Petty crime and breakins partially due to proximity to LRT and other city wide issues.
Condensed housing would be a detriment because of parking issues, renters, devaluing other properties. Since it is an older area of the city, repair work needs to be done on roads, sidewalks etc.
The greatest challenge would be changing the land use from single detached housing to other types of land use. It would totally change the fabric of the neighborhood, which is probably why certain neighborhoods in the area are exempt from changes. As a 20 year resident of BH, I am opposed to the fundamentals of Riley Plan especially on land use changes. Hoping my feedback would bring your attention to the fact that though it is "city planning", it is undesirable, not requested changes in the fabric of our community, our home, to us. Thank you.
Noise pollution due to city not completing the sound wall project on time, still waiting for its completion, substantial increasing in crime and drug use over the past few years, city passing projects with little engagement from the surrounding communities
The development in the area is getting too pricey and unimaginative. The city infrastructure seems to be moving further out and is not staying around the community. Greenery within the area is being crowded out to the parks. Sustainable practices seem minimal.

Busier roads and street parking as there are more businesses. Seems to be increasing crime, garage and car break in's.
The biggest item for us is the land-use management in the area. We lived here for 48 years and seen the area grow in population and increased housing. The placement of more homes on lots increases traffic and parking problems.
We are close to the ctrain and north hill mall and have definitely been seeing an increase in theft as well as drug use by the mall and in the greenspaces.
Homelessness and crime, resistance from local community members to densification and development, maintenance of our resources (parks, roads, sidewalks, etc)
Needs safer bike paths to connect to the paths on the river. Would love more commercial pockets. I really dislike how commuters use some of our roads as a thoroughfare and there is not safe crossing or lights at some key intersections where kids walk to school (ie 19th st and 7th ave NW). Needs more traffic calming on residential roads.
There are a lot of homeless people, drug use, rough sleeping, littering in the green space around lion's park ctrain- probably the worst it has been in 20 years. The community is very opposed to multi-family zoning but I think it is important and necessary.
Homeless drug addicts everywhere. Dangerous situation for everyone. The crime associated with this group. It makes it scary and risky to walk or take LRT alone. Shameful!!! The city needs to stop enabling their drug use and instead put these people into treatment. They need help NOT more drugs.
1) Security and safety - drug addicts have made transit unsafe and increased neighborhood crime (theft, graffiti, violence etc). 2) Poorly thought out neighborhood redevelopments - multiple housing developments on tiny lots restrict parking, garbage disposal, makes street unsafe to drive down as there is no visibility and cars can't pass each other safely. It also makes the area visibly unappealing. Housing is getting narrower, taller and has increased lot coverage to a point that it is no longer an appealing area to live. All the concrete and housing poses a serious drainage concern after snow melts or after rains. Lastly, all this additional housing can not be serviced by existing amenities. Public facilities, shops and restaurants are already at max capacity in the area with little to no MATERIAL facilities or retail space coming on line.
Safety, theft, drug dealers is probably the #1 thing. It's not safe to be on the C Train platform, there are always drug dealers hanging around Loise Riley Library, thieves have no problem walking into people's yards at any time of the day or night, breaking into garages, trying house doors, etc. If we want walkable neighborhoods, we must get rid of the crime rings that currently inhabit our streets. The sound wall along 16th Avenue ... we really need it back for noise as well as to reduce the ability for unsavory characters to move through. Redevelopment - currently big boxy houses of 3 stories seems to have become the norm. These are very out of character with the feel of the neighborhoods not to mention the significant impact they have to privacy for neighbors. If we want to be an ecologically sustainable city we must minimize the footprint of homes and promote green space and trees. Redevelopment in our community is currently contrary to this need."
More local businesses, more BIPOC owned businesses needed
Currently HH/BH area has a criminal element that creates fear when walk around the community. Homeless, mental illness, impoverished, drug addicts, drug deals, vehicle/bike theft. Prowlers going through yards. The criminal element has taken over the area around mall, LRT. The exercise equipment/green space at community center is not safe for families to use due to impoverished, addicts, garbage ,needles in area. The city needs to find a safe solution for this population. Housing for mental and addiction issues are required to give this population a chance. Give them an option to street life. The same

reason inner city is convenient for residence is the same reason it is accessible for the criminal element. Easy access to transit.
In general, I can walk to most things in the community. It would be nice if there was a grocery store a little closer since my closest one at Northhill is a half hour walk up the hill. I can walk easily to coffee, ice cream and alcohol so it seems silly I can't easily get to eggs. People drive too fast on Kensington road; it would be great to reduce car culture there and make it more safe and convenient for people to walk, bike and take transit. Options like having a lower-fare bus route if you're only travelling within the neighbourhood would also really improve how people get around the area and the parking situation in Kensington.
Unaffordable rent for local businesses. The city needs to make it easier for local businesses to thrive in the area.
Redevelopment, particularly replacement of older reasonable-sized houses with very large houses that involve loss of urban trees and increased hardscaping; we need greater density rather than ever-larger houses
I live with my backyard facing Grasshopper Hill and there are some challenges with this. On a daily basis I see people using this off leash area as a toilet bowl for their dogs. I happen to love dogs, it is the irresponsible pet owners that ruin things. There should be some signage to let people know that while it is an off leash area, they are responsible for cleaning up after their dogs. There should also be more trash cans with dog litter bags available. I do not like the idea of the benches so close to our properties either, they need to be moved further down the hill. The year before I bought my property, a grass fire was lit from people smoking and it came right up into our properties.
This is a neighbourhood with close proximity to city centre that is a perfect community for increased density and business development. It currently is in the crossroads of how to proceed with what meets the desires of current residents, while also evolving to meet the upcoming needs of a growing city that is in desperate need of further density, especially in inner city neighbourhoods. This is an exciting, dynamic conversation, but one with a lot of emotion that can pose challenges.
We need more safe and maintained pedestrian access to east and north side Riley Park. The unkept steep dirt hill just north of 8Ave adjacent to Riley Park has many many rough paths which are used as a main pedestrian thoroughfare to access SAIT, Jubilee, North Hill Mall, Riley Park, Senator Patrick Burns Memorial Park and many other nearby amenities. This hill paths need to be made more safe. Also, 10 street access to to needs another pedestrian cross walk at north east leg of 5Ave NW. Many people and family's J-walk unsafely to get to and through Riley Park.
Parking at my house. I cannot have more than two cars visit at once owing to parking permits. I'm also really unhappy about having to pay for parking permit in the future! We pay a lot in property tax and this feels like a barrier to having people visit
I live at the West Hillhurst / Parkdale border. Car-centric design leaves the area empty of real attractions and utility. There are very limited options for groceries, bars, or shopping. Transit is not reliable. The routes have acceptable coverage, but the GPS tracking is often incorrect with buses arriving much earlier or later than indicated by either the schedule or GPS tracking. As a result, I will not take transit in winter if it involves a transfer, because I don't want to risk 20+ minutes in the cold waiting for another bus. Tap-to-pay would be a great asset as well. Foothills Medical Center would benefit enormously from a rail connection to either Banff Trail or Lions Park station. Thousands of employees would love the quit driving to work and paying for parking. Covid pets have led to an increase in irresponsible dog ownership. Bylaws enforcement is absent and apathetic in this regard. Barking, untrained dogs are not indicative of a nice neighborhood."

Needs to be more pedestrian friendly along Gladstone road, eg road smaller (one-way, no parking) to at least double width of sidewalk. Particularly bad between 11A and 12.
5th ave in West Hillhurst (between Crowchild and 19th) have been developed for new residents—from young families to seniors—in rental properties, multifamily, duplexes, detached homes. There are playgrounds, schools, a dayhome, a church, the community association, a community garden and Bowview pool in this section of 5th. The 50km speed zones and wide streets make it so unwalkable or bikeable or community friendly in any way. Nobody spends time visiting on 5th after an activity or class, or spends time on their front lawns meeting or visiting with their neighbours. 5th street disconnects visitors and residents from the community and in some cases each other. It's home to many community hubs and a growing number of new residents but is zoned as a transient "corridor" for drivers getting to Crowchild instead of for the community. Would be great for this to change.
Accessible toilets. Public toilets along the river would be a big win.
We are overrun with vagrants, the homeless, gangs of g pushers and drug users. We used to feel safe when out in the community and our parks but now there is always an apprehension about what or whom we will run into. Homeless encampment, drug users in the park or on the +15 stairs to North Hill Centre, needles in the park, etc. Needles have been reported from all around the playground area at Lions Park. There are always piles of garbage, abandoned clothes, etc. throughout the park. The North Hill Centre nearly always has drug users, thieves, etc., hanging around the entrances, particularly by the Safeway. They are easy to spot - hoodies, pants down around their knees, backpacks, usually stoned, barely able to walk, or exchanging "goods". Many areas of the city have similar problems. HH-BH suffers particularly due to the CT station and the mall, both of which are attractants to the low life crowd that we have to deal with.
Developers who want to build homes that are eyesores and are destroying the spacious feeling in our community. They are bribing the city councillors (successfully) and we have to hire lawyers to fight for us to keep the integrity of our neighborhood. Developer who don't live here build for maximum profit, broke all the community development guidelines but get approved by the city regardless of the strong opposition of the local community who live here for years. Crime--people walking into our backyards at any time of the day--saying they need to cut through (a total lie they're just casing our private land for things to steal), vagrants sleeping in the parks--leaving garbage, clothing, human wastes, people dealing drugs in all the parks, and all the train stations, at any time of the day or night. The city is pushing inner neighbourhoods to become more rental friendly-- which means, usually, more people with no interest in long term area concerns or safety, (as they will rent/buy somewhere else if they're not comfortable here after a while)having a say in our neighbourhoods... having a renter's input equalling someone who owns in these neighbourhoods is insulting to all the owners who have actually put a lot of money into our homes. We've put a lot of money into our homes, through saving for a long time. It doesn't feel safe walking in parks now, you have to be on alert at any time of the day or night.
Being close to downtown and easy access to the C-train means we do sometimes have challenges with homeless people-need more mental health and addiction support and affordable housing-lots of construction of high rise buildings going on which creates noise, detours and parking challenges at times-streets have many potholes and with flood mitigation efforts underway many of the streets will need to be repaved once work is completed-being close to restaurants can be good but also noisy at night particularly in the summer months when windows are open and people gather outside-narrow alley that people use as a shortcut to avoid 10 Street and often will speed down the alley-as always parking can be a challenge

Fast (and loud) cars. Not enough space for pedestrians and bikes.
North Hill Shopping Center is sleepy and an unnecessary parking desert. 14th ST is unpleasant to walk on with small sidewalks close to fast moving cars.
Homelessness, crime, affordable childcare.
Lots of people want to live in the area but we don't allow enough housing choices for people to do this. The transit station around Lions Park is filled with riff raff and it seems a bit crazy to have single detached homes next to a train station. The entire community needs more density. Main streets are nice but sometimes it would be nice to just go over to the local corner store instead of the main strip. Density allows for neighbourhood amenities to happen easier, or at least makes the case for them. However if more people are going to be added we need to think about how they'll move and we can't expect them all to drive. The area needs more safe separated bike lanes, even on main streets. Check that, especially on main streets where it is more dangerous to bike.
No much car traffic + vehicle speed + vehicle noise on residential streets. Improvements are needed to improve street safety and calm traffic. Cut-through opportunities should be removed with more traffic diversions. There is no contiguous 5A network that allows non-vehicle users to comfortably separate from drivers. There is no community recreation amenity. Closure of the Eau Claire YMCA was a huge loss. If the outer suburbs can get subsidized new facilities, why can't the inner city?
Not sure
Old houses being knocked down rather than redeveloped, increasing homelessness in kensington, poor cycling infrastructure within the community (i.e. outside the river parkways)
Rapid gentrification increased traffic
Petty crime, garage theft is a problem. Bike lanes need to be safely separated from traffic & need to be connected better. Vulnerable populations need more help.
with all of the higher density redevelopment avenues should be converted to one ways with angle parking which would significantly increase street parking. Also many people don't parallel park very efficiently so there can be a lot of wasted parking space. It's also very tight for two cars to pass already.
North Hill Mall and Loins Park need a complete overhaul. It can be an incredible catchment area with upmarket stores and walking/biking areas. However it is a catchment area for drugs and homeless. Since COVID, it has become an area where I no longer feel comfortable to walk. Bike paths, walking streets, upgraded parks with picnic areas, a high end mall with a whole foods grocery store, Holt Renfrew (rather than a furniture store), a small version of the downtown core with an upmarket food court, a great gym (with downtown view), a neighbourhood pub etc would really change the face of this old run down place. Get rid of stores like Marks work wearhouse, winners etc. Have more small specialty stores where people have to come from other areas to get their special items. let them linger with a nice place to have a lunch (like an ALforno cafe). Make it a great experience! This is an upmarket neighbourhood with a forest lawn amenity!
Ethnic diversity and affordability. As property values continue to rise, this area has become unaffordable to those earning a lower income, especially for ethnic minorities who are overrepresented in low-wage occupations.
I worry about 19th ST and the heavy commuter traffic into and out of downtown. Hard to imagine this street being pedestrian friendly with its current configuration. We need to find a way to increase smaller, more affordable new housing....not just more condo towers and million \$ large homes, but small homes with small back yards that younger people can afford. Residential streets are in very poor condition...not conducive to bike riding.

<p>The pathway along the river can be extremely narrow between Crowchild Trail and Parkdale Boulevard - the street lights are disruptive being inserted on the pathway itself. The pathway east of Crowchild Trail lacks traffic lights on the path itself, which can make it feel uncomfortable to be on at night. As well, the pathway within the same area can feel too close to Memorial Drive; where vehicles have 70km/h speed limit in that area. 19 Street lacks a crossing onto the river pathway at Memorial Drive. Crowchild Trail as it is currently is a barrier to the community.</p>
<p>My kids cannot safely go visit their friends across crowchild as the bridges have not been upgraded and the road crossing at 5th is still unsafe. Also the neighbourhood has way too much cut through traffic.</p>
<p>The red tape faced when adding much needed density to the communities with regards to backyard suites and secondary suites. Murbs with large units only suited to large established businesses that kill the local and small businesses in the area and damage the overall character of the community.</p>
<p>There is a lot of new development which I am fearful will change the dynamic of the Westhillhurst community, making it less of a family feel and less safe. I have noticed a LOT of homeless and some drugged out people at the train station, at Northhill mall and 16th Avenue in the last 5 years which wasn't at the magnitude that it is today. This makes us feel less safe. I am deeply concerned that their numbers are growing and that there isn't enough being done in our city to get them help and safe housing so that they are not on the street at all hours of the day and night. As I drive around the city, it isn't just a problem in our area, but all across the city. We really need to address this immediately by studying what might be working in other countries/cities. We cannot let this become out of hand like in the US with their tent cities. All the development in the area has also made it extremely expensive to live in Westhillhurst and that is also an issue.</p>
<p>School upkeep (e.g. paved school yard is very poor condition). Small local businesses investment west of Crowchild</p>
<p>Stalled developments, ex. The vacant lots where old cbc was and the vacant lot beside new legion building</p>
<p>"Vehicle traffic is so burdensome. Public Transit is inconvenient and feels dirty. Increasing density increases units as well as price to own. Multi-family residences are often massive, disrespecting human scale, made with flat dimensions, and flimsy materials. They look cheap brand new, and worse when they start having water problems, sun bleached stucco that flakes off, vinyl damaged in hail or wind. Sidewalks are narrow, some don't have ramps to move stroller/walker.</p>
<p>Mature trees are sacrificed for ease of tearing down a perfectly sturdy house to build an unimaginative looking building."</p>
<p>"East of 10th street between 10th and 19th street NW there are no easy access points for bikes to connect to the river pathway. Using the sidewalks at 10th ST or 14th ST bridge are congested with pedestrians and bikes. Would love to add a dog run area on the north side of the river between 10th St NW and 19th Street. Or at Rilley Park. Make us of our spaces. Security, the community feels safe but it's not without effort. We need to keep funding the Dope Team, Shelters, support programs, mental health, and help the police as first responders. Rents in Kensington are high which is challenging for some local businesses</p>
<p>Erosion and overuse at the dog park at 7 Ave NW; Lack of trees and beautiful built landscape on Kensington Road west of 14th Street; scary/unsafe to bike on Kensington Road; severe potholes and uneven pavement from infills around the area (unsafe for cyclists); unclear planning and development strategy for the area - example, Stirling Karlson's multi-residential developments on 19th Street</p>

Crime, lack of safety, speed through/cut through traffic, drug/drunkards loitering, trespassing.
You can never have enough trees and greenspace! More of that! 14 Street is not pleasant to cross and divides our area into two.
Exclusionary land uses in Hounsfield Heights/Briar Hill that prevent development of missing middle housing and housing options for more people, gentrification and decreasing affordability of West Hillhurst due to artificially low land uses, insufficient densities in West Hillhurst to support stronger transit service, insufficient or lower standard on-street cycling infrastructure, cut through traffic, speeding, flooding in Sunnyside, the potential loss of mobility and green spaces along Memorial Dr due to flood mitigation not being done holistically
Riley park is a GEM. It has improved my quality of life and it is well-used year round. However, I've noticed over the years that the wading pool space could be better utilized. It is only really used for 3 months of the year, and then the gates are locked and no one can enter. I think it is a perfect location for a temporary winter off-leash dog park. It is fenced, there is plenty of seating, there are already garbage cans... The pool is cleaned every year before the summer begins, so we should use this space more efficiently while providing a benefit to the residents! The closest off-leash is right off of 14th, but it is not fenced and next to a very busy street.
Some historic homes are being demolished for infills. I am a supporter of increasing density and making sure buildings are safe, so I understand why some have to be torn down. But I also currently see some historic homes that are not being maintained and know they will eventually be demolished, too. I hope there is a way to encourage residents to invest in our historic homes, and I hope the City comes up with solutions for supporting homeowners and communities to keep these treasures. I'm worried about what the houses will look like in 20 years!
I also like how it provides a great heterogenous cross section of society but I feel more could be done to modernize non-historic residences/buildings. Decay or perceived decay can be a magnet for vagrancy/crime but having services (dining/services/residences) in various price points creates the spirit of the area, especially within the KensingtonBRZ.
No easy access recreation center. No walkable indoor pool. There are a lot of expensive gyms but not easily accessible to families and the elderly. The HSCA community center is poorly run and has very few programs. Any programs not run by the HSCA (where the space is rented) are not advertised by the hscs so residents don't know about them. By contrast the whca is run smoothly with MANY activities for kids and families. It seems sunnyside and hillhurst fail to serve and address the needs of families and children.
Our streets aren't well maintained and our back alleys are rarely paved.
In the warmer months we see a huge amount of petty theft from front and back yards. Many many bicycles get stolen and seemingly the same people doing the theiving, then cutting up the bikes while congregating in local green spaces. It's not good.
Parking
Roads and intersections in the area are designed to prioritize commuter car traffic through the area (between downtown and outer suburbs) rather than people actually living here. Two particularly bad examples are 14th st and Crowchild. The intersection of 14th st and 5/6 ave is egregiously timed and pedestrians spend several minutes waiting to cross 14th. There is a pedestrian crossing with a push-button further south but cars speed and often don't stop, so it feels very unsafe to cross. The intersection of Crowchild and 5th ave is also problematic since the left turn cycle off of Crowchild is extremely short and makes it hard to get into the neighbourhood that way. 14th st itself is noisy, dirty and dangerous. There's a reason nobody wants to use the sidewalk there. 16th ave is only barely in the

neighbourhood, but it suffers from similar issues (terrible sidewalks and inconvenient pedestrian crossings). It has too many lanes for what it is. Google "stroad".
The aging community centres, which are not welcoming, do not allow for a true community centre for visiting and gathering. This area (Ward 7) needs a basic and welcoming recreation centre that has an indoor pool. The YMCA was a destination rec centre for this area. The parking around Kensington is too restrictive. We need accessible, less controlling parking that is close to Kensington and other commercial areas. This will allow our central community to be more welcoming to outsiders that drive through our community.
The biggest challenge are the hidden spaces that attract Calgary's homeless population.
It's a challenge to keep as much of the area natural & unchanged when things are becoming more commercial - balance is so important!
Dealing with the Homeless who are hanging around banff Trail Motel down the Back alley. Trying to camp in the Park on 20 St NW & at the Ctrain.
Challenges - cut through neighbourhood traffic.
1 close to downtown, and amenities 2 challenges - poor transit service- me to look at what is happening in
Challenges 1 crime / drugs particularly near LRT stations 2 parking - not enough free time limited space.
Aging infrastructure is a challenge - continue to upgrade community centers and Queen E school. Building mega homes will gentrify an otherwise diverse community .
The main challenge to the area is greedy developers.
Huge challenge is SAFETY! A sweet, kind teenage boy was recently mobbed, pepper-sprayed, and his phone stolen - in broad daylight. My car has been broken into and the license plates stolen. Countless bike thefts, stolen catalytic converters, porch pirates, etc. Homeless encampments on the bluff & riverbank . Addicts & transients at C-train stations. I used to enjoy walking downtown or going by train but no longer feel safe there.
- We need a bigger police presence in this area. - Please stop alienating the police with petty issues like the thin blue line. - They do a better job when they feel appreciated! - Please curtail spending. The "little libraries" are cute, but unnecessary. Creative individuals have erected many unique ones without cost to taxpayers. And I hate to think what these glossy brochures cost :(Most of them will quickly go into the garbage . -Many businesses business places are empty. Are taxes too high?
Challenge - variety of grocery stores, poorly paved roads after construction completion
Improvements - homelessness - prowlers. Community Centers need additional funding to improve engagements.
Destruction of valuable homes by developers to make a quick buck. High density housing destroying the sense of community. Destruction of small businesses for the sake of "modern" chains and franchises
We are beginning to see increased densification which is understandable but it seems like it has become a developers' world, meaning they are trying to fit as many dwellings as possible into a small space. The increased traffic on the major thoroughfares of Crowchild Trail, 14 Street, to 10 Street and Memorial Drive causes more and more fragmentation of the area.
Need to reduce car traffic so people can enjoy.
I want to stay in the area but it is not affordable or accessible to me
Some areas are not stroller wheelchair accessible some streets (ex. 2Ave at 19 s are very busy)
The city has procured funding for rec centers in the outskirts of town but inner city (and high taxes), doesn't have the same funding. With the downtown YMCA closing there is a

big gap now for family/ all ability center.s [?YMCA] is not a sufficient size or accessible center, nor is Hillhurst rec center.
Challenge: Crime. Traffic & parking
A big challenge is affordability & equitable access for citizens enter some folks are intolerant of sharing theirwith less fortunate people. We need affordability & access to services for those in need, not multimillion dollar mcmansions
Challenges - less safe! (es. Around LRT, Riley Park) - personal safety high cost/high vacancy commercial spaces
Challenges => crime, increased density zoning
2 Safety and security from crime and homelessness near L RT 16th Ave
Challenges: parking authority is pretty relentless. I.e. Sunday evenings... not necessary. The app is glitchy. Back alley on 14th St - 2nd - 5th Ave needs resurfacing and lower speed limit.
Challenges: Require transportation to Grocery. Challenge: off leash on Hill north of 7th Ave between Crowchild Trail & 29th St. Previously enjoyed by families, now avoided. Unpredictable dogs, multiple dogs 1 person, not fenced, feces left on site (some bagged & tossed)
Challenges: increased drug use along C-train route and at Louise Riley Library I'm scared to walk to the library on my own in broad daylight. We need affordable housing and care for homeless people. It is much worse since COVID. The lack of affordable recreation within walking distance. The loss of Eau Claire Y is a hardship for my family.
Challenges - aggressive drivers & road noise
This is being destroyed by over densification adding multi family home on corner lots + multiple side by side lots does not provide this sense of community. We will end up with a community of Air B & B's, busy streets traffic calmers are needed to slow traffic.
however many community facilities (such as the West Hillhurst Arena) are aging.
The safety and comfort of our community is being threatened by the significant increase in crime, theft, drugs, & homelessness seen & centralized at North Hill Mall. This has become a problem where we & neighbors are no longer comfortable or safe to go in that area.
RC-1 zoning is being challenged by developers & the city. This erodes trust
Challenges - lack of recreational facilities.
-Can't wait to move away, too many people and no room to breathe. Density means NO privacy, more traffic, more litter, more crime, etc. etc.
The road/sewer issues on 19th St hill is a problem. Is the city taking care of aging important infrastructure, roads, sewer, watermain storm sewer. Repairs needed from 2013 flood, many amenities are local library, medical etc.
Challenges - increased traffic car use - not enough focus on pedestrian or bike travel & safety -decreasing diversity due to rising price of homes & new construction of larger, more expensive homes
My area needs affordable housing desperately. You cannot survive on your own on minimum wage when you make 1700-1800 after tax & pet friendly rentals are 1300+ there's an issue!
Some challenges are increasing the population density while keeping the small town feel, & designing new developments in keeping with the existing aesthetics (existing buildings)
The challenge is that it is not very safe to walk to the mall & library this past 2 years because there is a very unsettling and dangerous crowd lingering on the train station and green spaces. They are actively doing drugs/ criminal activity and I feel very unsafe and disappointed in the change.
Challenged by crime & the lack of police.

Challenges - crime is out of control. Almost every day I hear of thefts on our street & we've been hit a few times or worse, violence is increasing we would like a safe neighborhood again.
Too much car traffic & speed & noise on residential streets, no 5A network, no community centre
We are concerned about the large developments that take away the old houses & charm of the neighbourhood. The level of theft is a problem & so is the traffic on 2nd Ave.
Housing prices are becoming a challenge, esp. for young ppl.
Challenges- affordability
Challenges- crime, more security on LRT - at LRT station and LRT R-O-W
A challenge is the affordability of housing in this neighborhood.
Challenge is affordability (housing) and safety/ crime/ theft. Lack of support for vulnerable.
Challenge developer pressure to build condos in the basic apartment style with no green space or street access (s) similarly row housing & no green space (over development of land) @ large complexes (ie Grace Hospital)
Also why 6 hot helicopter flights a day? Can we get an exclusion zone?
Parking more condos less parking for contractors common visitors and narrow streets. No assisted living for seniors. Flooding in Sunnyside. -

What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?

Housing options and opportunities for aging residents to continue living in their home community creating more diverse commercial/retail/hospitality options-developing community spaces to be more complete ie commercial spaces should house a variety/combination of services/businesses/retail; gathering spaces should be multipurpose and services multi-generational"
"We need a plan developed where residents feel they have been heard & that the city actually follows. Therefore we need target goals based on assumptions of city growth, density targets, commercial expectations, environmental considerations, hospital requirements, # of cars, transit etc. Multiple designs developed for review. Building heights should be restricted to 2 stories for single family & townhouse dwellings & 3 stories for multi residential units. We need to adequately plan for families and people working from home needing office room. If density is evenly distributed throughout the city there should be little need to concentrate high rises. Any high rises should be capped (15 stories). Higher density needs to be grouped with the commercial & single family grouped together. Adequate green space/mature trees should be facilitated. New buildings should have a level of consistency of design. Traffic flow needs to accommodate emergency vehicles, cars, cycling & walking."
The information the City has provided on "The Riley Communities" is extremely vague. My suspicion is that there is an agenda here to increase density in my neighbourhood (Briar Hill) and this request for feedback is really for show. What is the City of Calgary's intention here? I can tell you that I do not want to increase density any of these neighbourhoods. I want R1 zoning (just R1, not R-C1N or the like) to continue. The sprawl of Calgary will continue and my tax dollars fund it. Increasing density in my neighbourhood is not going to stop the sprawl. Participants would appreciate honesty and transparency. Don't ask me if I want varied spaces for recreation etc. That is not an actionable item in these areas unless you want to tear down some homes. We already have what is listed in ideas "A" through "G" in your booklet. The best and most economical option here is to leave things as they are rather than spending ridiculous amounts of money on an unnecessary initiative.

Address drug and homeless issue in and around Riley Park, the library, North Hill Mall. Perfectly happy with mostly if not all RC1 zoning. Great access with c-train and 16th avenue
"Keep all green spaces natural. Smart densification on major thoroughfares (North Hill Mall, 16th Ave, 10th Street, 14th Street, 19th Street and Kensington Road) and not within sidestreets. Priority to pedestrians and cyclists rather than commuters. Cleaning up North Hill plume to allow for re-development of North Hill Mall. Preventing unattractive aspects of being next to 16th AVE (eg. traffic noise, spill over crime from unsavoury businesses). Fix Lions Park Train Station to decrease illegal activity. Increase density around North Hill Mall to decrease illegal activity and boost attractive local business and services."
Maintain the community as a mainly low density residential neighborhood.
Both diversity in both housing types and continued distinctness of community microcosms (streetscapes) and must be encouraged. Active Transport connectivity through the Riley Local Area must be carefully and comprehensively planned and executed. Simply bolting bicycle lanes onto existing throughfares during routine maintenance (as is presently proposed for 14th Ave) is not going to cut it. We need to leverage existing under utilized green spaces to create an effective and attractive active transportation network around and through the Local Area
Low rise densification (no high rises) -Outdoor/natural spaces -Walkability-Connectivity - year-round bicycle, transit-Continued mix of residential, small business and community gathering spaces-Sustainability - cultural/social, environmental & economic-Thoughtful historical preservation. Walkability in our neighbourhood is important. Safety is very important especially with the seniors in our neighbourhood. We are close to North Hill Mall and the services it provides. Redevelopment there could provide the increase in density and housing options that could satisfy the housing needs and mixed use options that seems to be the direction we are headed towards. There needs to be sensitivity in the redevelopment within the community which is still primarily single family homes. The parks need to be preserved but they also need to be safe or no one will use them except the criminal element.
We lost a lot of transit options (bus routes) over the last five years, it would be nice to have those return. The main option to leave the community is now the c-train, where the station is full of drug users. Parks and gathering places are great, but when they are full of scary people doing illegal things I would rather not have parks at all. The needles left behind make them so you can't use it. A bigger library with more materials would be great. Generally you have to put things on hold because there is not much of a collection at Louise Riley.
That there is connectivity among green areas and that there are community gardens to produce food. Bike and walk paths, that neighbourhoods are connected by efficient public transit to reduce the use of cars. Playgrounds and fitness areas for all ages. No more areas with tall buildings. The view of the hills and mountains is preserved to maintain the identity of the area and Calgary and for the mental wellbeing of people, to keep connection with the land. That house density is not high and that there are different zones for single houses, condos and low (height) apartment buildings and commercial zones. Houses, parks and gardens receive the sun and are not shaded by tall buildings (no more tall buildings, please, only along 16 Ave. but in the areas where there are. A larger library and community gym/centre that houses community activities and programs. Shared faculties, more reliance on solar and wind power. places for different age groups to gather. A modern firefighter station.
Environmental sustainability, flood mitigation measures, local small scale agriculture, electric infrastructure for small scale solar and wind energy generation at a micro scale at

each property, lots of open air spaces to gather with safety measures for future airborne pandemics, dedicated bike lanes, afterschool activities, cheaper rents for more businesses
Bike lanes. Real bike lanes, divided from the car lanes like the cycle-ways downtown, and ideally on all major streets, not just 5th/6th - especially 10th. 14th and Kensington road, cycling into Kensington itself is much more dangerous than it should be if we want to promote cycling as a main mode of transit in the area.
A net-zero community: development and infrastructure that provides low-energy/ zero carbon footprint. Better traffic management such as neighborhoods designed on the "Woonerf" principles of shared street use. More green space for recreation and air quality.
I am against the idea of condensed housing in the Briar Hill area. This has been known as a desirable area to live, as reflected in the extremely high property taxes that we pay, and this kind of housing would bring down our property values. Not only for the concept of that kind of housing, but there is also the consideration of parking issues and having to deal with renters who will not take reasonable care of the properties. We moved to this area because of the appeal of single family homes in a great location and do not need that changed because of condensed housing. Grasshopper Hill park should not have benches close to the properties at the top of the hill. The actual views are to the east (city) or to the west. We have had smokers start a fire that had come into our properties and destroyed many plants and trees because they were sitting there.
I would get rid of most roadside lawns and replace with forest and trees. I would also add about 200 trees at grasshopper hill. I can see the degradation of the land from people there, and think that many trees would significantly help.
The area needs to have a target for its mix of long term, transitional, institutional and targetted (affordable, family, senior-friendly, student, etc.) housing. Better ideas need to be incorporated into design to encourage long term commitment to staying in the community. Density around the high capacity transit services has to increase. The approval process has to be able to differentiate these characteristics. Sustainable practices have to be identified to encourage maintenance and expansion of greenery, incorporation of renewable local small scale energy generation and GHG conservation. Alternatives to paving everything have to be found, perhaps with civic architectural assistance beyond just planning functions. Incorporation of local business and service space has to remain. Perhaps the school space should be redesigned to incorporate community and civic sustenance (health, day care, adult sports, senior support, etc.) functions.
My biggest priority is how we can get our community to net zero by 2035. This means a rapid transition to better, faster more accessible transit, increasing bike infrastructure, charging stations for electric vehicles. It means all new housing should be net zero, and supports need to exist for retrofits to homes. I would love to see community solar projects, better use of existing green spaces for trees, pollinator gardens and growing food. Density of housing by expanding lane way houses and lane way green spaces.
The housing is a challenge and it has to be decided which direction the area wants to go. As the population ages the area will change more because of people not being as mobile as before. Transit isn't going to be the total answer. The use of the existing services, parks and roadways need to be maintained.
I would love to see more densification, especially along "high streets" like 19th, 14th, 10th St and some of the similar Avenues. More commercial along those roads as well. I'd like to see a well developed, protected cycling network that connects commercial areas to the river valley.

I would love increased diversity in housing (more small multifamily), improved transit connections, more secure bike lanes, friendlier pedestrian paths. I love the current community services we have and would love to see that enhanced (WHCA, library, art spaces in kensington)
I think my biggest priority is a diverse range of housing options. I think there needs to be a variety of options from small apartments to row houses to mid/high rises as well as single detached. Missing middle housing will be the key to ensuring that Participants of all income levels can afford to live in this area. The area around Sunnyside station should certainly be given priority for the most density, maybe even a few towers in specific parcels. Kensington road, 19th Street and 5th Ave could also see substantial densification. However, should those 3 see serious growth I would like to see dedicated seperate bike infrastructure along all three corridors. Lastly, better pedestrian connections to and from SAIT would go a long ways. Also, please please please replace the side walks on 14th Street at some point. It's a gross car sewer that should get some serious love."
Community safety needs to be a number one priority. The current situation with drug addicts and crime in out of control. Taking public transit is no longer a safe option. When it comes to housing, growth needs to be strategic. I'm tired of the city approving new multi resident developments without thinking of the consequences to the neighborhood. There is no community engagement and residents concerns are not addressed. Lastly, it's not just about housing it is also about adding the amenities to service the community - that's what makes people want to live here. Current amenities are at max capacity and are struggling to meet the needs of residents. I find myself constantly needing to get in my car to go to the suburbs to get groceries, hardware, home items, etc.
Safe pedestrian access to amenities. For eg. we need another crosswalk between east leg 5th Avenue and 8th ave to safely cross 10St NW.
We have an abundance of community gathering spaces, services etc. in and around our neighborhood. This does not need to change... just maintained. I believe connectivity is also good and should be maintained. A challenge for the future is that the through roads (e.g. 19 Street) barely handle the current load and as we increase density this will get worse. The ideal that all the people living in condo towers and row houses will not have cars is not valid. I feel like the type of bike pathways being built (e.g. 24 Ave) don't really do what they are intended... but I support having a system for movement of non vehicular traffic. I just think there must be a better model. For housing I look at newer developments which have nodes of high density (towers, townhomes, etc) on the edge or otherwise strategically paced and broad areas of single family homes. That is what I would like for my neighborhood. We are fortunate we have a land base at NHMall which could allow this to happen!
HH/BH already has access to the very important gathering spaces. Community Centre, library, groceries, schools, hospitals and University, recreation facilities, parks/green space. Maintain these stables hubs of the community would be a priority. Transit LRT line is easily accessed but could have better times. Has a large criminal presents. Would like to feel safe in this area. I have experience with riding a bike in the Riley area. I do not feel that tax dollars need to be spent making fancy lanes. Bikers will go where they want. If you want people to take transit the convenience factor needs to increase. The green space in the area is special and needs to remain. The above reason are why I choose Briar Hill 30 years ago and not traveling to burbs.
Improve access without increasing cars. Specifically, put biking infrastructure on Kensington road. Further rehabilitate the river banks while maintaining the bike infrastructure. Create affordable homes to help with the homeless population. Increase

<p>density at north hill and improve ease of access so it can revitalize itself. Add more multi-zoned housing where retail and houses can exist together like on 19st. Make sure things are accessible so our increasing senior population can continue to engage with the community.</p>
<p>That our area becomes a safer place to reside. I am referring to the thefts and drug use in our neighborhood. This occurs not only around the CT Train station, but parks and alleyways as well. Better lighting, less dark, private areas for activity to happen. Shutting down the Banff Trail Hotel where much activity happens, would also be wonderful! We have resided here 30 years and have never seen the crime rate as high as it is now. Also, that you do not change the current R1 zoning in areas where it has existed since Briar Hill/Hounsfield was originally zoned.</p>
<p>I think the city needs to better align there internal resources. Right now there is a ton of infrastructure being installed for flood prevention, wastewater/storm upgrades, bike lanes and parks. It seems off that the LAP is being planned AFTER all this work. The city needs to keep as much low height housing in the neighbourhood. There are so many big infills going in on smaller lots that do not add any density and do not add any character. Large lots sat vacant for years due to the caveat that affordability must be a component for a developer to build. Start with affordable housing options, then go into large scale commercial and private development. Please keep a large amount of green space and add more public art!</p>
<p>Greater density to support frequent and safe transit. Greater diversity of housing to ensure there are options beyond single-family homes. Maintain walkability and increase connectivity (e.g., ensure that bike lanes are separated from traffic and enable people to commute to work and for shopping, not just for recreation. Support mixed use so that people can access stores and other services easily without driving.</p>
<p>As key inner city areas, the Riley communities are prime locations for higher density living, greater business density, and increased connectivity through the use of transit and non-personal automobile travel. This area should develop to meet the requirements of a Canadian population that desires accessibility to good quality housing (in a variety of housing types, with a focus on higher density), high business density to allow for economic opportunities and access to amenities, and excellent accessibility through the implementation of effective transit that is affordable, and efficient. Calgary is a dynamic, growing city, but one with a lower density than similar sized cities in the world, and one with limited accessibility without the presence of high quality public transit. A focus on these two areas, starting with the Riley communities, would serve to improve the quality of life for a large number of residents.</p>
<p>Parking to allow visitors to my house. Love the library and hope it stays in the neighborhood.. it's a lovely connecting service. Maintaining the residential houses in the neighborhood. It cannot be all higher density. I love the kids and families here. I hope to maintain the mixed demographic... young, families, lower income, high income, etc</p>
<p>There keeps being a push for higher density inner city. Yet many of us want to retain our single family homes. Proposal: Buildings along high-traffic roads be reworked to have 1-2 stories of light commercial; and then many stories (5-10?) of residential condos/apts. Similar to YVR (Fairview), YYZ (St Clair), YUL (Maisonneuve), and the new ones in Inglewood. Ideally, bike lanes akin to Europe's (beside wide-ish sidewalks, on top of curbs) would be installed. Possible candidates: **16th Ave**, 19th St (though maybe tall townhouses, like Edmonton Tr. bluff), 4/10/14 St NW, Centre St, Edmonton Tr; more condos atop North Hill mall/Co-op/Safeways/Home Depot/etc. I was born here and lived 2-5 min walking distance of 16th Ave, between Crowchild and Deerfoot, for all but 6 years of my life. There's no reason to push for higher density residential when STILL empty lots</p>

and underutilized areas along the busy roads exist. Since adjacent to transit, it shouldn't increase road pressure too much.
Walkable, reduced-traffic areas (such as 10th St @ Kensington Road or 19th St @ Kensington Road) are among the most desirable places in Calgary. Mixed-use zoning to allow of low-density commercial next to residential could help these areas become more walkable. My closest grocery store should not be a drive away in Montgomery, North Hill, or University. In this central location, single-family housing should be discouraged in favor of higher density quadplexes, townhouses, or low-to-mid rise apartments. Communal parks should be favored over each house having individual lawns. A rail connection between Foothills Medical Center and either Banff Trail or Lions Park would be a HUGE improvement. The 104 bus does alright, but the realtime bus GPS position or schedule timing needs to be improved for this to be reliable.
Make higher density, multiple family residential. Absolutely enforce character guidelines for area, eg the 'Ezra' building is a blight and does not fit in with any other buildings in area...total greed. Make Gladstone Road walkable between 11A and 12 street.
I want to see a community free of cars maybe bring back the tram and density. Lots and lots of housing that is made to accommodate all people not just the richest.
The city administration and previous council (and certainly many of the current councilors and mayor), seem intent on densification for the sake of densification. There seems to be an undercurrent of them stating that areas of single family homes are "white bastions of privilege" and that they must be densified to be more diverse. This was definitely the tone that ran through the Guidebook document and the hearings on that document. Residents bought homes in this area because they wanted homes with yards for children, pets, gardening, relaxation, etc. They did not want to live in condos or apartments or duplexes for many reasons. They also do not want to have looming apartment buildings next to their homes, as is seen in many parts of Sunnyside. There are innumerable problems with densification - lack of parking, noise, privacy, space for city bins, etc. Residents have invested a significant amount in their homes and have an expectation that the city will not degrade that value.
HH-BH already has good connectivity through roads, pathways and transit. The transit connection is a mixed blessing, due to the station being used as a crime hub. We have a good park system but unfortunately Lions Park between 14th and 19th streets along the CT line is rife with crime and drug use. There need to be changes made to the way the city deals with these problems. Development is a huge issue in our community. It is a traditional single family area and has seen much re-development over the last 20 or so years, with model bungalows being replaced with large, expensive custom homes. This is a typical scenario seen in many inner city communities and will continue. Generally, residents are fine with thoughtful re-development, although there are issues with shading, overlooking, etc. when a three storey house is built next to a bungalow. The push by the city to densify is what really annoys residents. We feel that there is no acceptance by the city that this is not acceptable.
1. Do not listen to developers 2. Single family homes with yards for people to enjoy 3. Bungalows. People want space not stairs 4. Safety. Connectivity is useless if the spaces are overwhelmed by the criminal elements who block our access to public spaces: playgrounds, trains parks bridges, streets.
Being a younger person living in the area I would suggest having a more connected community through better facilities such as more updated libraries, malls, and community centers where these act as hubs for people to gather and come together as a community to share similar interests. For the next 30 years it is important to keep the strong history of the neighborhood alive by eliminating the further development of new housing and to

focus on more important and relevant projects that would benefit the community that is already living here and for future neighbors as well. Developers who do not live here and do not understand the dynamic of how our community functions or thrives should not have such a large say in what our community should look like.
Keep this community safe, prevent homeless camp and destroy the park with needles and garbage
I think so far in the last 5+ years, the city plans have really helped contribute to a huge increase in crime and drug problems in all these inner city neighbourhoods... pushing rentals everywhere... renters do not have any real financial commitment to these neighbourhoods (a rental community is not a stable longterm community...by its nature, its transient)...Renters will leave if the area has too much crime because they have no investment. Having so many city campaigns financed by developers does not help the communities themselves. What is important is having safe communities where families can feel safe letting their kids go to the park in the day time, when they're old enough, without fear of drug dealers, thieves, or people strung out on drugs sleeping/other under the trees or on the picnic tables.
Infrastructure for electrical vehicles. Older houses are not equipped for electric cars. -limit housing heights to fit in with existing neighbourhood
It is very important to me to have affordable housing that is also conducive to a sense of community. shared spaces and shops like the Roasterie where people gather are very important. A big part of creating a sense of community is making walkable public spaces that are not car-centric. Bike, transit and pedestrian access are paramount.
Maintain the beauty and vibrancy of green spaces such as Riley Park and the McHugh Bluff. Continue to make major retail streets (19th ST, 10th ST and Kensington Road) more friendly to pedestrians. Increase housing density to make the area more vibrant. Make it affordable for businesses to operate to decrease turnover.
Maintenance of older houses in order to keep a bit of residential history in Calgary and preserve history within a proud community. End homelessness. More mental health supports and services. More community gardens, open to the public. Feed more people. Continued festivals and celebrations bringing people together in the neighborhood and bringing outsiders in to enjoy the neighborhood as well.
Every main road should have a separated cycle track including: Kensington Rd, 19th St, 5th Ave and 6th Ave and even 14th St to get to the Beltline easier. A variety of housing is crucial, the houses are so expensive I don't even know who lives in them when they're new sales. I would like to see a lot more density and different types of homes the most. Maybe even the large open space infant of Kensington Rd and Crescent could be used for green markets or some sort of adaptive use, having a large plaza with nothing there seems like a waste. More trees, and large ones too not just the skinny stick ones we plant. Less traffic lanes. There's so much work to do here.
Greenways and residential 'woonerfs' to create a robust 5A network-More frequent transit service-Close half of Memorial Drive permanently to replicate the temporary road closure done during the pandemic-Introduce raised crosswalks / continuous sidewalks to improve pedestrian experience-Replace the Eau Claire YMCA with a community fitness facility (ideally north of the river)"
Increase the densification in specific areas (i.e. along main roads), to bring more residents and amenities. I would not want to see tall condo buildings in the community (I like the 8 story cap in place now). Prevent people knocking down old homes (1910s-1920s era), make the renovate instead (stop the current loss of history). Improve bike infrastructure along key roads (5th/6th ave, 14th or 10th street, would be nice to have a separate lane). 14th street is an eyesore with some very narrow sidewalks, would be good to do

something to make this look a bit nicer (though I think naturally condos will go up here and improve the look of the street.
Love the bike lanes--keep and expand.
I would love to see the neighborhood even more walkable and quieter by introducing traffic calming on 10 ST, especially by Riley Park. Reduce hard acceleration, noise and speeding from the lights at 10ST and 5Ave, to make that area more pleasant enjoyable. Preserve the older buildings/their facades to maintain the character of the Kensington shopping area. Widen sidewalks. There is a need for increased density and setbacks of new builds have increased however, sunlight is important for a vibrant pedestrian area and much more care must be taken in the heights of buildings approved, to avoid large areas of pedestrian spaces being cast into shadow for a significant portion of the day or year Eg. Portions of 10ST, or Riley Park in which a large portion is in the shadow of new apartments for the winter months. And, more bike lanes, of course!
Riley Pk - an all-season cafe (similar to Memorial Pk?), perhaps a winter ice path, use covered pavilion/bandstand for outdoor events/music. Keep washrooms open in winter. Separate bike lanes from the traffic. Need dedicated bike lanes that connect to the schools & also to the cycle pathways (Riley Pk is a classic example where there is no crosswalk across 10th St to the Sunnyside bike path). Improve development of our unused green spaces - community gardens, bee hives, bird/bat boxes, etc. Widen narrow sidewalks (e.g. Gladstone Rd is awful), possibly one way traffic routes in the communities where there is no traffic calming. A small library in the heart of Kensington (walkability) - Louise Riley is not particularly convenient for many parts of the community. Improve school walkability - crosswalks remain unsafe for unaccompanied children. Consider large raised crosswalks. Densification only works if other community needs are addressed by the developers & city at the same time!
Crime (and perception), vibrancy, parking availability/affordability, skew of demographic to less family, family is a concern long term.
I am hopeful that the improvements to Grasshopper Hill Off Leash Park will proceed...the proposed plan was a good one ...let's get at it.
Ensure the main streets within the area continue to have high quality density builds that provides not just more residences into the community, but more businesses as well. These residences should also include some affordable housing, so the community is accessible to wider sociodemographic. The river pathway should have improvements done to includes more crossings (both at Memorial Drive, and across to West Village), lighting, aesthetics upgrades, and increased spacing where the pathways are currently narrow. Transit within the area should improve to be more reliable, rapid (MAX route down Kensington RD starting from 10 Street NW), and connective to other routes, and major destinations within and outside of area. Invest in bike lanes/cycle tracks where applicable. Parks within the area should continue to see improvements and additions that enhances them.
The community is number one a family friendly community and with all the growth safety and respect for current residents must be prioritized over everything else to ensure that all families who live in the neighborhood continue to feel safe.
We must make backyard suites a permitted use in these areas. They are a key way we can increase density with high quality housing options fit for individuals, couples and small families in our vibrant community. They are sensitive to the scale of the existing developments, are a more desirable place to live than a basement suite and provide natural surveillance to our back alleys. They are truly a win-win-win. They also preserve the existing houses maintain the character of our streets. They are a viable and

underused and undervalued option in densifying our city. Ultimately they are better for neighbors and less intrusive than all other options.
Keep the library as that is important for families and individuals. Try to keep housing balanced so that areas do not become either rich or poor but that we try to have most areas in the middle range. Many people who live outside the city centre need better access to public transportation, especially since they might not be able to afford multiple cars. Continue to provide community focused infrastructure where people can gather, be active and support one another. I like the fact that you close down a part of memorial drive in the summer so that more people can walk, bike, etc. Increasing bike paths that keep bikes off the road are important to encourage more people to bike to work etc. and this will help in reducing the cars on the road. The more that there is available for each community the better. Increase transit access for people who need it especially to the hospitals and universities, etc.
Maintaining diversity, many types of housing options
Transit needs to be convenient. trolley on memorial, extending to shaganappi and another line run up and down shaganappi to deliver people to foothills, childrens hospital, university district, market mall, northland, nose hill park. multifamily units need to be built using attractive design and quality materials. The 1950's bungalows have met their doom because of their generic form. Many new builds have problems with water damage, exterior materials easily damage or fall off and anticipate in 50 or less years these homes will be disposed of due to poor quality construction. If attractive sturdy design was required maybe the buildings of today will be sustained. Affordability is not achieved by increasing density despite gov rhetoric. I think all multi family buildings with 5 or more units should have 20percent mandatory affordable units. Making massive cheap buildings, 100 percent affordable does not make integrated, community diversity.
Continued investment and priorities for bike commuting. We live so close to everything but we need support to make bike commuting easier than driving. (more bike lanes, more bike racks, lights timed to bikes not cars, etc.)
EV connectedness. Thoughtful plans on charging at home/work/community.
Car sharing - support families to reduce to 1 vehicle per household.
Community spaces - let's have more acoustically inclined spaces to support small scale artist pop ups and gathering spaces.
Use the Parks Building/ parking lot Memorial & 10th and create a hub space (Simmons building in East Village). Bring more foot traffic east of 10th street on the river pathway with better infrastructure."
Improved active transportation connectivity; infrastructure for electric vehicle charging; adaptation to climate risks such as increased shade/cooling areas or hail damage prevention; North Hill Mall improvements to modernize; beautification of 16th Avenue NW; affordable local food access (we have lack of access to good grocery stores within walking distance - there is a Safeway monopoly, and the other stores are too expensive); increased biodiversity by encouraging native plant and insects to thrive; dark sky improvements
Climate change, reducing trips on roads in private vehicles, energy efficiency in all sectors, greening housing & building stock, clean water since Bow Glacier will be gone so water is in crisis.
Connectivity within and to other communities and downtown. Would be nice to further develop the pathways along memorial... There are parts where you are close to the road and it isn't pleasant. Would be great to have more outdoor gathering spaces and a few key public spaces like a library where people can meet and connect. Need to think about sustainability. Would love community gardens

Walkability. Affordability. Public realm improvements.
We need to stop removing multi-family dwellings and replacing them with single-family homes. Small apartment buildings ensures diversity in the neighbourhoods. We must stop tearing them down and replacing them with homes for 1-2 families. -There is a current lack of solar powered homes. Let's work towards making this the norm, not the exception. -Let's improve walkability and biking. How about closing down Kensington Crescent for summer months and having that as only outdoor patio/seating space with room for cyclists and bike parking? -We must have a dedicated bike lane down Kensington Road and 10th. We could have all new condo buildings reserve extra hourly parking spots to get cars parking off of the major streets and into underground lots."
Increased land use diversity will support better housing choices, affordability, and diversity of people. There will be an end to exclusionary zoning which inequitably favours the wealthiest at the expense of everyone else. All of the included communities will provide housing diversity and no community will be exempted from change at the expense of others. Improved cycling accessibility and safety will make cycling a more viable option for more people. Increasing density and mix of uses around transit will support better transit. Improved walking safety throughout the communities will improve their vibrancy. Prioritising sustainable modes over driving will reduce VKT and GHGs while improving safety for all uses.
Moderating density is important to me. I love that this community is popular to live in and attracts folks in their free time. I would like to see new highrises concentrated on main streets (10th, 14th, 19th Kensington Rd., Memorial Dr. etc). This community would lose its spirit and many of its committed homeowners if it had the same density as the Beltline. I feel that while the businesses within/near the Kensington BRZ would benefit from more people living in the area, the small town charm will be corroded if density is added too quickly. I'm not a big fan of bike lanes for the sake of bike lanes. With multiple parallel roads, there are already extensive options for any skill level of rider. While the benefit of the community is its walkability, during winter this option is less tenable. Keeping vehicular traffic options is a necessity to marry this community with the realities of living in Calgary.
Recreation center within walking area of hillhurst sunnyside, accessible by families. Indoor pool in the community (SAIT pool and ymca both closed). We need to invest in our families and children's physical and mental well being. Expensive yoga studios and gyms do not serve families. Please bring in a ymca or recreation center.
Biking infrastructure Noise pollution control Kensington BRZ vibrancy
I really wish there were more separated bike lanes in the community like the one on 5th/6th ave. I also wish there were bike rack minimums for businesses, and a general design standard (the inverted-U racks are perfect). The bike racks at Safeway are atrocious. 10th street desperately needs a pedestrian crossing between Riley Park and the rainbow CTrain bridge (where the stormwater upgrade is happening). Also if we could get streetcars again that would be great - Maybe on 5/6th ave and down 14th street into downtown. A bus would be okay too, but not as classy. Turning the outside lanes on 14th st into bike/bus lanes would be much appreciated and give the area more character. I really appreciate the 6 story apartments that just went in along Riley Park and by the Safeway on 10th st, and I would love to see more of those built along major roads. I'm also a big fan of the duplex/townhouse infill going on as a way of building 'gentle density'.
The area will need a drone landing pad for future commercial deliveries and air taxis. Consider use of the LRT from midnight to 5 am for transporting commercial goods to reduce daytime truck traffic throughout the city.
Hopefully the soil issue From the old Sears will be dealt with & the area finally cleaned up & rebuilt

Connectivity - by more walk, bike, transit & less cars
better road systems, transit. This is a car transportation city. The only way to eliminate cars is to build a better transit system. Adding bike paths at this time is a huge waste of money.
More parks & gathering spaces. Clean up the homeless in Sunnyside and Hillhurst.
I think the most important ways our area could evolve are by providing green-spaces and parks in between shopping centers or around homes . Rather than just "planting trees", I think these green spaces need biodiversity and native plants & foliage.
Maintain single-family housing
Maintain heritage homes
Protect against insensitive greed-oriented development.
Working on homelessness in Calgary
Diversifying types of energy used
If it keeps growing, need ways to deal with increased traffic
Better info on historical buildings, monuments. City needs improved tree protection/ programs - every time an old house is torn down the developer takes down all the trees.
Get rid of the bars on Kensington road [illegible] Make better use of Saint John's school
Cap buildings at six stories.
Stop building multiple family homes with no offstreet parking
What we hope for this area is more control and a clear vision regarding densification and new development that respects the sense of community and family-oriented nature of this area. Preserve and improve the well-established community centers. The 14 Street commercial area needs some enhancement. The river pathways should be entirely segregated between bikes and pedestrians.
Provide housing that people can afford (15% income). More activities to interest *Canadians* of color. Need another supermarket
Community gardens, parks and green spaces.
Affordable housing -> access for all - [?SA?] network (cycling), traffic calming, car free streets & transit options -We need to build more for all types of ppl not just rich homeowners
Maintain residential options (high & low income properties).
We moved to this community to reduce our environmental footprint - we wanted to walk to work and local services.
Housing -connectivity
Accessibility -sustainability-community spaces
Requiring developers to replace trees in kind is a minimum standard that we are not enforcing. Building up (not out) should not fall on just inner city communities. Turning 19th street into a "Marda Loop 33rd Ave" would be a disaster
Pollution -traffic-cheap, dense condos
Transit by bus should remain on Kensington and 10th St. These corridors are also heavily used by EMS, Fire Dept. and police which helped save lives. Bike lanes already in place and duplicates on river
Briarhill-we bought here because of single family residential plan. Do not disturb this plan!
Improved intersections at Crowchild! Kensington 5 Ave are accidents waiting to happen, especially left turns.
More vehicle parking. Encourage private housing development through easier permitting & less red tape.
I think Sunnyside has and should continue to have a mix of housing styles (density + single family homes). Small heritage homes should not be replaced with mega duplexes. Keep the small homes or build affordable multi family dwellings. With density, A lack of

homes with yards / gardens comes a real need for public spaces & parks for residents . The area should prioritize walkability & wheeling + public transport.
If you want to attract people to Kensington and Sunnyside, make it more A-F-F-O-R-D-A-B-L-E. Houses, condos, rentals, Safeway (horrible customer service), restaurants etc. Too pricey.
Community gardens; tree planting (replacing removed or diseased poplars - Sunnyside)
Crime=> c train brings criminals into the area
Drugs = 5 pot shops within 5 minutes of each other in the community -Builders - want higher density construction so they can make additional profits -outdoor areas that all people will use - provides for a safer atmosphere when more people around. -14th St retail and aesthetic is "terrible". -Improve to be more like 17th ave
Attracting young families into the area: don't loose existing K-9 schools; safety and care of parks; sustain merchants viability
Transit -libraries -provide for everybody to have access -support equality
Bike safety (lanes?), dog park
A) Enhance community access to grocery, bakery by returning them to the strip mall on 5th Ave West of Crowchild Trail. B) Return off leash hill to on leash north of 7th Ave (29th St to Crowchild Trail) monitor same. C) Return Public School (previously Parkdale) 29th St south of 7th Ave.
Bike, transit, sustainability, recreation, health & fitness, swimming pools, safety. Our son was assaulted by a man (higher than a kite) at 2 in the afternoon. The drug use in the area is a problem.
^ Affordable housing (incl. 3+ bedroom apartments) v community space for gardening ^ biking & safety for pedestrians
Bike routes need to be better thought out & organized. There are better routes through the community vs forcing cars off the main thoroughfares through the community; through zones
Transit, making the transit system better connected to suburban areas and making L.R.T. areas safer. More funding to combat crime (no defunding the police).
Plant some more trees in the [illegible] at 14th St NW close to Gladstone & Kensington construct a circle in 15th street corner parallel to 14 St.
->Fast-paced development, assure we do not lose our historical & purposeful features such as the pedestrian pathway from 19 St NW 3 Ave NW. This connection is critical for safety of children & families accessing QES. Queen E. due for an interior renovation! The increase of traffic between 5th Ave & Kensington Rd. Need better connection for community members on West side of Crowchild . Crossing Crowchild to access river path sucks.
Unfortunately, with the city's initiative to change 16th Ave into a pathway (ie South of the soundwall of Trans Canada highway, this route will become highly utilized by people who engage in suspicious & criminal activity.
To combat the climate change, conventional yard lawns should be replaced by more sustainable plants, trees or even agricultural land (or small vegetable farms). Restricting the use of checmicals (e.g. pesticide) in the communitie, planting cold/heat resistant trees to cool down temperature in summer and promoting more commerical & residential spaces underground (cool in summer, warm in winter) are my suggestions.
Connectivity -Safety at C-train-Park spaces-Vehicle transit-Gathering spaces
People move to certain communities for what it is now, not what it might become in 10-30 years. Please keep communities similar to what they are, especially in older areas. People have enjoyed them for 50-70 years , and will continue to enjoy them as they are.

I support density, but density that is built for short term term rental (air bnb) does not build community.
The way things are going in 10-30 years 80% of the population will be homeless. Then what, more crime on those who can afford to live here. It is happening now but no one see's it?
Do not pave back lanes. Enhance, even further, bike access lanes/paths/through routes, for both recreation + commuters. More small housing but with shared garden areas
The attraction of the area is a full spectrum of population lives here, young to elderly. Area needs to allow for parking & access and visitors to neighborhood with many needs, SAIT Foothills North Hill Mall, Parks and gentrification housing plans to increase density. Do not want too many high density, neighborhood feel and affordability is a balance.
The maintenance & actually maintaining existing spaces before adding & considering maintenance when adding new spaces.
Affordable & diverse housing
More bike paths & pedestrian ways -more green space
We need affordable housing & I believe we should utilize Barlow Max Bell more! How about a market in off season? So it's easier to support local
I would like to see an increase in connectivity (safer bicycle lanes) & sustainability (green spaces). Having an updated Louise Riley Library would be beneficial as well
This area should evolve its safety to improve life for citizens. The calgary transit ctrains need to take responsibility for this ever growing problem
That it would stay a quiet community. That the density would not increase. That it would be families and older that would stay living there. That the mature trees would stay. That properties would increase in value and not be depreciated by attached homes and higher diensity. Don't change our community, just protect it. From crime and change.
Protecting what makes these communities great today by refraining from making silly changes just for the sake of political productivity & social pressures.
Redesign Safeway. That site has huge potential to integrate the train station to tenth St. No surface parking lot. Better connections to river, activate river frontage. Better connections needed to SAIT. Crowchild difficult to cross on bike or foot. Encourage density along 10th, 14th, Kensington & 5th in front of Riley Park. Love to see some interactive public art.
I would love to see a library in Sunnyside - this is what is missing! The traingle (ContainR) space has a young, grunge, demographic that should be expanded to include a wider set of tastes, so all can enjoy the events there.
Need to protect green spaces and stop trying to increase density. The LRT is good but in Briar Hill has increased vandalism & vagrancy. The roads and sidewalks in Briar Hill are all cracked and sunken due to so many new homes being built. The builders do not repair roads after they open them for utilities.
I feel very strongly that we need to keep a variety of different & affordable housing options. When Vic on 5th was in the planning stages, I went to the pop-up and expressed this concern, and was told rent would be similar to other properties'.... When construction was complete rent ranged from \$1800-\$3500/ month which I don't see as affordable. I've lived in an older building for almost a decade and I'm fearful I'll be evicted so a new property I can't afford can be built in it's place. What good is a community that supports families, students, professionals, and seniors if only the very wealthy can afford housing in this area?
Hillhurst is a reasonably walkable neighborhood - would like this maintained & enhanced. Many small stores help this, especially for seniors & others who don't drive. Would love to have a public library in the neighborhood - Closest one now is Riley, a long walk.

Walking connectivity - parallel to river along bluff and corridors from that down to river. 14 St could be so much more of the community, instead it is an unattractive poorly developed traffic corridor. Opportunity for better bike lanes along Kensington, 10th St and 14 St. Closed streets (to traffic) should be considered. A lower footbridge over crowchild to connect communities.
Do not isolate vehicle access- people need to be able to access our homes & community on our private vehicles - because we are active in & out of our community -we need to access - other places
Stop traffic from cutting through our neighbourhood. We live on 4th Ave NW by the train station & it is horrible.
Drugs need to go, facilities outside the city for repeat offenders. Theft should come with a high price.
Two most important things are: Health care & education. The Riley Park wading pools were closed last summer - It was very sad! I would like to see a skateboard park in the Sunny Side - Hillhurst area as recreation is important too!
Film projector; people bring lawn chairs and show movies in the gym.
Security at Lions Park C-train. Preserving 50ft R1 lots.
Greenways, Residential [illegible], more frequent transit, community centre (w/ fitness facilities & childcare) Replace Eau Claire YMCA, Close half of Memorial Drive to vehicles, continuous sidewalks
We should be making the neighbourhood (Sunnyside) less traffic friendly & more cycling/walking friendly. The focus on traffic is outdated unnecessarily in our urban location.
Affordable Housing, accessible recreation centres like an indoor pool.
Affordable housing, more bike paths, sidewalks, transit. We want to continue to live here & not drive for everything.
Maintaining
I strongly believe in community based organizations that are accessible to all who live and/ or work in the community
Housing affordability, ability for people to live and work in the area. Cannot just be attainable for the wealthy.
Buses in hillhurst should come more often & run later (stop service around 9pm rather than 7pm)
Need to preserve green space (parks, bus loop, school yards) for recreation. (eg. Soccer)
To maintain river access & flood control(s). Small scale entertainment areas (plaza theatre) (H), pocket parks (edinburgh, Hollicky)(S). Community garden, orchard(s). Outdoor pool, tennis courts soccer fields (H). Provide new recreation (indoor pool) (R) Legend: (R) all Riley (S) Sunnyside (H) Hillhurst (WH) West Hillhurst (B) Houndsfield Heights/ Briar Hill.

Rank Ideas

The results of the idea ranking were combined with the results of the working group exercise and are [presented here](#). Note: The associated public comments are provided in the [RANK IDEAS Comments](#) section appendix.

Public Rank Idea Comments

Promote housing options that are varied, inclusive and affordable

a) housing should be encouraged and parking should be forgotten as it will be an outdated idea very soon.

Increased density
In communities throughout the City
Varied housing options should be stop for large expensive places built for rich families, and start at much smaller and sustainable homes.
Only on major roads
Must have off street parking
Keep old small homes, if replaced or torn down replace with density [ENTER] support Sunhill Co-op.
Apt at 19th st & 2 ave NW is very dense living and not affordable. Big oversight.
Do not need any changes for high density housing options [ENTER]Density already in place is sufficient.
Less red tape, less tax, less government interference
Support projects like the housing co-op. Have rules for infills -> No replacing heritage homes with mansions or mega-duplexes. Infills should be affordable
Building more affordable apartment buildings. And less luxury ones.
North Hill mall (east side; former Sears + parking lot)
-keep zoning unchanged and have more builders follow the regulations/by-laws - noexceptions
Sunnyside (ue to proximity to downtown) 14 St (buses)
Improve safety & security; reduce petty crime and homelessness [ENTER]incent wide variety of single family and low density price points
Ranked low b/c Hillhurst has a lot of subsidized housing/ apts. already.
Cap rent increases. Follow Montreal's model rent cannot increase until there is a new tenant
There are plenty of housing lots to be developed without adding multiple units, increasing traffic & lowering property values
Reducing immigration, building more houses is not a sustainable solution, we cannot handle 250,000 immigrants let alone 550,000.
Less [?covid?] and alcohol places, instead Supermarkets grocery stores & clothing stores
No. There enough rental properties and 4 plex and duplex in the area for affordability
There are already many communities in Calgary that support this need. Inserting this notion into already established communities like Hillhurst & HHBH is problematic & [sic]
Leave as is!
["where" circled in the question] -near Sunnyside Ctrain station
People do not have the right to live in any community, at whatever price point they want. There are lots of affordable areas in the city already so please stop forcing higher densities into existing communities.
already happening and located on busy connectors 19th 14th 10th streets.
with attention to seniors & their safety on sidewalks etc ...
When old homes get torn down, replaced with higher density housing (in neighborhoods, not just on fringes)
What is being done with the old Sears Building? Can this be re-developed into more usable space ex. High Rise apartments with lower floor Prof office space , coffee shops or boutique?
Please do not change the zoning
I don't want high density (more than 1 home/ lot). It devalues our homes, strains our school and takes away from the community feel. This would increase crime and hurt our community

I am against this initiative "inclusive/ affordable" has shown to equate to more crime & more trouble in the schools.
Allow height along corridors. Retain affordable rental apartments.
3+ bedroom to support families and co-habitation
Many studies are revealing the impact of density on poorer health (Mental & physical) Constant noise & density is not good for anybody
I know that properties can't last forever, but I feel it's very important to prevent developers from building all types of million \$ homes, luxury rentals, etc. How about a 4-plex that students or new grads could afford? We need to keep a variety of affordable rental properties available to maintain the mixed demographic which is the magic of this place.
Maintain integrity of private homes this is a low noise family area, loud with children Yahoo.
Not Downtown - the more affordable the less desirable - suburbs
Need more affordable housing. The lot near the Sunnyside LRT was to have been developed. What happened to that plan?
Airdrie
Tax single family home development
All neighbourhoods should offer diverse options for housing.
Old CBC property.
Ensure housing in inner city [illegible] for the very rich
BH-HH is a small single family inner city suburb which should be maintained
Old & cheap better meets the needs of a diverse mixed income community
(R) As planners we expect you to use your expertise to answer these questions for the 4 areas noted & consult with residents for buy in prior to making developer driven decisions.
a. Provide housing to age into with garden opportunities close to amenities.
Your 1st point which I rank #8. There is no need to change our neighbourhood to higher density. With the exception of Briar Hill, all areas around us have higher density, more affordable housing. Leave our area alone
Item a. should not be even in this list as a priority. Providing various housing options and changing current zoning and land use plans will not benefit current residents of Riley. It will only benefit property developers and city to make more money at the cost of reducing current resident's quality of life.
Additional comments relating to priority items "a" through "h": Item 'a'; more seniors' housing is needed at a non-institutional scale, as well as housing that allows for aging in place. Avoid concentrating transitional housing in areas where it already exists. Laneway housing could provide an affordable option, and best located backing onto commercial lanes. Secondary suites can provide affordability and should be permitted in all residential neighborhoods.
A - Get away from cookie cutter multi-unit housing design. For instance, european multilevel housing from one hundred years ago is better than most of the present usual development proposals. A lot of the proposals are really cells that are impractical temporary, transitional housing. Can the energy of SAIT and U of C design students be utilized?
More density is necessary! There is a housing crisis!
I think promoting density and affordable market housing should be a priority, as well as improving/expanding business clusters and main streets. 19th Street, Kensington road and 5th Avenue all have a lot of potential for concentrated density and street activation.
b & a) Continue the development of stores and a range of housing options along 19th St as well as along 13th Ave W of 19th St.

(A,D) Higher density housing. Less lawns, more parks. Much more profitable and efficient use of space if people can still enjoy the outdoors in our many excellent parks.
There's opportunity for (e) (c) (a) (f) to happen along 5th, particularly varying the usage of the field space at the community association. Perhaps some of the open field could be dedicated to more structured or bookable community gathering and play that invites new community members to use the space. For example, stages for entertainment like at Prince's Island or Container Park; bookable bbqs or "alcohol in the parks" spaces that include trees or gardens; a pump track or an indoor swimming pool; maybe coworking or "hot desk" space, or amenities for community art classes. Would also be nice to see the old school on 5th and Crowchild somehow support (c) (h) or (b)

Provide opportunities to access goods, services and amenities close by

B. Re-development of North Hill Mall and 16th AVE"
Goods and services can be provided at the Northhill Mall location and the strip mall across from it. (b)
Item 'b': New commercial development should have a mixed use component with small scale grade level uses.
B - more commercial
(B) Integrated neighborhoods with mixed-zoning corridors to place goods and services closer to residential. It should not be essential to drive to basic needs.
There's opportunity for (e) (c) (a) (f) to happen along 5th, particularly varying the usage of the field space at the community association. Perhaps some of the open field could be dedicated to more structured or bookable community gathering and play that invites new community members to use the space. For example, stages for entertainment like at Prince's Island or Container Park; bookable bbqs or "alcohol in the parks" spaces that include trees or gardens; a pump track or an indoor swimming pool; maybe coworking or "hot desk" space, or amenities for community art classes. Would also be nice to see the old school on 5th and Crowchild somehow support (c) (h) or (b)
Maintain existing access.
Close down streets to reduce cut through traffic. Make more a walking/biking area
Everywhere possible
19th St - organic shops like Sunnyside & citizens bakery
Mixed zoning. Encourage some shops/ houses to be built near neighborhoods that would appreciate it.
Improve marketing
Medical clinic w/ family doctors is needed.
Promote local, small-business opportunities in existing commercial areas.
Doing this well - keep it up!
Do not require any additional amenities.
1 by bicycle, less by car
Easy vehicle access & parking for visitors
Kensington BIA is already great, as well as northhill mall. I'd love to see more small/mixed use businesses inside communities as well (eg. And some [?flower?] café)
A grocery store that can compete with Safeway. Safeway is a rip-off.
14thst! -Improvement of Northhill Mall (box stores?)/restaurants -19th street - improve retail
-maintain a walkable community -ensure commercial viability of Kensington pool and 10th streets as desirable shopping -upgrade and support North Hill Shopping Center

Scooter docking pads to keep scooters off the side walk (in the way for strollers and wheelchairs).
See Past 1. A & B (mall & school)
Reopen the Eau Clair Y. Affordable fitness in the area.
Kensington Ave 19th street - improve walkability of 14th street corridor!!!!
There are plenty of commercial areas that could be better developed you do not need to add more.
Re-do McMahon Stadium, movie theaters, parks (less condos)
19 St NW development - more restaurants, bakeries... etc . [STAR] Pedestrian overpass Crowchild.
already close by
Close by access is already here.
more goods + services Kensington Rd 14th St, 10th St, 19th St
Upgrade North Hill Mall. It is not pretty but it is close by.
pretty good already - maintain existing
Make main level of new housing project space for businesses
How about a Farmer's Market or food trucks in old Sears parking lot . In the gardening season a pop-up garden center would be nice.
North Hill Mall could use more commercial options
The criminal activity around our current amenities has skyrocketed and people are going to other communities to use their stores instead.
Safe access to North Hill Mall is non existant. This has become a hot bed of criminal activity. Same for the train station. The city and police need to clean this place up.
Celebrate 10th & Kensington as a Calgary destination for shopping, food & drinks
Yes, enjoy being able to walk to the library & grocery store - except being hassled by drifters
I worry that as the community grows, these will be strained. Safeway can be downright chaotic at times. Last summer, Riley Park was overrun by rugby and cricket at the same time and didn't leave much place for the people lounging. (I don't think the rugby had permission they just showed up and told ppl to move).
Support & enhance the many small businesses in the neighborhood.
Improved/ safer bike access along 10th, 14th & Kensington Rd. Improved use of 14th Street in general to attract business and pedestrian use.
Ensure places like Safeway & shoppers & ave not good but great access.
Keep what we have instead of tearing it down.
The amenities are great if you can get the vagrants out - suburbs
Need more commuter buses running more often. Bus service is not that good.
[blank]
sunnyside
As a Sunnyside resident. I feel we have these
Continue to [illegible] businesses into 19th [illegible]
Keep walking access & improve walking access to 19th - Kensington; library; north hill mall- Jubilee - SAIT
Some mixed use would be okay (ie residential & hair salon or small office component) in selected areas. Control on excess of one business type (ie liquor stores, gyms)

Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces

c - reduce the red tape for permits that allow events to be held privately or publicly
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Item 'c': Provide appropriate spaces for pop-up events (art shows, buskers, etc.) including flexible use of streets, parking lots, plazas.
C, G - keep downtown from hollowing out.
There's opportunity for (e) (c) (a) (f) to happen along 5th, particularly varying the usage of the field space at the community association. Perhaps some of the open field could be dedicated to more structured or bookable community gathering and play that invites new community members to use the space. For example, stages for entertainment like at Prince's Island or Container Park; bookable bbqs or "alcohol in the parks" spaces that include trees or gardens; a pump track or an indoor swimming pool; maybe coworking or "hot desk" space, or amenities for community art classes. Would also be nice to see the old school on 5th and Crowchild somehow support (c) (h) or (b)
Public Library, SAIT, Jubilee Auditorium and community halls already exist. This district is blessed.
Less cars & through traffic, more walking & biking
Parks in the community – provide space if necessary
Conferences and meetings for both youth and non-youth groups regarding subjects such as activism, environmental justice, protest organizing, etc
Enhance streetscapes on Kensington and 10th St S.
Doing this well - keep it up! - have car free streets / times.
This is what brings people together.
We have several community centres that provide all of the above.
Open air concerts
Already doing well with this. Princes Island riley park, etc. Keep it up!
Open air theatre at Riley Park.
Area in Sunnyside by Vendome. Westhill hurst [?arena?] area
-better use of the Jubilee Auditorium
More outdoor classes instead of at the community centre.
Riley Park, new improvements on C train line in Sunnyside.
We have community clubs that can be better utilized for this purpose. Ditto parks.
As a Christian neighborhood we should have more Church events for Easter and Christmas supporting Christ, traditions, and family.
->more Kensington & Riley Areas which already exists.
Not required.
Public social interaction is vital to maintaining a healthy, diverse community.
Many - river system, pathways, riley park natural areas on River terrace hills.
already possible online but not everyone has access.
Park area close by to Louise Riley Library could be set up for outdoor entertainment such as small band, art exhibit, book exchange
Barlow Macbell & elliston park
We have good access to this already - close to downtown
Gathering without criminals/ drug users over-running it would be ideal
Some communities have movie nights in a perk
Invest in public gathering places. The triangle beside vendome could be better programmed
I love that there are places like ContainR site that host events. I have attended a couple cool festivals in Riley Park years back. I've wished for years there could be a 'singles' event - online dating sucks. And such an event could bring more business to the bars/ restaurants.

In public spaces. Private spaces can result in a lot of noise in residential areas, ok in business area
Additional gathering spaces along river pathway. Public access to city bldg @ 10th St/ Memorial. Establish pedestrian/ bike only access areas
Expand outdoor area @ library field
Outdoors in the summer Kensington street festivals
Need a city-wide music festival with all school children competing for prizes. Need more art shows & plays in Riley Park
downtown
Kensington Rd... car free in the summer?
The HSCA does a good job of this. I also like the ContainR park & other local green spaces.
Hold more concerts at Princes Island
Keep easy access to library- keep library- keep walkable access to Jubilee - SAIT
More small areas like in front of the [illegible] on 10th st or in front of the plaza theatre on Kensington would be desirable

Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by

d. Add more community garden opportunities in safe areas away from traffic. d / e. Sidewalks need to be wider in the commercial areas to cater for all the street furniture, trees, tables and chairs. Obstacles cause problems for people with mobility issues , you need to be able to stroll chatting to a friend and be able to pass two others with ease. this is difficult at present.
D. Keep Green Park as is
Item 'd': Continued City support for Riley Park, and needed improvements to existing community centres. Foster winter city initiatives with outdoor rinks, toboggan runs, fire pits, etc..
D - bike park at WHCA
(A,D) Higher density housing. Less lawns, more parks. Much more profitable and efficient use of space if people can still enjoy the outdoors in our many excellent parks.
Maintain existing facilities.
Less cars. Re-invest in parks like Helicopter park. Create more outdoor experiences.
SET ASIDE SPACE OR USE SCHOOL SPACE (OUTDOOR) WHEN NOT IN USE
Minimize car dependency as it provides morse[?] pollution for outdoor areas and general discomfort. Offer better sidewalks and developed bike lanes as a start.
Preserve park spaces.
I like the fire pits and chairs and small neighborhood parks
Outdoor activities and spaces include the needs of children, young adults and mature adults. Community centers should receive funding to improve / maintain their facilities.
Foster this while respecting natural areas -> do not overdevelop-> have free equipment (soccer [??] etc
Public gathering spots that are well used by residents, families. Feel safe!
Continue to prioritize inclusive and accessible spaces
Collective recreation spaces are very old. No city rec centre in walking distance. (e.g. pool)
There are many parks already in place. Leave as is.
Out door exercise equipment

Bow to Bluff [ENTER] I like the corridor along the train line, skate park, playground etc. Finding ways this can fit is great, but not the biggest priority.
Riley Park
Improve West Hillhurst area et all; More of a Westside-type facility [ENTER] -more basket ball courts? By westhillhurst? By west of North hill?
-add to great existin areas by incorporating SAIT facilities to greater extent
See below
see above
We have those areas already in place. Make them usable
Have events at the Green Park ODR.
more tennis courts
-maintain playgrounds lits of kids in this area now. Grass Hopper Hill
North Hill mall area needs attention
Not required.
public recreation spece for winter time, including sports courts (tennis, basketball, badminton, soccer etc. with low-cost.
already available - need maintenance & improvement of seniors safety.
Add disc gold park
The park close to AADAC has been donated, what about building a Community Garden there or possibly over by Lion's Park C-train Station. Also fully fence the dog off leash park area next to 14th St.
Soccerfields should be free of needles. Ours is not.
Currently the HHBH Community field & exercise station are not welcoming or usable
Would love to have a public (indoor) lap pool.
Park improvements
Keep green spaces. Stop trying to cram as many buildings as possible in our communities. Outlying communities do not have that risk
I think we have a good variety of options already and this could grow & improve with the community. I would like to know where to get information on such activities (zumba in the park, etc.)
Pump track somewhere along the the bluff
Library & area - clean up LRT area & put in benches
Keep riley park
The parks are amazing & inclusive
The water slide held on 10th Str NW several years ago was the most fun! It should be an annual event - also need for bicycle races along Memorial Dr.
Riley Park
Need a walking distance replacement for the Eau Claire YMCA.
West Hillhurst Aquatic Centre!
More bike lanes- playgrounds
Improve community center! Allow recreation on existing green spaces.
Need to preserve all green space in the community.
(S) Develop exterior walking access to the river, north hill, & parks especially for children, youth & seniors. Control bikes & scooters (less of them please)

Provide spaces that foster a sense of place and are designed for everyone

d / e. Sidewalks need to be wider in the commercial areas to cater for all the street furniture, trees, tables and chairs. Obstacles cause problems for people with mobility
--

issues , you need to be able to stroll chatting to a friend and be able to pass two others with ease. this is difficult at present.
Item 'f': More frequent clean-up of refuse from Bow River encampments and restoration of disturbed areas. Provide designated walkways, stair/ramps and dog use areas to protect natural vegetation in the escarpments.
There's opportunity for (e) (c) (a) (f) to happen along 5th, particularly varying the usage of the field space at the community association. Perhaps some of the open field could be dedicated to more structured or bookable community gathering and play that invites new community members to use the space. For example, stages for entertainment like at Prince's Island or Container Park; bookable bbqs or "alcohol in the parks" spaces that include trees or gardens; a pump track or an indoor swimming pool; maybe coworking or "hot desk" space, or amenities for community art classes. Would also be nice to see the old school on 5th and Crowchild somehow support (c) (h) or (b)
Open up Lions Park to encourage visibility for all users and passersby.
EVERY NEIGHBOURHOOD SHOULD HAVE SPACE SET ASIDE WHERE PEOPLE CAN GATHER FOR COFFEE OR A PICNIC
Charity donation places, community gardens, non-hostile architecture, LGBTQIA+ flags along with genuine support for the community
Enhance Community Center.
build affordable housing & welcome all [ENTER] educate + foster compassion for unhoused ppl.
Sense of community, belonging
Community Centres and chuches. Already in place.
1 community centre [ENTER] swimming pools open/indoor
Open space with lighting for safety
I love the changes to the new Edinborough Park! More things like that!
Daycare in Kensington is needed Sunnyside ctrain station needs HEATERS for the winter.
-again get better use of SAIT facilities for community residents
Spaces for seniors & kids to enjoy the same. Some outdoor workout equipment would be a beautiful addition!
Hill North of 7th Ave (29 St to Crowchild Trail) Return to On Leash and monitor
Improve sidewalks, uneven pavement is a challenge for differently abled
[UP ARROW] accessibility of playground + added equipment for adults/ older adults (ie at Riley Park).
This is being destroyed by adding high rises & multifamily homes through densification. You are devaluing property & causing people to leave.
Everyone can feel a sense of home whilst worshipping God.
Use the old [Julie Ba??] into an art centre, library, dancing hall, coffee shops, walk in clinic
Can there be aprogram to remove all the above ground utility cxn to homes & bury underground?! (kind ogf an eyesore!)
Not required.
Such spaces are taken over by drug dealers & drug users
This would be nice but look at what we have now - parks filled with garbage, feces, wine, needles, why waste money when people abuse nice things?
Great & lucky to have this wonderful natural area. Improvement needed on monitor is dog use.
Current park area close to C-train not utilized appropriately as many residents are discouraged by transient illegal camping or persons using illicit drugs openly. A patrol by City to discourage this and foster sense of security would be applicable

I don't really know what this pertains to
The library is good at this.
Such places need to be designed to discourage the drug-dealers & drug-users
A bluff to bluff corridor would be cool, imagine a bluff pathway stretching from foothills hospital to bridgeland
Speed bumps near playgrounds
Promote safety and cleanliness in communities
I think this is very important, yet already functioning quite well. I've made friends of all ages & life paths. The peace officers in Riley Park could relax about ppl relaxing with a few drinks. I go there a lot & have never seen an alcohol related disturbance. Most people just want to have a couple beers w/ friends after work. Instead they could check the surrounding bushes where ppl camp & do drugs.
Nice to have a beautiful neighborhood like Kensington like the small plazas, trees etc.
14 St does not draw us in, and we avoid; needs to be safer & more pedestrian friendly. Take back C-train stations (no sense of safety/ security)
Keep it quiet this is family community/ we are family- actually know our neighbors
In the suburbs
Need housing for seniors. Seniors should also get a property tax reduction once they hit 65 - they do this in other cities
What does this even mean
Reduce or remove traffic noise. Reduce vehicle speeds on residential or high streets.
Accessible Infrastructure
Make/ upgrade community hall- offer courses etc at CH & Library
Like the new heritage plaques. Street signs specific to the area? Throughout area have small cafes, shops, pubs, patio areas

Ensure natural areas, biodiversity and ecological functions are protected, restored, and enjoyed?

f. Maintain building setbacks to allow for planting to improve bee/ insect population.
F. Keep Grasshopper hill natural
Our existing parks need to be protected, maintained and safe (f).
Please maintain riley park as it is...it is a lovely green space that enables a lot of activities in the summer. I love the path that goes around the park..thank you. It is a great meeting place for diverse groups. I'd hate to see a restaurant go in there. Food trucks okay, if they clean up; restaurant noooo!
There's opportunity for (e) (c) (a) (f) to happen along 5th, particularly varying the usage of the field space at the community association. Perhaps some of the open field could be dedicated to more structured or bookable community gathering and play that invites new community members to use the space. For example, stages for entertainment like at Prince's Island or Container Park; bookable bbqs or "alcohol in the parks" spaces that include trees or gardens; a pump track or an indoor swimming pool; maybe coworking or "hot desk" space, or amenities for community art classes. Would also be nice to see the old school on 5th and Crowchild somehow support (c) (h) or (b)
Maintain the existing green spaces.
Creek community gardens, small wetlands, within the community for birds, bees
Like I said in #3, putting green spaces in areas where demolished buildings once stood, and replace trees with native plants. Maybe even provide signs with plant facts.
Protect river side paths
will the subsidence on McHugh bluff be repaired?

Protect natural and man-made green spaces including along the river.
Protect the bluff -> have wild spaces and not just manicured lawn naturalize unutilized land.
-restore existing natural areas -cultivate plant species that are indigenous to this area
Developers should be restoring trees, green space as part of their investment to comm. The bylaw on trees is not being enforced. Air pollution and quality water should be part of this scope of work.
Riley Park - Leave as is. Grasshopper
More trees. Leave natural areas natural
Keep Riley Park as is
Naturalization of grassy areas - McHugh Bluff, Grasshopper Hill, etc.
More benches and seats in Memorial by the river.
More native plants + trees (and removal of invasives). McHugh's Bluff, riverwalk
Improve dogpark (pathways, benches) wouth of Briar crescent
-preserve the hill, escarpment, and all green parks
Stop use & ban Roundup/herbicide & pesticide use. It's very prevalent in this area
Prevent further development of natural areas. Implement sound & light pollution laws
Around river + in pocket parks
As above
Cleaning up parks regularly and ensuring citizens are doing their part. Restoring the fountain near Lions Park LRT/North Hill Center SAIT. Supporting Canadian oil & gas.
where ever possible
-streets need more trees. Encourage community to plant tree in front yard.
Maintaining green spaces & skylines is important
Existing is just fine. Not required to change
To promote more biodiversity and lower the temperature in summer, residents should be able to grow any plants, flowers and trees without height restrictions in their front and back yards
-More Parks, Walk Paths -river sustainability
natural areas River & River terrace hills
-Restore dog park along 19th St -Add wild flower areas in green spaces for bees
In current greenbelts - they act as safe migration or travel routes for wildlife and are slowly being eroded in size. Plant more greenery or trees
Yes. Kick the bums out of natural areas & find them homes
All green spaces protected and do more to maintain and treat mature trees (proactive) rather than cut them down.
Make 14th st a destination - not a community cut through street.
Container Park is an eyesore. Convert it to a parking lot to help the Kensington Economy. 2 Hr free parking?
Preserve bus turnaround on 7th St.
Plant more trees please
Throughout the community. Seems the outlying communities have more recreational facilities, better infrastructure & pay less taxes
I think this is very important! Yet I think we already enjoy a number of beautiful green spaces & lush trees - keep up the good work!
Natural green spaces - not just manicured parks (although they are good to.) Keep riverbank natural, makes a good movement corridor for wildlife.
Connect the parks along the bluffs so they are both protected and can be enjoyed by walkers.

Protect
We have Riley Park nearby
By the river and parks anything green leave it green
banff
Create [illegible] greenways every few blocks rather than prioritizing vehicles
So important! Ensuring we aren't taking away natural areas for development is so important.
Planting indigenous plants, maybe in playgrounds?
Wild flower gardens to help bees & insects - no [illegible] on lawns
The limited green space in the community needs to be protected from any development
[blank]
Mainly river bak & north hill
F - is there a way of combining grass and concrete to provide sustainable ground surfaces for parking and laneway access? Encourage solar energy capture and small vertical wing turbines. Make sure to flood proof the neighbourhoods.
F-re develop green spaces for growing food and pollinator gardens, such as green corner at 19th st and 5thbave, or along memorial drive.
I place g and f at the top because i think we can benefit by utilizing existing infractructure as much as possible and because having a healthy environment will lead to a healthier city. I encourage planning to consider the tremendous value that can be gained by allowing (requiring) residents to maintain ecologically beneficial properties (minimal building footprint) and not just assuming biological diversity will happen through public land.
f) Particularly important along the escarpment and along the Bow river. Protect remnant native habitat in smaller parks/natural areas (e.g., there is some native prairie in Grasshopper Hill)

Enable and support prosperity through diverse economic opportunities at a variety of scales

Reuse building rather than demolish, save resources and space in landfill. Older buildings may be more affordable than the much larger newer ones they build.
Item 'g': Encourage home based businesses and work from home.
C, G - keep downtown from hollowing out.
I place g and f at the top because i think we can benefit by utilizing existing infractructure as much as possible and because having a healthy environment will lead to a healthier city. I encourage planning to consider the tremendous value that can be gained by allowing (requiring) residents to maintain ecologically beneficial properties (minimal building footprint) and not just assuming biological diversity will happen through public land. Similarly if we are to tackle the climate emergency we must start reducing our consumption and that means smaller homes, smaller garages and promoting lifestyle changes like vegetable gardens, clothes lines etc.
On g, it would be nice to see long-standing retailers able to stay even as the area gets redeveloped.
This will occur in any area people are drawn to.
give whatever support necessary to small businesses so that they can (especially to new business immigrants)
Set up events for mutual aid and charity such as potlucks, bake sales, clothing drives for low-income households, and none of these events should have food [illegible] in nature.
Keep it small scale.

keep this up - support small + local.
Respectfully, I don't know what this means. What is this goal, in plain language?
Rent too high for small business.
3 better access to downtown by public transport (LRT is out of walking reach
Less red tape,] Less taxes
As with b. support and diversify existing business areas and add some small inner city community businesses
Community garage sales at the Sea containers area
Market pop-up retail sites in unused retail space - Kensington
-get input from all community commercial businesses and make them more part of the community
The Hillhurst magazine going online would be useful. Would prefer it in digital format to keep better informed of classes etc.
There are well est. commercial areas along Kensington, 19th St, [?3?5?] Ave, 10th St keep it there.
Ensure not such a large majority of out city relies on oil + gas jobs.
everywhere
-this will depend on development of CBC, Girl Guide, Canadian Legion * 19th St.
What does this even mean?
Not required in our community..
Don't force small businesses to close while allowing Big-Boxes to stay open. Very discriminatory COVID policies.
with pedestrian safety as first priority. Walkers take precedence
See (4a) for possible diverse economic opportunities
This was ranked lowest not because I don't think its important but because we already have this
We are close to downtown so keep working on revitalization
Little shops could be nice in existing commercial areas.
More business (like strip malls) aren't necessarily helpful as the types of shops are geared to liquor & pot.
Supporting prosperity sounds great... but we need to support prosperity for the poor to the rich & everyone in between.
I'd prefer to keep the huge box businesses out of the inner city - okay in north hill mall & 16th Ave.
Keep shopping central, near Safeway and Shoppers
Please god not downtown get the Riff Raff out.
Pop-up stores are always fun & keep the local area interesting to shoppers
why is this question even in here?
We have defined economic locations- strip mall - 19th St- North Hill Mall - let's focus on keeping these locations safe
A definition of this phrase is needed! Only small scale not developer opportunity based should be considered

Support the use of existing streets, services and buildings to reduce the need for new infrastructure

h.-use of underused commercial parking space for public, residential and/or other commercial parking
Item 'h': Utilize existing streets, services and buildings, but restrict overdevelopment that may burden aging or inadequate infrastructure.

We need to have easier pedestrian access to Riley Park and it's nearby major amenities like SAIT, Jubilee Auditorium, Senator Patrick Burns Memorial Park. Unkept very steep hill north of 8 Ave next to Riley Park and another pedestrian cross walk at 10 Street just north of 5 Ave are much needed. I will look forward to hearing from you as to how we can have further studies done to engage these projects from ideas to reality.
Could SAIT use the old Sears site?
CONVERT EMPTY BUILDINGS, COMMUNITY CENTRES, SCHOOLS FOR SMALL STARTUP CO'S, MARKETS
3X the sewer has backed into our house from the street & the city took no responsibility! Our insurance went through the roof and they dropped us!!
Provide conferences to talk about this. Explain the damage & costly effects that places like suburbs can have on cities.
Preserve heritage - block and sensitive development.
Enhance and maintain existing commercial areas/streets to attract businesses to locate there and bring vibrancy to the area.
NO big street changes + huge development. Yes to traffic calming etc.
-use already existing infrastructure for new local businesses
Traffic studies can help w this. Eg. Kensington rd, headed east @ 14th Street NW.
Extraordinary amount of retail sitting empty.
better access to downtown by public transport [ENTER] car ride is only 5min bus ride is 30min used to be 5min
More street parking on roads which are wide enough
Utilize streets in new ways, car-free, change parking, encourage fewer cars etc.
3 Ave NW between 10 St. NW and 10A St. NW. is an accident waiting to happen. People crossing, cars parked to buy Cobs and horrible traffic jams!
-incent upgrading, renovating through financial and property tax tools
See Past 1. A & B (mall & school)
All through West Hillhurst
Renovating the West Hillhurst Community Centre again!
more bicycle roads in 14 street.
->see "Past" section.
Some of the new buildings are complete eye-sores like the Hub on 16th.
Too much traffic will destroy our community.
-14th Avenue, Kensington Road, 19th Street
Quit building ugly rowhouses
Too many / too fast... the new/old AADAC building has exploded in size. Did not appear to be as large as or as high in illustrations and previous notices.
Yes. We don't need new streets. Just fill the potholes!
No new infrastructure please. The crooked window building is all the eyesore we can take.
Stop building ultra ugly high density buildings like "The Hub" what a terrible scar on Calgary.
No upzoning - this preserve housing, eliminates razing of homes and keeps housing affordable
Fix the infrastructure that is there for taxes we pay, the condition of roads/ sidewalks is very poor.
Please keep 5th Ave & Kensington road as free flowing as possible off of crowchild. They are the two major access points from crowchild & changing or reducing their function would impair access (I know this was discussed in the recent planning feedback online)
Maintain historic buildings & streets

Lets not get bigger or higher - just because [removed]
Stop blocking streets with trashy bike paths
Hillhurst is almost overdeveloped with all the new buildings. Current services are more than adequate.
Yes.
The neighbourhood (Sunnyside) is not walking/ cycling friendly despite being a well-connected neighbourhood. Second Ave needs attention.
Proper maintenance of existing infrastructure
This is a single family community - think "suburb" which is now inner city and should be sustained
Keep boulevards, trees. Building reuse to be carefully controlled along with vacant land.
permanently reintroduce St patios
Keep existing streets and have parking in only one side in winter. They become one way streets at the moment

Other Comments

I feel ranking these is premature. We need to know what assumptions being made in order to create the LAP - what are density targets across the city and therefore this LAP, what are the environmental considerations i.e all cars will be electric by when, what will commercial needs look like - will people be shopping or buying everything online and therefore need to facilitate delivery truck parking. Assumptions are critical to identify - otherwise how do you know that a successful plan has been created i.e. there would be no measurable criteria to evaluate the plan.
Our highest priority is not listed: it is - "Ensure new development is appropriately scaled and located in relation to existing neighbourhood context, and provides a net benefit to the overall community; not simply density. How this could be accomplished is by making the ARP a statutory document and only permitting relaxations for rare circumstances. This should apply to development in all locations. I only support the use of existing streets, services and buildings where warranted; ie, if they adequately accommodate ongoing development within these communities.
SAFETY should be on this list and is my number one priority. None of the other items are attainable without transit and neighborhood safety. If people feel unsafe to take transit or walk the streets at night no one will want to live here. The park by my house is full of drug addicts, needles, crack pipes etc. It's not safe to use the park at any time of the day making d,f, e and c impossible to obtain.
"we don't need - chain based stores/restaurants and big box stores. - dissection of the neighborhood with busy roads (memorial to river parks; 10 street, 14 street, kensington rd)
We do need - traffic calming - outdoor gathering spaces - integration of small-scale commercial (19th street between kensington and 6th street)"
I do not think all neighborhood can be all things to all people which your ideas seem to promote. Rather I think having communities with different characters is what makes a city interesting and fosters a wide range of choice for residents - those who want to be in the centre of the action will select a different style of neighborhood than someone looking for quiet green space and gardens.
Access to services like grocery stores / North Hill mall is problematic and uncomfortable. I want to utilize the convenience of this near-by centre, but there is ALWAYS drug users and crime occupying the corners and going through their newly stolen goods. This makes me and my children very uncomfortable.

HH/BH has all the above facilities in its area. That is why I choose to live and pay the taxes of an inner city community.

Appendix B: Phase 1 – Riley Working Group Feedback

Use the links below to quickly navigate to each specific session.

Riley Working Group Session One: Community Assets and Principles	77
Riley Working Group Session 2 (Online): Building a Vision and Core Values	92
Riley Working Group Session Three (Online): Vision and Core Values.....	112
Riley Working Group Session Four (Online) :Refine the Initial Draft Key Growth Map	122

Riley Working Group Session One: Community Assets and Principles

Purpose of Session One

On Wednesday, June 22, 2022, the working group participated in the first session at West Hillhurst Community Association. At this session working group members participated in activities to:

- Review the highlights of the Planning 101 Pre-Session exercise
- Identify current strengths in the area
- Identify current challenges in the area
- Review and rank the guiding principles for the project

Presentation from the session: [Session 1 Presentation: Planning 101](#)

What did we ask? Session One - Homework

Prior to Session 1, Working Group members were asked to:

1. Watch the [Planning 101](#) presentation for an explanation of how we plan for growth and development, the local area planning process.
2. Think about the questions below in preparation for our first Working group session:
 - a. Do you have any questions about the Planning 101 presentation?
 - b. What are some of the strengths and weaknesses of the plan area?
 - c. What excites you most about being on the Working Group?

Working group members were also offered the following information and resources with the option to review:

- Watch the [What is Urban Planning?](#) video for an overview of what urban planning is all about.
- Watch the [Planning for Growth in Established Areas](#) video for an intro to why and how we plan for growth in Calgary's established communities.

- If you're interested in learning more about planning and development in Calgary and the policies that guide how our city grows and evolves, the [Community Involvement Toolkit](#) contains a lot of helpful information.
- Learn more about local area planning in Calgary by visiting calgary.ca/LAP.

As this was the first session, members had the opportunity to share why they are interested in being involved and to participate in three table exercises to help the project team to understand the strengths and weaknesses in the area and to rank the draft guiding principles of the project. These principles are based on the core values of the Municipal Development Plan (MDP)

Session one: In session questions

Large Group

What excites you most about being on the Working Group?

Table Exercises

What are the strengths of the plan area?

What are the weaknesses of the plan area?

Rank Ideas

Working group members were also asked to rank eight ideas that have the potential to be addressed through the LAP process.

- Promote housing options that are varied, inclusive, and affordable.
- Provide opportunities to access goods, services, and amenities close by.
- Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.
- Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
- Provide space that offers a sense of place in our design for everyone.
- Ensure that natural areas, biodiversity, and ecological functions are protected, restored and enjoyed.
- Ensure and support prosperity through diverse economic opportunities at a variety of scales.
- Support the use of existing streets, services, and buildings to reduce the need for new. Infrastructure.

How did we use your input?

Your input was used to draft the Heritage Communities Guiding Principles. These Guiding Principles will help guide future discussions and will be used to evaluate ideas and concepts as the project progresses.

Working Group Comments: Session one

What excites you most about being on the Working Group?

Summary of discussion

- were interested in learning about planning processes
- identified the lack of an ARP for the West Hillhurst community
- identified various services in the area and expressed a desire to have their family grow with the community
- identified the need for transit-oriented planning

- were interested in where the Riley area is situated regarding community lifecycle planning as well as where the LAP fits in regard to the MDP
 - MDP is a 60-year cycle, whereas LAP is considered a 20-to 30-year forecast
- inquired about what made the LAP different
 - although the LAP is a statutory document, there is the ability to change it over time making it more flexible
 - provides a comprehensive view of the area
- expressed a desire to get away from constant conflict and tension in local planning matters
- were curious about the process of developing the core values and whether they would be presented visually or by text
 - policy is connected to values and principles and aligns with the MDP
- highlighted concerns regarding the council's ability to make policy amendments
- inquired about how data is utilized in the planning process

Strengths and Weaknesses Mapping Exercises

The first Working Group session included a mapping exercise around strengths and weaknesses of the plan area. The themes from the strengths and weaknesses are summarized below.

Strengths

Theme	Mentions
Housing and Built Form	27
Parks and Recreation	27
Commercial	17
Active Transportation	16
Community Spaces	17
Environment	6
Social Organizations	6
Transit	6
Accessibility	4
Infrastructure	2
Vehicular Transportation	1

Weaknesses

Theme	Mentions
Active Transportation	22
Vehicular Transportation	9
Housing and Built Form	8
Safety	8
Parks and Recreation	5
Infrastructure	3
Public Realm	2
Transit	2
Environment	1
Other	7

Strength mapping exercise: Summary of input

Distribution of markers suggests that the greatest areas of strength exist along:

- Parks and open spaces
 - Examples include:
 - Riley Park
 - Grasshopper Park
 - McHugh Bluff
 - Areas along the Bow River
- Main commercial nodes and streets
 - Examples include:
 - North Hill Mall site
 - 19th Street N.W.
 - 10th Street N.W.
 - And Kensington Road N.W.
- Civic facilities

Examples include:

- Libraries
- Outdoor pools
- And CA facilities

The emerging themes are:

- Parks and recreation
- Existing businesses
- Active transportation
- Civic facilities
- Amenities
- And more broadly, a sense of place

Weakness mapping exercise - Summary of input

Distribution of markers suggests that the greatest areas of weakness areas exist along:

- 14th Street N.W.
- Lions Park LRT
- North Hill Mall
- Kensington Road N.W.
- 5th and 6th Avenue bike lanes
- Crowchild Trail

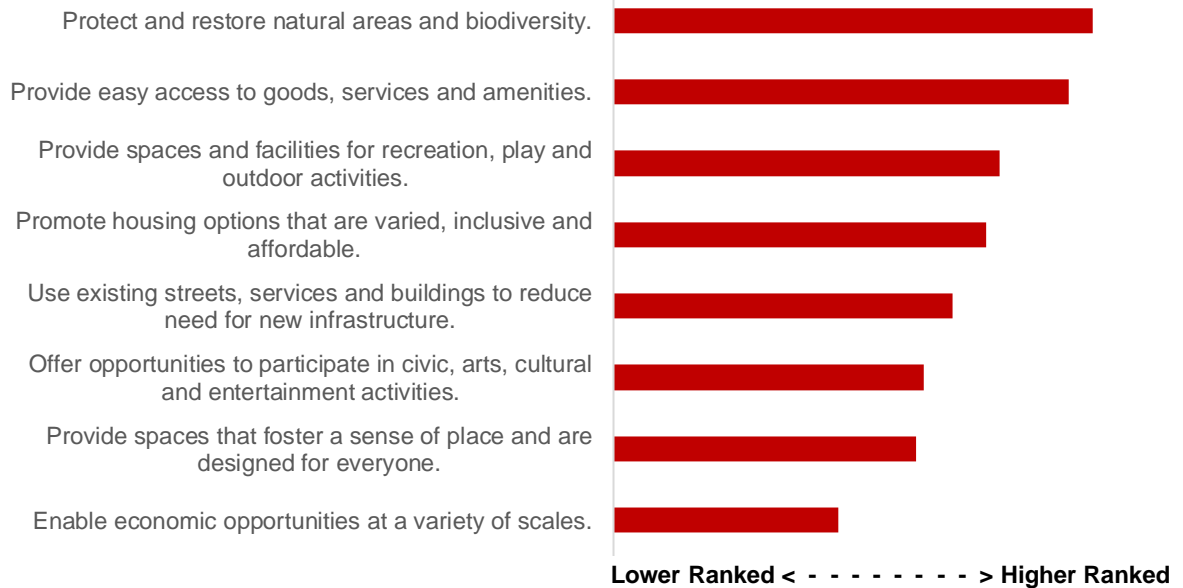
The emerging themes are:

- Pedestrian safety and mobility
- Concerns with the active transportation network
- Uninviting Main Streets
- Social disorder/crime

Rank Ideas Exercise – Summary of Input

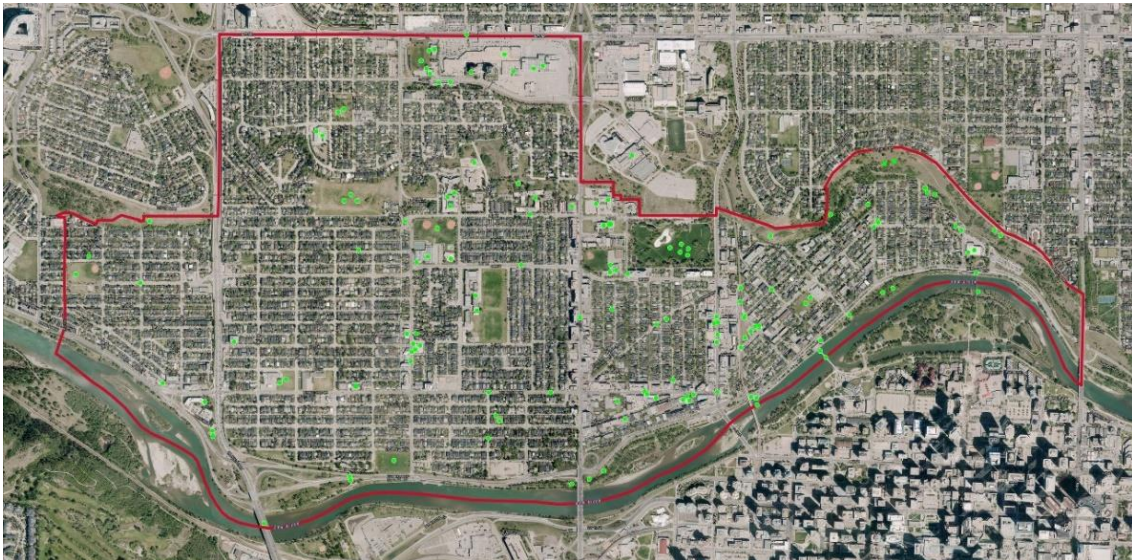
The results of this exercise were then combined with the public ranking and are presented in a visual form below.

All Participant Ranking



Working Group Exercise Comments

Results of strengths mapping exercise



(Visual representation of table discussion notes)

Strength Mapping Exercise - Table Notes

Table 1

Green space - mini parks, schools and playgrounds, wildflowers
Running / river pathways - views
LRT station
Vendome and Ansem
1 - Sunnyhill Housing Co-operative
2 - retail
3/4 - little shops around community
5 / 6 - 10th St. and 19th St. - shops / commercial
7 - Plaza Theater
8 - pathway / quasi-road
9 - skate park
10 - pump track
11 - homeless shelter
12 - little shops
13 - bridge, no intersection with cars, accessibility
14 - street-level crosswalk
15 - high rise near LRT
16 / 17 - LRT station
18 - Riley Park
19 - Bowview Pool
20 - Louise Riley Public Library
21 - raft spot
22 - closed roads, feel safe to walk / bike - helps parking
23 - seniors' housing
24 - Peace Bridge use
25 - dog park
26 - Helicopter Park
27 - Sandy beach
28 - pathway under bridge
29 - community associations and buildings
30 - community gardens
31/ 32 - ContainR park
33 - lawn bowling
34 - Boja bluff
35 - Orchard
36 - 14th St.
37 - Center St. underpass

Table 2

1 - Sunnyside School - walkability, foundation for community, less traffic
2 - Briar Hill School- walkability, foundation for community, less traffic
3 - Queen Elizabeth School - walkability, foundation for community, less traffic

4 - Hillhurst School - walkability, foundation for community, less traffic
5 - Blank
6 - Grasshopper Hill – off-leash park, busy, well utilized, great green space
7 - Louise Dean (social service org. / school)
8 - Riley Park - historic cricket field, beautiful space, the only open pool
9- Sunnyhill Housing Coop
10 - McHugh Bluff
11 - Louise Riley Public Library - accessible to downtown
12 - River pathways
13 - Community Center - lots of recreation
14 - Community Center - lots of recreation
15 – pathway - good connectivity - biking - beautiful roads
16 - Community Association
17 - Kensington shops
18 - Kensington shops
19 – Vendome (café)
20 - 19th St. busy, business hub, accessible
21 - Green Park – Community hub

Table 3

1 - Connectivity along the green spaces
2 - Bike lanes along 5th Ave. (Comfortable and safe.)
3 - Kensington Road
4 - Potential of future off-street pathways, east west through park spaces
5 - Riley Park
6 - 19th St. - Commercial potential
7 - Bethany Care facilities - Opportunity for aging population
8 - Hillhurst - West of Crowchild. -> Sense of community within community
9 - drop-in center for homeless
10 – Mall - With mixed used opportunity
11 - Edinburgh Park
12 - curling club
13 - SAIT
14 - Queen Elizabeth School
15 - tree canopies
16 - bluff
17 - staircase connectivity
18 - lawn bowling
19 - Green Park that community enjoys
20 – Hillhurst United Church
Additional comments.
<ul style="list-style-type: none"> Hillhurst, Sunnyside ARP guides the way for LAP discussions and demonstrates incentivizing development in certain areas and not others.

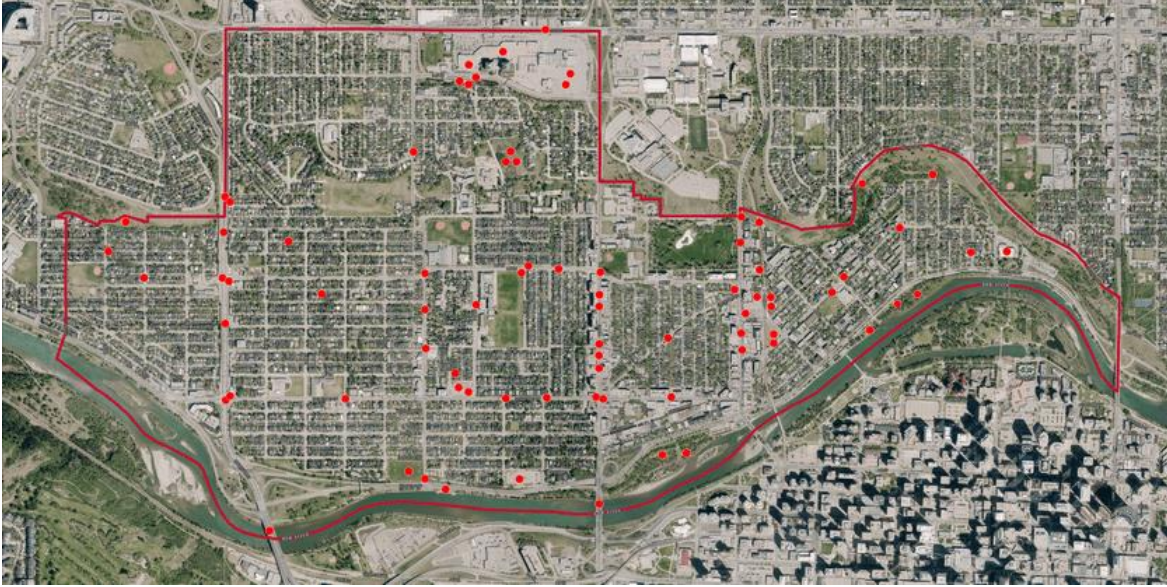
Table 4
1 - Riley Park - Accessible, multifunction, for everyone
2 - Bow River – Multi-activity, bike, walking, nature
3 - ball diamonds, rinks – All-season amenities
4 - multiple dog parks
5 - 10th St. - walk to Kensington
6 - 2 LRT stations in area
7 - BRT
8 - was Indigenous pat
8.1 - Old Bowness Road
9 - urban tree cover
10 - variety of housing options in area
11 - North Hill Mall is convenient
12 - restaurants and cafes
13 - Louise Riley Public Library
14 - Queen Elizabeth High School. Only grade 7 to 12 in city
15 - daycare
16 - farmers markets
17 - curling club
18 - “The Stairs”
19 - medical services
20 - seniors' housing
21 - Memorial Dr. seasonal closures
22 - patios
23 - Plaza Theater
24 - little libraries
25 - Soccer field
26 - community gardens

Table 5
1 - Kensington BIA
2 - Green space – Dog walk, tennis, network - Accessible, connected
3 - train station - walkability, location, Safeway, amenities, good land use
4 - little park - so great to sit out - benches, trees, com, fire pit. Want to be there, nice area, hidden
5 - ContainR Plaza. - Events done by 9:30 - great gathering area - art changes - community area
6 - Plaza - great in winter and any weather - events every weekend
7 - Businesses on 19th St. – types - condos are a positive
8 - Bow to Bluff project - chain of parks, murals, ground barriers, Indigenous, arts, skateboarders, lights at night, blessing Sunday night
9 - Riley Park, extraordinary area
10 - Community Association is exceptional
11 - Apartment building - well integrated - more affordability - well fit into community
12 - Different types of development – condos, apartments, two-and three-story

13 - medical complex, walking distance and affordable housing for students ACAD & SAIT - much needed.
14 - heritage buildings, schools
15 - Peace Bridge – architecture, point to and recognize it - good placement.
16 - bridge
17 - river, great amenity., flood berms. Using. trees removed for community amenities. (benches etc. with places for veterans.)
18 - shops, commercial - draws people to it
19 - coffee shop - right in community well located
20 - Old Saint John School site - immigrant newcomers welcoming - access needs playground for kids.
21 - Blank
22 - LRT station is crucial for business survival. And operations. Most accessible LRT station
23 – SAIT ACAD Jubilee
24 - river pathway
25 - great walking area

Absent members comments
- Connection to LRT line
- Large grade change south to north
- Proximity to Bow River
- Pathway network
- Vibrancy of Kensington main street
- General market appeal of all communities in the plan
- Major N/S and E/W transportation connections
- Close proximity and connection points to downtown
- Engaged CAs

Results of Weaknesses Mapping Exercise



(Visual representation of table discussion notes)

Table Notes

Table 1

- 1 – soccer pitch -> inaccessible
- 2 – super cheap AirBnB
- 3 – 14th St. not friendly for walking/ biking at 2nd Ave.
- 4 – 14th St. not friendly for walking/ biking at 5th Ave.
- 5 – 14th St. not friendly for walking/ biking at Kensington Rd.
- 6 – more pedestrian areas – less road
- 7 – more pedestrian areas – less road
- 8 – need to activate St – St facing houses
- 9 – hard to cross 10th St.
- 10 – under Rainbow Bridge
- 11 – parking is hard -> people going downtown and parking there
- 12 – need protected bike lanes
- 13 – need protected bike lanes, intersection
- 14 – pedestrian overpass
- 15 – bike path on Crowchild
- 16 – people want crosswalk
- 17 – rundown mall, building and space
- 18 – Woonerf too slow
- 19 – proximity to cars on sidewalk
- 20 – narrow underpasses
- 21 – westside thin pathway
- 22 – lack of parking
- 23 – safety issue, needs barriers
- 24 – no access to beach
- 25 – more density

26 – need parking
27 – need music venue
Additional comments:
- safety on crosswalk near major roads
- lack of affordable groceries
- lack of affordable housing
- too much helicopter noise
- need more public washrooms
- we need river races again
- support Sunnyhill Housing Co-operative to go big and get dense
- protected cycle tracks on low hanging fruit (Kensington Road, 5 th and 6 th Ave. and 2 nd Ave.)
- remove slip lanes and improve safe crossings (14 th St. and 6 th St., 19 th and 5 th Ave., 7 th St. and 14 th St., Kensington and 19 th , Kensington and 21 st , 5 th Ave and Crowchild)
- crosswalks (10 th & under the Bow, 16 th and 6 th)
- raised crosswalks to all alleys and non-major roads
- encourage plexies, TOX driveways
- Open washrooms for everyone, everywhere!
- build berm- keep Sunnyside dry
- move field of crosses to memorial monument

Table 2

1- Lions Park LRT station. Poor design, not accessible, negative impact on green space around
2 - Safeway Plaza. Not well organised space
3 - Connection lost between Grasshopper Hill - and Hounsfield Heights Park - loss of potential green space
4 - 14th St. - Unpleasant to walk, ride
5 - riverside walking pathway
6 – ContainR Park - wasted opportunity
7 - North Hill Mall - bad accessibility, space not well utilized

Table 3

1 - disconnected greenspaces without path
2 - limited pathways (bike specifics)
3 - unpaved roads
4 - street dividing the communities
5 - guideline needed for commercial developments
6 - bungalows are being torn down
7 - ContainR Plaza (events disturbing the community)
8 - Pedestrian connectivity-> limited crossings
9 - bicycle lane discontinues
10 - worn-out green space
11 - dead trees (fire hazard potential)
12 - Cut through traffic
13 - Cut through traffic

14 - Cut through traffic
15 - pedestrian safety with vehicle traffic
16 - 14th St. not incentivized for development
17 - automobile focused - uses are limited
18 - absence of corner stores
19 - safety issues (crosswalks)
Additional comments:
incentivize heritage preservation and affordable housing

Table 4

1 - flood plain
2 - sleeping in parks?
3 - C-Train safety
4 - Lions Park LRT station safety
5 - safety in mall and surrounding area
6 - safety in Sears parking lot area
7 - too many bus stops along Lions Park LRT station
8 - 6th Ave. bike lanes not safe. Kensington Road bike, pedestrian, car interface.
9 - child safety crossing to school.
10 - excessive speeding on 10th St.
11 - Creosote contamination and North Hill mall gas contamination
12 - safety concerns at intersections (Crowchild)
13 - Bow River path too close to road
14 - Crowchild pedestrian overpass unsafe and not universally accessible
15 - no grocery stores within walkable distance in certain areas
16 - 19th St. traffic (cut through)

Table 5

1 - LRT social disorder, needs updated station lighting, safety. CEPTEP missing, needs to be there, prevent street use, priority.
2 - Crowchild Trail - division between community - nothing inviting - just used to go out
3 - public washrooms
4 - overly concentrated density - scale between 10th St. and community buildings
5 - parking lot - aggressive parking policy
6 - alleys are a mess, graffiti, garbage, poor lighting
7 - not pedestrian friendly, almost collisions, traffic flow, dangerous
8 - lack of development, wider st., could have mixed use, town and row houses
9 - bike lanes, dangerous, not protected, cars go through and park, uncomfortable using them
10 - Dead space across from Legion, residential coming, got delayed for a long time
11 - school slated for closure, what happens to the building insight?
12 - 16th Ave. soulless, hard to cross, not nice st. or businesses
13 - 14th St., so busy, dangerous, too fast, too much traffic, harder to get to

Additional comments:
- unhouse-able population
- a bit confusing, seems like it's making the two mutually exclusive. I don't want to say I'm for preserving a building if it means I say no to transit or other service infrastructure
- cap lease rates or provide City support for small businesses

Absent members comments
- General lack of affordability (housing has a very high value in this area)
- Disconnected/isolated green spaces
- Kensington Road and 10th have been developed as assets while 14th street has been left to languish
- Lack of cohesive planning policy
- Flood risk
- Kensington Road west of 14th street is pretty disappointing
- Existing infrastructure (primarily pipes and alleys) are not sufficient to support additional density

Rank Ideas Exercise Additional Comments

Working group members also identified other values that could be considered:

- Accessibility should be included in the priorities.
- More specifics are required around housing inclusion.
- Services and access should be pointed out in addition to housing.
- Affordable housing should be highlighted.
- Emphasize historic preservation.
- Add principle recognizing community distinctness and uniqueness.
- Need principle that emphasises environmental responsibility and sustainability.

Other working group comments by table

Table 1

- Principle 5 means? - unclear
- Principle 8 - retrofit and make use of these streets
- more space for harm reduction

Table 3

- Add goal/piece on recognizing community distinctness and uniqueness
- Need goals that say protect tree canopy and enhance green spaces

Table 4

- Value of historic properties
-

Additional working group emailed comments

<p>Strengths</p> <p>Well-established area with a diversity of people, businesses, parks, etc.</p> <p>Centrally located with generally good accessibility to the rest of the city, including by public transit</p> <p>Generally good tree canopy, with some exceptions</p> <p>Many well-established community organisations</p>
--

Infrastructure is generally in good condition
Laid out using a grid system, providing good permeability
In principle very walkable

Weaknesses

Parts of the planning area, i.e., West Hillhurst, have been ignored from a planning perspective, e.g., no ARP, and so have (re)developed chaotically.
19th St undergoing major redevelopment without a guiding plan.
Kensington Ave is a Mainstreet, but no urban design work has been done, which is urgently needed. Development on the south side of Kensington turns its back on Kensington Ave—a very difficult design problem that needs concerted creative attention. The area is gentrifying, with housing becoming increasingly expensive. Densification has been “sold” as a solution, but the evidence is clear that new development is not more affordable. More than density and built-environment approaches are needed. The voices of the poor and renters are largely absent in community affairs. Serious slip and fall hazards—e.g., unremediated legacy driveway curb cuts—exist throughout the planning area which have been ignored by the City. Poor enforcement of many good City policies, e.g., tree-planting requirements. Transit service has become worse. This needs to be reversed if greater density is to be supported. Greater density will necessitate enhanced community parks and facilities. Some significant barriers to connection and interaction across the planning area, e.g., Crowchild is a major barrier with insufficient/obsolete dedicated pedestrian and cycling bridges; the pedestrian/cycling bridge over 16th Ave. is obsolete and not well integrated with cycling routes; the closest LRT station for much of West Hillhurst would be the Sunalta station, but there is no convenient pedestrian/cycling bridge over the Bow to reach it (a 19th Street ped/cycling/transit bridge would be optimal).

I am writing because my understanding is that there may be a consultant who is being brought in to look at the mobility needs of the Riley Lap. This is something I am very interested in. I am part of the HSCA Mobility group and we have put a lot of time and energy into what improvements are needed to ensure the community is accessible to all abilities and mobility. We have a list of priorities as well as easy fixes that would have big input. We would very much like to set up a meeting with the LAP team and the consultant at some point along this journey. It is of great importance to us that nothing is missed because the people in charge of deciding what gets funding didn't know there was a need. Please let me know when would be the best time to set up a meeting for this purpose.

I want to highlight a topic that was alluded to but not fully brought out among the priorities. That is, there are a number of community-based organizations that are important in giving the residents a sense of their identity, in providing connectedness of residents to one another, and in delivering valued services whether it be education, faith, fraternal affiliations, social services, health, sports or the arts. As well, many of these organizations yield value beyond the Riley communities to the rest of the city. And finally, these organizations, when they are at their best, can promote greater equity among different cultural groups and economic classes. These organizations require physical spaces to function whether it be in community halls, church basements or sports facilities. I would like to see this aspect of our communities recognized in the plan so their place can be ensured if not enhanced. Please get in touch if you have questions or comments on the above.

I think the LAP process is a great planning tool that takes a much broader approach than a more isolated ARP. I am excited to help craft the LAP for such an interesting/exciting area of Calgary.

A comprehensive plan for the area will give everyone (residents, developers, council) more certainty around future growth in the area.

Strengths of the plan area based on the asset mapping exercise (refer to page 3 in the summary document)

Connection to LRT line

Large grade change south to north

Proximity to Bow River

Pathway network

Vibrancy of Kensington main street

General market appeal of all communities in the plan

Major N/S and E/W transportation connections

Close proximity and connection points to downtown

Engaged CAs

Weaknesses of the plan area based on the asset mapping exercise (refer to page 5 in the summary document)

General lack of affordability (housing has a very high value in this area)

Disconnected/isolated green spaces

Kensington Road and 10th have been developed as assets while 14th street has been left to languish

Lack of cohesive planning policy

Flood risk

Kensington Road west of 14th street is pretty disappointing

Existing infrastructure (primarily pipes and alleys) are not sufficient to support additional density

Top four community priorities based on the ideas ranking exercise (refer to page 7 in the summary document)

1, 2, 5 and 7

I do not know where this fits into to land use and transportation planning, but I believe as the Riley communities continue to move towards the vision of densified communities that they will require a comprehensive review of all the on-street parking policies (rules? bylaws?). I understand how the permit parking system works and how sensitive an issue parking can be. If there is to be increased commercial development along corridors and increasing residential density, there will be inconsistent parking pressures created due to the current patchwork of permitted parking areas (at least where I am in West Hillhurst). I also understand the motivation for the reduced requirements for parking spaces in the new buildings, but the lower requirements for off-street parking will increase on-street parking pressures until we hopefully transition to a future with fewer vehicles.

I like to think some of these pressures could be lessened, or at least rationalized to minimize resident and business owner angst, if a comprehensive plan for on-street parking, permitted, time-limited or open, was developed.

Riley Working Group Session Two (Online): Building a Vision and Core Values

Purpose of Session Two

On September 20, 2022 the working group participated in the second session. In order to develop these important foundational pieces for the project, input from Phase 1 public engagement, Working Group session One feedback and Key Directions and Principles of the [Municipal Development Plan](#) will be utilized to inform the draft Vision and Core Values.

At this session working group members participated in activities to:

- Learn from report back on outcomes from session One
- Review and provide feedback on five draft core value focus areas based on the feedback received to date.
- Review and provide feedback on the draft Vision statement and Core Values.

Presentation from the session: [Session Two: Building a Vision and Core Values](#)

What did we ask? Session Two Homework

Prior to Session Two, Working Group members were asked to review a pre-session reading package to refresh themselves on the input gathered to date.

Session Two In-session questions

During the session, Working Group members:

- Reviewed what we heard from the last session.
- Learned the methodology and approach utilized to develop the draft Riley Communities LAP Vision and Core Values.
- Participated in small group discussions regarding the draft Vision and Core Values and were asked to respond to the following questions:

Vision

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

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

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

Core Values

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

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

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

Draft Vision + Core Values Statements

Vision

Situated near the Bow River and the Downtown Core, the Riley Communities of Hillhurst, Hounsfield Heights, Briar Hill, Sunnyside, and West Hillhurst will continue to grow and build upon the unique assets and histories of the area. From North Hill Mall to Kensington to 19th Street, the area will see continued improvements and investments in amenities and infrastructure that enhances the diverse experiences and quality of life of those who live and visit.

Core Values

Housing Choice

Enable Continue to provide diverse housing options that meet the evolving needs of Participants throughout all stages of their lives near surrounding employment areas, including the Downtown Core, AUArts campus, SAIT campus and the Foothills Medical Centre, while incentivizing the retention of heritage homes. We have a great diversity of housing types in the Riley area now - that should continue.

Mobility Options

Improve mobility options by supporting public realm improvements along key routes across the Riley Communities and into surrounding communities to allow people to safely, conveniently and comfortably access a range of destinations, including the Bow River, Downtown Core, Kensington, 19th Street, AUArts campus and SAIT campus.

Parks, Recreation and Civic Facilities

Recognize and enhance the area's distinct parks, open spaces, cultural landscapes, and recreational and civic spaces, including McHugh Bluff, the Bow River, Riley Park, Green Park, Grasshopper Hill and Helicopter Park, to increase opportunities to enjoy these accessible and inviting local and regional destinations.

Climate Resiliency

Improve long-term resiliency by reducing greenhouse gasses that contribute to climate change and minimizing vulnerability to localized climate-related hazards such as extreme heat, heavy rainfall and flooding along the Bow River through area specific improvements, such as expanding the tree canopy.

Strategic Growth and Improvements

Enable continued investment and improvements into a diverse range of building types and uses along well-established community transportation corridors, neighbourhood mixed-use activity centres and transit station areas to help improve public safety and the communities' sense of place. Encourage growth that will ensure the area remains a well-connected destination of choice near the Bow River and surrounding employment areas for businesses and residents. We need a recreation centre.

How did we use your input?

This work resulted in the refinement of the Riley Communities Local Area Plan Vision and Core Values. The results will be presented at the next working group session.

Working Group Comments Session Two

Key Themes Identified

Vision

Location highlights don't work
Not particularly unique or visionary
Needs to be more forward looking
Add specifics that make the area unique (suggestions in verbatim comments)

Core Values

General

The comments aren't forward looking enough and contain words like "maintain" and "recognize" rather than more inspirational, forward-thinking language
Thoughts that #2 and #5 have too much overlap
Mentions of accessibility and safety throughout – maybe make into their own Core Value(s)?
Too much jargon where the meaning of some words is tough to understand or ends up sounding general
No indigenous mentions

Housing Choice

"Diverse housing options". Sentiment that there already are diverse options, perhaps focus on *increasing* options.
"All stages of life" is good, keep that part
Something could be added about *affordability*
Employment area choices don't make sense, could be more about *across the plan area*, or contextualize in a different way

Mobility Options

The word *mobility* is too general, unclear on what it really means
Should include wording around *accessibility* or *access for all*
Prioritize *active modes*
Transit is not mentioned
Walkability not mentioned

Parks, Recreation and Civic Facilities

Unclear if this is referring to indoor and outdoor spaces
Like that it mentions *local and regional destinations*
Could include something about *accessibility* and *enjoyment for all*
Should be more about *enhancing* spaces
Make more forward looking

Climate Resiliency

Like the word *localized*
Tree canopy – people are linking loss of tree canopy with densification. Any way to address better?
Unclear on how the LAP can address these issues – elaborate
The value should speak to *mitigation*

Strategic Growth and Improvements

Unclear on what this means

Strategic growth and improvements could potentially be two separate values – tough to see how they are linked as currently written

Sense of place is good, should be kept

Rather than “remaining well connected” it should focus on improving and creating new connections

Unclear what strategic means, too jargony

“Mixed-use activity centre” is a confusing and unclear term

“Range of building types and uses” sounds too general

Working Group Comments: Draft Vision

Vision

Situated near the Bow River and the Downtown Core, the Riley Communities of Hillhurst, Hounsfield Heights, Briar Hill, Sunnyside, and West Hillhurst will continue to grow and build upon the unique assets and histories of the area. From North Hill Mall to Kensington to 19th Street, the area will see continued improvements and investments in amenities and infrastructure that enhances the diverse experiences and quality of life of those who live and visit.

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

Why highlight North Hill Mall, Kensington, and 19th Street? Does this set the stage for development there? Why not just say across the LAP communities we will see continued improvements etc. etc.

Should include something to acknowledge the Indigenous territory given we are acknowledging the unique assets and history of the area as well.

There's nothing objectionable in this statement but also no real vision.

The vision is not unique or diverse.

Shouldn't it mention something about safety?

Highlight Kensington as hub of the area

This doesn't feel very inspiring

Feels sterile, investment, assets. Where is the sense of care and love we have for what exists in the present?

Additional comments

For many of us, keeping blocks with single-family houses is important because it contributes to the peaceful character of the area, so maintaining areas for different types of housing would be key.

With great access to all those. It does not need to be close to where I work and sometimes where we work is not up to us but to the job market, but our home is home always..

Too wordy and repetitive

See my comment on limits to growth and investments

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

We could use the word “evolve”, like our communities will continue to evolve and build upon our unique assets and history

Using language like “continued improvements” doesn’t seem to be what we need in a vision statement.

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

Why?

Too vague’

I believe the vision should include who and what will contribute to the improvements/investments - residents, businesses, city government, education institutions
Seems a bit bland, and as another mentioned, doesn’t speak to our values - respect of current residents, encourage new residents, family friendly, protection of our green space and environment, diversity, encouragement of business - not sure what goes here vs in individual ‘values’...

What is the vision statement meant to summarize?

Those who work here should be explicitly included rather than including them as visitors.
Create a diverse, attractive, lovely neighbourhood where people of all incomes can find suitable housing opportunities as well as move safely across the neighbourhood using active and public modes of transportation.

This statement should be about enhancing and preserving walkability, community hubs, civic spaces, parks, commercial amenities while facilitating growth and redevelopment to keep the communities affordable and accessible to all

Need to mention things that make this LAP area unique - sense of community, diverse areas, accessibility, green spaces, mature trees, river valley, safety (if we can get that addressed) and so on

I know it is a vision, but I believe a true reflection of the communities will mention some of the arching elements that we treasure - access to the river parks, urban busyness of Kensington, walkable access to Jubilee and SAIT.

Reads more like a colourful plan boundary geographic description than anything else and then it simply says this area will grow and change, and hopefully get some investment.

Underwhelming, not a lot of meaning. If it were to be unchanged, it makes getting the core values tight and meaningful.

An acknowledgement of the VIBRANCY of the communities?

Working Group Comments Draft Core Values

CORE VALUE #1: HOUSING CHOICE

*Enable **diverse housing options** that meet the evolving needs of Participants throughout **all stages of their lives** near surrounding employment areas, including the Downtown Core, AUArts campus, SAIT campus and the Foothills Medical Centre, while incentivizing the **retention of heritage homes**.*

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

Agree with outlining supporting all stages of lives and diverse housing (i.e., not cookie cutter homes)

I do feel like it aligns with things previously discussed - ‘diverse housing options’ and ‘all stages of lives’ is good language that is sufficiently broad.

Yes, the diverse housing, stages of lives and retention of heritage were all key areas.

The statement does not address the issue of housing cost, which is driving the socio-spatial polarization of the city.

I never heard conversation about diverse housing options

Density associated with diverse housing options – I remember a conversation about increasing density – it was a core theme in my small group

Emphasizing – affordability, more inclusive housing options, diverse is pretty broad, could be more specific, given all the transit rich, proximity to employment, etc.

Character – big word– neighbours don't explain what they mean – history of the area, laneway on 19th street, interesting history – like the history – unique housing – different than suburbs

Feel like it is broad in a good way – allows for rental / own / large / small – one of the things I enjoy - not sure what else to add to it

Additional Comments

With great access to all those. It does not need to be close to where I work and sometimes where we work is not up to us but to the job market, but our home is home always...

It shows some core values but portrays the future as an ongoing development zones, which is not desirable

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

We have a great diversity of housing types in the Riley area now - that should continue. This is an interesting current state, versus visionary intent statement—not found in other core values, does it belong?

YES, the statement of the continuation of the current state of options should be there.

This core value is poorly worded. Why pick out choosing this area related to employment areas. Many people live here because of access to schools, recreation, green spaces, access to the mountains, etc. To link housing to employment is not relevant. And if it is relevant, you need a bigger list. Additionally, if we are talking about housing choice as part of the core value it should be clearer what the value is. We should have zones of diverse housing choices and not diversity necessarily on every block.

Housing choice should be not only about diversity, but density and affordability.

The amount of space for employment areas for the list – seemed odd to me – housing choice is inferred maybe inherent not part of the core value – get rid of the list of employment areas – many do not choose to live near their employment areas – may not be resonant for everyone – the location of your employment area isn't always a choice Agree with both things – I think that the wording is very poor – if this is about housing choice – nothing that is written there that I like – nothing captures housing choice there for me – don't mind diverse housing options – benefiting people for any number of reasons – not for employment / schools – need broader examples – not just one – important to capture concept that we are capturing it in zones across the area – housing and built form is a strength – people like what is here now – housing quite a notable difference- not opposition to diverse housing choices – not looking for massive changes – some changes

– doesn't capture benefiting what we already have and adding to it – no change for changes sake

Talked about different classes of people – well to do as well as those that are not rich – enabling that kind of diversity – as well as family types – single parent, multifamily – going in the right direction and needs to be more specific

Many members of my community chose to live in a R1 community – matters to them that it doesn't become wholesale change – balance density with redevelopment – nice block of houses is not evil – people who are already there matter too – need some balance
Current existing MDP – nodes zoned for more density – some of them are identified already – if we are talking about a densification – not broadly everywhere – or is it? It would help to see where the densification is going – (we will get to it) –

Maybe we need the word economic diversity – different scales of what people can afford – not just throughout your age life – also your economic life – if you want to stay in community can stay whatever your economic changes

Value to prioritize density over McMansions – many people would disagree with that as the value – R1 aesthetic is very valued in our community – can talk about where in community to apply the changes – people already living there are valued too and same with R1

Not using charged language – this is just broad and not nitty gritty at this point –

If examples are not liked – how about taking them out – keep the value more high level – could lose the examples – you are missing some things – take the list out – then you don't have to worry about missing it

how to allow diverse options while respecting current homeowners – living it for 20 years now – language around find ways to integrate diversity while being respectful of current built form – allow different types of housing to become available in community while respecting current residents –

All 3 of communities have some diverse options already – we don't need to have all the options in every community – could cover it off between all the communities – balance the needs – and respect

Calgary has a huge housing issue that won't get better without intention

Spirit of it is appropriate – needs clarification – cost issue

Reference to affordability would be consistent with discuss of values

Homeless and vulnerable population in the neighbourhood – this is all related to people who are already housed – what to do with people who are not housed – at train station and in parks – more will continue with increased mortgage rates – not sure if it is outside the value – came up a lot in our group – probably will see more homeless – not sure how to include it – something to think about

Why include the references to places of employment? People spoke as to why they live here and it was frequently mentioned.

Almost reads diverse housing options to be placed by employment hubs – not the intention –

Additional comments

It does not seem to reflect community values but seems to emphasize continued growth and transformation, which will not result in a better sense of place, peaceful living, etc. It does not talk about having a clear zoning but suggests mixing all up. We need more biking lanes to make people feel safe to leave the car at home and bike to various places without fearing the cars on the road.

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

Maybe “greater variety of housing options”?

Accessible or inclusive housing options

All stages of life = diverse backgrounds, mix of housing options to represent community diversity

Enable - continue to provide or support?

Prioritize densification over new McMansions \

It would be helpful to have a better understanding of current municipal development plans that address areas/corridors being considered for further density - point is some would disagree with the statement to “prioritize” rather than balance...

It gets people (like me) a bit off track when certain communities or geographic areas are put in as examples as it gets people talking specifics about the communities when we’re supposed to be talking more broadly

“Housing options” is a good way to describe the core value. I am concerned that when we use language and bold it like “diverse housing options” that people are getting into using charged language that they may think means only certain things. I would caution against using language like that and keep the core values broader unless there is agreement that people want it very specific

Many members of the community would want balance of the existing neighbourhood character with carefully placed density options

I consistently hear from neighbours that this area has “character” - might be worth including that language- by ‘character’ I think they mean history/heritage not just of homes but of the area, and diverse styles of housing

Specific affordable and more inclusive housing options could be mentioned.

Prioritize housing over parking minimums (yes, prioritizing housing people not cars).

A “healthy mix” of housing options throughout the Plan Area, not enclaves or large zones of single or limited housing options.

We need a rec centre (community sized or super-sized? This should be explored further as the work continues).

Offer variety of housing options not just on “Main streets”. Allow people to live on quieter streets in inclusive housing options.

I don’t understand the inclusion of surrounding employment areas - the list takes up quite a bit of space in the value. Space better spent on other concepts.

What do we mean by incentivizing the retention of heritage homes?

It needs to talk about how diversity is a core value for the entire planning area, but diversity is not required within all neighbourhoods of the planning area.

A mention that the development of housing will stay true to the sense and nature of the neighbourhood.

Diversity of housing choice across the Riley area should be included, different areas with different options. YES!

What is a Heritage Home - might sound crazy to some but the fifties classic style is something that some might like some preservation of, and there are old homes in all three neighbourhoods.

Provide diverse housing options at a wide range of costs, including well-designed, attractive, non-market housing options.

Referencing major employment areas is fine but would seem to falsely imply that diverse housing options are going to be specifically encouraged near these hubs, whereas house diversity and density across riley communities is the goal

CORE VALUE #2: MOBILITY OPTIONS

*Improve mobility options by **supporting public realm improvements** along key routes across the Riley Communities and into surrounding communities to allow people to **safely, conveniently and comfortably access a range of destinations**, including the Bow River, Downtown Core, Kensington, 19th Street, AUArts campus and SAIT campus.*

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

Some major corridors aren't included (14th street, 10th the main street into Kensington and Downtown, 5th and 6th which is a well-used school corridor)

Need more differentiation between #2 and #5

One thing that might be missing - mobility options is pretty vague. Are we talking about transportation/modes of transportation when talking about mobility? Things like walkability, bikeability not captured here. Agree | Also agree

Like the wording "safely, conveniently and comfortably"

We need to capture value of moving people through the community while also adding value to and protecting the needs of people within the community

The LAP will certainly need a core value that describes mobility and what it means.

I wonder if removing specific locales and using that space to capture the ideas of mobility might be more worthwhile.

Wording isn't strong enough to make sure it's for the whole community - should be accessibility in the whole community with focus on large places listed but should be a goal for every street in the community - mobility for everyone no matter how they move with a focus on the larger areas - wants to be access whole area/community

What about North Hill Mall?!! That's a pretty big and needs to be in a list of destinations...

Ex. Lighting to walk to North Hill to HH needs to be improved

Issue of traffic in residential streets not captured - in first session there was lots of concern about traffic on residential streets and this isn't reflected. How do we manage commercial business traffic? Easy for cars to cut through the grid and turn what is normally a residential street into an overflow for getting to work.

Remembers a lot more comments about bike lanes. Could this include parking access, as an example (as that also offers *safely, conveniently, and comfortably access, etc.*)? Could this include wheeling access? Seems this value should be specifically about wheeling access.

Not at all. This may be the least reflective statement I've seen. Where is the emphasis on access for all ages and abilities? The support for walking, biking, and alternative modes of transport?

Not sure it needs to be its own core value - seems built into some of the other values - Mobility and accessibility fall under some of the other values, maybe this should be more about safety.

That the concepts of diversity, inclusion, mobility, and accessibility are, or should be weaved throughout ALL the values as they are critical

Thousands of people commute through the communities, they are a cut-through.

Additional comments:

More walking and biking, less reliance on car

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

There is a lot going on in mobility options in core values, maybe needs to be separated out - thinking about walking, wheeling as well as driving, making it better for everyone to get around, not just cars

Doesn't include things like calming measures, how can we improve this? This could be a strength of the Hillhurst area. Safety from walkability and "I feel comfortable walking here", feeling safe to choose walking over driving - is missing.

Mobility is a nice brief word, but I wonder if the value needs more description than mobility to ensure people understand the scope of the value.

Value seems vehicle and road specific, more specific on transit, biking, walking

What exactly does supporting public realm improvements mean?

Final note is the focus on key routes at the cost of general mobility in the community.

The core value of "mobility" does seem a lot clearer than other proposed values. It definitely is important that people can use a variety of transit to get around their communities

I would call this value "mobility" not "mobility options" as it's important to have options, but the bigger point is the access and strengthening and maintaining what we have. It might be better thought of as "mobility access"

Seconding that 'mobility' is vague - emphasize more types of how people move and travel in/through the community

In 20 years, how will new types of mobility opinions there get recognized into a plan - not seeing future-oriented info/comment about how transportation could change in the future and how that would fit in.

This fits with the diverse housing value - if we're going to have diverse housing need to have diverse mobility options for all of those people
All different types of mobility need to work together
Statement around public realm improvements - needs more specific language
These modes are very adult focused, doesn't look at kid or teenage focus - recent article in SS HH newsletter talks about kids using bikes etc., and that type of mobility isn't captured here.

Additional comments:

Something about promoting the integration of gardens and promoting community gardens for food production, not only for residents, but also for those that do not have a garden or need food. Even more, to reconnect people with the environment to increase awareness of our interdependency with it.

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

Core value #2 (Mobility) and #5 (Strategy Growth/Improvements) are highly related, maybe too much overlap. It is challenging to understand the clear difference between the two in a meaningful, plain-language way. #2 seems to be primarily driving toward mobility choice/options and #5 seems to be primarily driving toward physical change (buildings types/mix), but which of these is focused on public realm improvements/directing investment (quality of experience for peds/bikes, and safety)-- hearing experience of place/safety as a focus for many participants, and so being more clear and differentiating the two values is likely important to be used as the Plan is developed and understood later by users of a final Plan.

Let's talk about the 5A mobility network and protected cycle tracks for all abilities.
We are in the inner city and should talk about our walkable 15-minute communities.
Does this include the c-train line or just roads? The two c-train stations are public realms that could use some improvements

One thing we're struggling with in this local area planning is how do we differentiate (not that we have to but it's often a struggle) to differentiate mobility improvements that add value to those passing through the neighborhood vs mobility for actual residents. This is an important piece for those of us living in the inner city, recognize people need to move through the area but how can they do that in ways that won't impede things for citizens. Ex. 19th street will be so backed up with commuter traffic, you can't get out, so where is the balance.

We should capture balance - mobility should be beneficial for all... not developing one thing to the exclusion or detriment of others.

There are places where walking options are missing (sidewalks missing), and yet focus seems to be on bike lanes even where the streets are already comfortable to bike on... just bringing up the need for balance for various modes (cars and bikes and walking etc.)

Does the safety of the transit come into this discussion here, or in a separate public safety value?

allow people to access the entire Riley LAP area utilizing active and public modes of transportation safely and conveniently.

I would like to see this value refer specifically to bike paths and transit. I think a more accurate description of this core value is that people like the non-driving mobility the neighborhood affords, and concerns about access and safety specifically surround conflicts with cars (dangerous intersections, poor bike infrastructure)

Using “transportation options” instead of “mobility options”, I believe that first term evokes more emphasis on bikeability and walkability which people seem to wish happen.

“Encourage the use of walking, biking, and transit as a regular means of transportation within the area”

CORE VALUE #3 - Parks, Recreation and Civic Facilities

Recognize and enhance the area’s distinct parks, open spaces, cultural landscapes, and recreational and civic spaces, to **increase opportunities to enjoy these accessible and inviting** local and regional destinations.

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

It’s a pretty general statement... nothing negative about it... assuming we are saying “including but not limited to” with respect to example areas

It’s far too narrow—this is about much more than parks. It’s about creating places that facilitate and promote social interaction.

I wonder if we should be not only aiming to increase opportunities to enjoy, but rather increase both accessibility and enjoyment for all. Perhaps not all these parks, facilities etc. are accessible to our neighbors

It does -

maybe some more specific wording around opportunities - there are recreation meeting community etc. spaces; how can we define that better?

Does accessible mean what we want it to mean in this value? We have used it in a few values and are we defining it from an inclusivity point of view or access (ramps, larger sidewalks, etc.)

Green spaces might be a better word than parks. Parks do not include the Sunnyside bus loop or the Sunnyside school field. If we lose the word parks, then ‘protection’ of green spaces is important.

Accessible and inviting seems very broad. As mentioned above, some spaces are not accessible or inclusive to all community members.

Additional comments:

We need to increase green/forested areas and trees along streets for mental health, mitigation of climate change and to support local wildlife.

We need more community gardens/urban farms to build community and also learn to live more sustainably by taking care of what we eat.

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

I do like that you mention the parks as both local and regional destinations

Does this refer to outdoor spaces only?

What does it mean to “increase opportunities to enjoy” - same thing with “recognize and enhance” - to these spaces need to be enhanced, do we need to somehow increase peoples’ use of the spaces?

Find a way to make what recognition (“recognize”) might mean in an LAP. Maybe recognize or highlight what is special about an area, especially the more regional attractions.

For those of us that didn’t grow up in Calgary, the extent of park space in inner city areas is unique, outstanding, and definitely a draw to live and spend time here. Likewise, the community centres and sports courts and fields, and amount of public space along the river, are all extremely unique. This core value is correct to emphasize this as one of our strongest assets.

I’m a little confused about the scope of this vision - parks, recreation, and civic facilities can all serve distinct roles in my mind - culture, recreation, nature - are we considering parks only as recreation areas or can we also recognize they serve important ecological functions (maybe in the climate value)? (like the recent grass restoration at 14st & memorial drive) Civic facilities are more than just culture - they also provide services? Just more clarity on the definitions or maybe a title change would fix my confusion

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

I would like to see Lions Park mentioned too

Hounsfield Heights Park needs to be mentioned too!! I.e., ALL parks in the three neighbourhoods MUST be in a list like this...

Add some indoor civic facilities to the list (arena, pool, curling club, CA buildings etc.)

How do we capture maintaining and improving green spaces and recreational areas for use by local and non-local residents... while still ensuring the use does not overwhelm local residents with things like parking, noise, etc.

Include something on maintaining what makes them special in the first place

I think it only mentions outdoor spaces in the “for example”, but a sample of each would help redirect attention.

Maybe wording like “Recognize that the area has an abundance of valuable parks and recreational facilities...”

Other types of green space, like the river edge, community spaces like Hawthorne Cres, and such also need to be captured.

Need to discuss the land owned by the school board, and other such open spaces, as well.

Parks should be with/include tree canopy and the environment, with civic facilities and such in another core value. Civic facility needs to be further defined

Civic facilities should include working with private owned things like churches and curling and other rec clubs.

The core value of “Parks, rec and civic facilities” is definitely important, but seems like too much to be put together. I would agree that parks (covering green space, tree canopy, etc.) should be a core value. I see Civic facilities as now getting into another core value Make it clear the list of parks is not exhaustive or isn’t to make some more important than others...

increase opportunities to enjoy these accessible and inviting local and regional destinations. instead... Access, enjoy and come together as a community in these spaces

I'd like to see some brainstorming as to how we can take “civic facilities” which I see as a candidate for a core value, and figure out how to word that

This is more broadly about social interaction and the places that facilitate it. Parks are one example, but so are community centres, libraries, sidewalks, public plazas, etc.

It would be nice to see an emphasis on financially reinvesting in these well-used places, not just recognizing and increasing opportunities

Emphasizing the importance of improving physical access to park spaces, particularly the bow river pathway system, seems important for this value statement. Pedestrian and Bike access to the bow river pathway can still be vastly improved.

Provide sufficient park space to maintain recreational opportunities for Riley residents and increase the open space as the population increases.

Provide a major recreational centre for the inner-city communities similar to the facilities which have been built in the suburban communities.

Are these not “recognizable”, are these currently or needing to be more “accessible and inviting”? Let’s be clear on meaning here (current state or visionary state).

Our community has a rich history with our indigenous communities (Gladstone Road as a walking path for the Blackfoot) how these cultural pieces are being recognized and honoured?

Could there be more ambitious values stated here: world class, vibrant destination that serves the whole City (where some of these assets are regionally serving and deserving of greater long-term investment).

Good to be specific on some parks but does not mentioning others mean they’re not as important. Choice here on how the core values are crafted to give examples or call out what is most important–this is an intentional and weighted consideration for end users of final Plan.

Way too broad (could apply anywhere), this is a core value that needs to be far more anchored in local Plan: ambitious, healthy “protectionist” statements for generations, value-statements about how to celebrate, why these local to Plan assets need to be enshrined, enhanced, and supercharged (Riley Park, Bow River, McHugh Bluff).

Missing what we should encourage within and surrounding these assets in terms of growth, scale, and investment.

Accessibility to the Bow has been made much more difficult in an attempt to avoid erosion. New methods should be found that will allow direct access to the water edge. Maybe it's more just maintaining the areas rather than "improving" them? Improving implies that they're undervalued or underserved - do some need improvement and some need maintenance?

Perhaps this value would be one to highlight indigenous perspectives, should it be an important value to the group

CORE VALUE #4: CLIMATE RESISTANCE

*Improve long-term resiliency by reducing greenhouse gasses that contribute to climate change and **minimizing vulnerability to localized climate-related hazards** such as extreme heat, heavy rainfall and flooding along the Bow River through **area specific improvements**, such as expanding the **tree canopy**.*

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

Title should be Climate Resiliency, rather than Resistance.

It does reflect that we need to sustain the trees and also the wildlife of our neighbourhoods (IMHO)

GHG reduction and climate resilience are two different things. Both are worthy goals, but they need to be treated independently.

Offering mobility options so people are not dependent on cars should be included here.

Protected mobility lanes for all abilities.

Creating options so that people are more likely to walk, wheel across streets that are not safe or appealing. If you make it a better experience to not drive, then people will be more likely to use these ways of transportation

Encourage responsible building and renovations with net zero goals.

Encourage pastimes and activities that do not create emissions, i.e., the walking paths for exercise or to access local stores, dog parks (which are well used here), etc.

We don't need to expand tree canopy we need to MAINTAIN it... the first thing a developer does is cut down all the trees on a lot so they can build increased density

City trees in the front yard are always protected when new builds happen. ... Except that is often one tree of many on a mature lot.

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

Potential to look after wildlife, parks, and open space, as well as trees –

perhaps this topic will help us defend mature trees

What specific consequences related to reducing greenhouse gasses would the local area plan? Reducing greenhouse gases is only a core value if there is something actionable as far as the plan goes

As far as the plan goes, opportunities for flood risk mitigation would seem to be limited to restricting what can be built in flood prone areas. That's not necessarily clear from the current wording

I like the word localized - it keeps it focused; this topic can be overwhelming, and residents and citizens often struggle to find their individual role or contributions to tackling this issue - keeping it localized allows us to focus

*"reducing greenhouse gasses that contribute to climate change and **minimizing vulnerability to localized climate-related hazards**"* The bolding on that second point implies a lesser prioritization on climate change prevention.

How will we reduce greenhouse gasses as a core value in an LAP - what is the deliverable here in terms of planning?

If we want to address the 2nd part of this core value, then we need to speak about maintaining green space and trees in our neighborhoods. But I am not sure how we address specifically flooding along Bow River - that is a bigger topic than seems to be handled at LAP level.

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

Talk about wildlife as well as tree canopy, IMHO

I would take out this climate resilience as a core value and word it in a way that connects to our local concerns - such as tree canopy, creating and maintaining green space and outdoor spaces, etc.

Is this a buzz word, and something that should be in Parks and such...?

We should aim to 1) plan to be more resilient in the face of extreme weather, 2) plan to significantly reduce our greenhouse gas emissions, and 3) explore opportunities for local decentralized green energy generation.

Possibly use temperatures instead of extreme heat as climate change would include both heat and cold temperatures as both can be a threat to our vulnerable populations

Continue to keep focused on local issues and the outcome should be collective efforts of individuals - flooding, receding of certain areas etc. - there is large-scale work the plan should detail but also other actions (i.e., using sidewalks or pathways versus cutting through green spaces/rec areas).

Need to be far more specific for this core value (too broad), in terms of specific interventions or clear goals well beyond tree canopy (reduced private automobile dependence, energy use/efficiency, building waste, etc.).

Instead of minimizing vulnerability - are we preparing? Mitigating?

This value statement mostly focuses on adaptation (reducing vulnerabilities and resiliency) but not as much on mitigation (reducing emissions) - I'd be proud to live in a community that considers both; we can't adapt if we don't mitigate - so can mitigation be

more highlighted here? I.e., all our buildings, businesses, residents, visitors taking action to reduce emissions

Important to highlight vulnerable population impacts due to climate change.

Climate change is experienced unequally - climate impacts will impact the most vulnerable more seriously and I think we need to highlight the inequities specifically - i.e., for heat events, do we need cooling centres, public water fountains? "Specific improvements that protect our most vulnerable"

Does this capture Council's most current intention around "climate resiliency" and Council's goals – does it capture the full "why" Council moved so acutely on this recently, where it is more hyper focused on hazards maybe through feedback (i.e., worry about flooding again?).

Encourage inventive maximized use of land, i.e., allow residents to grow veg in city-owned green patches next to their sidewalk etc.

Agree with showing support for local flora/fauna as well as bigger climate change issues, i.e., preserving spaces for birds, small mammals, etc.

Perhaps consider nature-based solutions? I.e., preserving parks & protected areas, drainage, ecological functions - I think this could become a competing priority with built area and "strategic growth"

Transit should be mentioned as a GHG reducing strategy.

The GHG reducing part of this core value is not as fleshed out as the resiliency part of the value.

Instead of talking about climate resiliency as a LAP core value (it's an important topic but not handled at LAP level) maybe we should talk about maintaining/improving the ecological integrity of the area. That would handle things like green spaces, overland flow mitigation, preserving trees, maintaining habitat and so on. Coincidentally developing a community which honors these things also helps deal with climate resiliency.

Additional Comments:

For reducing runoff we need less asphalt and ground where water can infiltrate, for flooding, river banks with more riparian vegetation, emphasize more trees on streets to increase shade and reduce the temperature on the ground and support biodiversity

For reducing emissions, it is needed to reduce emissions from houses, buildings, and transportation. At home, maybe communal heating systems that rely on alternative technologies (wind, solar, geothermal) instead of gas,

To reduce emissions, less use of cars and more biking, walking and public transit

CORE VALUE #5: Strategic Growth and Improvements

*Enable continued investment and improvements into a diverse range of building types and uses along well-established community transportation **corridors, neighbourhood mixed-***

use activity centres and transit station areas to help improve public safety and the communities' sense of place. Encourage strategic growth that will ensure the area remains a well-connected destination of choice near the Bow River and surrounding employment areas for businesses and residents.

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

(1) Not entirely.

Wondering about who the document is written for. Standard writing for accessibility is for a grade 8 level, possible that some words or phrases may not be accessible. See number 2 under CHANGE (agree that it could be more plain language)

This does represent what we've heard but it seems to be trying to be too much in one value. There are multiple priorities within growth so this value should either be focused on strategy or broken out into separate priorities around values.

This specific wording implies exclusive focus on invested in the listed areas specifically, which went against the general theme of our last working group which appreciated more spread-out investments.

I like the phrasing "sense of place" as I feel this is why people are proud of their communities

Is there a way to encourage art and play here? Helps develop a sense of place.

I like the incorporation of "sense of place" while also planning for growth and improvement. It makes spaces that could seem ordinary and mundane (placeless) filled with meaning and character. It provides wayfinding in communities and brings people to spaces they may not normally go to, if not for the defining feature of placemaking.

Placemaking also has the potential to add to safety by bringing more people to provide "eyes on the street"

I am not sure I agree with this core value as written. It seems mostly about adding value for bringing people into the area as opposed to value for existing residents.

Too wordy in general

Additional comments:

We need investment on what is needed to support a good quality of life but *Continued investment* and continuous growth is not sustainable. *There are limits to growth.*

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

(1) We should focus on the future, not what "remains."

Clarify what 'a diverse range of building uses along well-established community transportation corridors.'

I'm not sure where to add this comment but when I read "sense of place" I got thinking about the involvement in Indigenous peoples in this planning process - the importance of this land for Treaty 7 First Nations and all urban indigenous peoples - how will this be considered? Involving Indigenous perspectives in our planning, making sure our communities aren't 'erasing', is really important to me and it hasn't stood out in any of the core values thus far..

It's hard to see how this is a core value as it seemed like it's more describing a way that we would implement the other core values (park space, mobility access, housing options, etc.) and we would do that in a strategic way

Is the word strategic needed or valuable here? A core value is by its nature strategic. Maybe more specific words that describe what you mean by strategic - which you do later in the value (corridors etc.)

Could focus on Infrastructure - wording of this is unclear.

Use other words than 'sense of place' - wish seems to be understood in too many different ways.

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

(1) ...ensure that the area becomes better and more safely connected through active and public transportation.

2. Communities sense of place instead could use sense of community. If someone's first language is not English or their literacy level is low, they would not be able to access what this means.

Clarify what is meant by 'neighborhood mixed use activity centres'. There are only so many of those within Riley communities so why not refer by name to North Hill etc.

Public Safety is highlighted as an outcome of this value but should be a value within its own.

The two sentences don't link together.

Need to be careful on meaning related to "building type and uses" in terms of more typical language related to "building scale and form" per the Guide or other LAPs. Being clear and even assertive of the need to realize a diversity of building scale (height) is important if we'll realize strategic growth and change for the existing context.

Encourage small commercial locations everywhere, not just in areas that are already busy.

I would like to see explicit support for increased density (incl mixed commercial/ residential) in certain busier areas where adding that would actually improve streetscapes, i.e., allowing for a pedestrian hub / meeting place / more protected gathering area where currently there is just a skinny sidewalk next to a busy road
"Sense of place" should be defined in the LAP if use.

Strategic Growth and Improvements could be broken into two values. One (Strategic Growth) is about physical redevelopment and new buildings is essential to realize strategic growth objectives and we must be assertive about that meaning physical

change in the community. Another (Improvements) is more about the need for public and private investment in public (and private) realm to enhance vitality/attractiveness, increase safety, and create a sense of place. Not sure that linking the two is helpful—there may be a sixth core value here.

Overlap with #2 (mobility) – well-connected and safety, more anchored in mobility and public realm for some, or maybe it needs to be in a new value under “Improvements”. Leading City and other public-private tools are required to achieve “Improvements, so let’s be clear and talk about enabling, leading, or required investment with growth and change.

Language “mixed use activity centres” and “transit station areas” imply something specific, but they’re not defined, can we be more plain language so it’s really clear?

I’m a bit stuck on “for businesses and residents” - would this not benefit all Participants, visitors to the area, tourists, etc.?

Maybe this core value should be called “improving infrastructure” as that at least makes sense in the wording

I propose adding a core value around “Safety” - like creating and maintaining safe neighbourhoods - something like that as we discussed it quite a bit on June 22 and if we can add beyond these core values, I would add safety

Sense of place - identifiable from another location.

It would be nice to focus on local business growth as well (restaurants, shops, etc.) as opposed to our area just being thought of as a ‘connector’ area to other hubs. I’ve heard from many people from outside of Calgary who visit Calgary that ‘Kensington is an area I could live in!’. So, they value it for its own offerings, not for how it can connect them with other places.

I don’t really understand what ‘sense of place’ means. It seems like it could mean different things to different people.

Rather than saying “**strategic growth that will ensure the area remains a well-connected destination** of choice...” something like *Encourage/promote growth/improvements which adds value to local residents and visitors to the area.*

This is a mixed bag of items - is growth an improvement? Maybe yes, maybe no. What are we really after - as a resident I am after a safe, enjoyable, accessible community. I am not looking for this as a destination, I am looking for this to be my home.

The ‘destination’ should refer to people choosing to live here, choosing to work here and choosing to visit here.

This should be split into ‘Growth’ and ‘Improvement’ as two core values not one.

“employment areas” kind of dry or do we mean non-residential/mixed-use/amenity-rich areas—need to reflect on meaning.

I see **safety** mentioned, this under emphasizes it as a value and issue that needs to be addressed:

Missing topic - community safety and dealing with social disorder with compassion

Riley Working Group Session Three (Online) – Vision and Core Values

Purpose of Session Three

On October 5, 2022, the Working group members were invited to learn about [the Municipal Development Plan's](#) (MDP) planning building blocks of Activity Centres and Main Streets and how we can apply them to the Riley Communities. This session focused on learning about the Municipal Development Plan (MDP) approach to key growth areas and discussion of moderate to large scale potential growth areas including:

- Review what we heard from Session 2
- Learn about the Municipal Development Plan (MDP) approach
- Identify and discuss Transit Station Areas and Activity Centres
 - Concentrated areas of growth with high activity and a variety of uses
- Identify and discuss Main Streets + Corridors
 - Areas of higher density, activity, and a variety of uses along specified streets or routes

Presentation from the session: [Session 3: Key Growth Areas \(Moderate to Large Scale\)](#)

What did we ask? Session 3 – Homework

In preparation for Session 3, Working Group members were asked to review a pre-reading package to:

- Learn about the Municipal Development Plan's (MDP) planning building blocks of Activity Centres and Main Streets and how we can apply them to the Riley Communities.

Categories within Calgary's Municipal Development Plan

Calgary's (MDP) is a city-wide vision for how Calgary grows and develops over the next 60 years. The city of Calgary consists of distinct geographic and functional areas that share common attributes with other areas across the city. Similar land use patterns, road layout, age of the building and the stage within a community life cycle help to define an area in terms of its development form and how it functions. They also provide direction on how the area might change and transform in the future. The MDP categorizes these broad geographic areas into land use typologies and provides some high-level direction on how redevelopment should occur in the future. Specifically, three broader typologies of interest to discussions at this session are:

- Activity Centres
- Transit Station Areas
- Main Streets

Categorizing areas with common features together in this way helps us plan for growth and change in a manner that balances the needs of Participants today and their changing needs in the future while being cost-effective over the long-term. For example, it encourages transportation choice and more sustainable modes of transportation (i.e., walking and cycling) to-and-from plan areas and connections to the city beyond.

Activity Centres

The MDP recognizes that in the long-term we will need to identify and plan for strategic areas other than the Greater Downtown that will support long-term employment and population growth in locations and at intensities to support the Primary Transit Network. Activity Centres are intended to provide mixed-use destinations central to multiple residential communities or business areas. They are often on current shopping centre sites or around a specific employment area and tend to be located along Light Rail Transit (LRT) and Bus Rapid Transit (BRT) networks near transit stations or stops. There are four types of Activity Centres in the MDP that differ based on their scale with the Greater Downtown being Calgary's primary Activity Centre and the smallest being Neighbourhood Activity Centres. There are also Major Activity Centres and Community Activity Centres. The MDP identifies two Community Activity Centres within the plan area.

Transit Station Areas

The LRT and BRT networks and transit stations are important public infrastructure that help move Participants around the city. Development around these stations can bring more residents who will help ensure our transit system can provide the stable, long-term and frequent service that Participants desire.

The Guide for Local Area Plans reminds us that like an Activity Centre, Transit Station Areas allow for transit-oriented development of residential, commercial, office, open space and civic developments that are designed with the transit station in mind, creating compact and walkable areas of a community. Ensuring future growth and development around these stations also helps to support transit use and make the long-term operation of the system more efficient for everyone.

Main Streets

Main Streets identified in the MDP share many of the same attributes as Activity Centres, but are linear in form and are oriented along a street served by the Primary Transit Network. Main Streets provide the opportunity to integrate adjacent, higher intensity residential, and business uses within a walkable pedestrian environment. Main Streets often provide strong social and historical connections for a neighbourhood or broader communities across the city.

The Activity Centres, Main Street and Transit Station Areas within the Riley Communities are shown in **Figure 1** below. Please note that only the two Red Line LRT stations (Lions Park Station and Sunnyside Station) are currently identified as Transit Station Areas in the plan area in the figure below. No Transit Station Areas for BRT stations are shown.

The map displays the Plan Area with various urban zones and transit stations. The zones are color-coded: Centre City (dark red), Major Activity Centre (red), Community Activity Centre (pink), Urban Main Street (brown), Neighbourhood Main Street (tan), Inner City (orange), and Established (yellow). The Plan Area Boundary is marked by a thick red line. Transit Station Areas are indicated by dashed black circles. The map includes labels for various streets and neighborhoods, such as St. Andrews Heights, Hounsfield Heights/Briar Hill, West Hillhurst, Hillhurst, Rosedale, Sunnyside, Eau Claire, Chinatown, Downtown West End, and Downtown Commercial Core. The River is shown in blue at the bottom left.

Legend

- Centre City
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Inner City
- Established
- Plan Area Boundary
- Transit Station Area (Approx. 600m radius)

- Consider and think about where new development of a height of four storeys and above could be located over the next 30 years.
- Think about potential Activity Centres and places that may not be as active as Kensington today, but might have the potential to grow into a similar area over time.
- Think about streets that are becoming important connections between popular destinations and how Main Street redevelopment can help turn those corridors into safer and more comfortable places for people to be.

Working Group member were broken into small groups to discuss areas that would be considered for moderate to large scale growth. They were asked to discuss the following Urban Form categories:

- 114

- Concentrated areas of growth with high activity and a variety of uses

How did we use your input?

Feedback from the Working Group will be incorporated into the Plan and help inform the Urban Form Categories that will guide future growth and change in the Riley Communities of Hillhurst, Hounsfield Heights/Briar Hill, Sunnyside and West Hillhurst. We will discuss Urban Form Categories and Scale Modifiers at future sessions. More information on the Guide for Local Area Planning, Urban Form Categories and Scale Modifiers can be found [here](#).

Session Three: Working Group Comments

EXERCISE #1 – Transit Station Area & Activity Centre

Table 1

COMMENTS:

Is Activity Centre where people come together?

The container park is definitely an activity centre in the summer.

All the way up to 10th street and to couple blocks to the sides.

North of Safeway there's less activity and joining them feels disjointed

Take it all the way to the Riley park because of the amount of people in the area.

14 Avenue (South side)

For the train station and the mall. The area is better if it's bigger. Not about the mall being bigger but more stuff to do other than the mall.

Along 14 Ave need some work. (1 agree)

There's a school and families around 14 Ave. Keeping families and school open

Three bedrooms, if that's possible, that would be good, unicorn.

14 Avenue have single detached, that shouldn't be an activity centre

That's a R1 stable community, can't put commercial in there. (1 agree).

If you are going to colour it, colour the location of the café, don't colour the entire thing.

Take the pink off and write the ideas down.

I would like to have the activity centre in there. I'm not saying build a mall in the area but a little café in there would be great.

Are we talking about current or future ones on Activity Centre? Answer: both.

Whatever the mall becomes, it would be business, not vendors (that's on the street). If there's something about calling it an activity centre than become a café. The north of 14 avenue will be got big businesses.

Can there be another level of colour to indicate the different intensity of activity.

(Vendrome like activity centre. (2 agree).

Kensington Road:

A block each way (landmark 10 location).

What is the difference between a Main Street and Activity Centres in terms of uses?

Answer: Activity centre is like a destination. Main street is mainly about travelling

The entire area is an activity centre. Eventually, there's going to be more and more commercial in the area.

Why are we only looking at one section when we have a lot of area. I would like to see us filling in these corridors.

It's interesting that the activity drop-off significantly after the flat iron building. In terms of activity, it is a specific area. It could be land use issue? Everything seems to stay in the east.

Isn't there a school in there too?

Can you make it more to the north side? Maybe the type of uses like a Shopper Drug Mart isn't drawing activity. Once you go west of the area, the activity drop-off. It would be great to see activity centre gets extended.

Sure

Legion area (19 street)

From Legion to commercial area (19 street to 18 Street) – landmark 7 and 8

Is there open green space in the area along the strip? Is the intend to put density everywhere?

14 Street

Along 14street could have some potential.

I would like to go back to the corridors as we are eating away some of the existing residential.

As speaking from someone who doesn't own a car, I have no reason to go past 14 street.

It might be good to keep development around the station. (I agree, I also don't take vehicle much). Perhaps we can expand some of the existing area.

I agree that we should expanding some of the existing areas.

By Crowchild

Spent a lot of time by #5 (Parkdale Blvd x 25 Street). If we are looking for area for higher density residential, west of the retail area by Crowchild, that could be the place. Don't ever say I said it.

I would put density along memorial, if you really want density. Anywhere along Crowchild, you can put 6 storeys or higher. It buffers the community from noise.

Phil: You can put townhouses along the west side. And higher density on the east side.

Could we go a bit more north from landmark 5 for density.

5 Avenue x Crowchild

Table 2

10 Street

a lot of 4+ storeys existing buildings.

The intention of the session is to find out how far/deep should the 4+ storey go.

All Kensington road

19 ST: some existing 4+ building there. From Kensington to 5/6 Ave

14 Ave near LTR station, south side of the park/green space

19 street from Kingston to 16 Ave NW. if there is alley, should be on both side of 19 ST

Between 4 ST and Sunnyside COOP; some people don't agree with coop site to go higher density.

Every green space should have more than single family; but other people said it should 4 storey and below

Should focus on the existing high-density area. 10 ST, Kensington road. Where the dark grey area and light grey is.

14 street

Struggle with the height as it is so context depending. Heritage buildings. Want to Keep the character and sun. Be mindful about the building height. Some 8 storey buildings are too high.

Preexisting grey area has not been utilized, such as corner of Kensington Street and 14 street and some lots along 10 street. The existing infrastructure/school/parks can't support increase people.

Anywhere near LRT station should be tall buildings

Some people don't agree as how many people use the LTR in the communities. Two towers are there already.

How can the amenity space support the growth?

All the new growth pays the amenity fund, which could use to increase amenity in the area.

Evan explained how the new development could pay for the infrastructure and parks/open spaces. There is an amenity fund in the community.

Table 3

Hounsfield Heights residents feels that the area that feels the area for taller buildings is the mall site. Some residents would like to see it step back a bit. We welcome the density there, and brings new people to the community, without compromising community character.

The first think when I see these 600 meters zones, for Briar hill, it's the whole neighbourhood.

The idea of putting density along 16 avenue west of 19 Street NW, it doesn't make sense to put density here because there is sound wall. *20A street is the 2nd one from 19th street, beyond that to the west, the 16th Ave is completely cutoff from Briar Hill (taken from chat).*

I think it would be more helpful if the map had some more information. A lot of the TOD zoning is consistent with that as well. There is a lot of density that is already allowed here, and it hasn't been redeveloped.

The existing Activity Centres are relatively clear, intersection of 14th Street and Kensington Road, and all of 10 Street, at least until 5 Avenue.

I think there's an activity centre along Kensington around 21 Street.

I think the area off of Kensington Road west of Crowchild trail has a bunch of areas that could be considered an activity centre. There are a bunch of existing shops.

The Grace Hospital Site should not be taller than 4 storeys. It should not be block the escarpment. There needs to be consideration to how traffic gets into the site.

I think the gas station on Crowchild and 5 Ave, there's a lighting store, and gas station. That could be an activity centre.

I think that area along Crowchild trail could be used for sites of 4 storeys.

Areas I think, that due to character, we should really avoid over 5 or 6 stories would be the east area of Sunnyside north of 1 Ave, Parkdale north of 3rd (ish) the west of Hounsfield Heights and the central core of west Hillhurst (20th Ave to 23rd and 2nd to 4th)(from chat)

In terms of larger development, all of the main streets would be great. I think a major rethink along Kensington road between 19th and 14 Street are not larger developments, but smaller homes. So I think that area needs a rethink because it is not cohesive.

I would hate to see larger development along the east side of Sunnyside by the curling club.

EXERCISE #2 – Main Street & Corridors

Table 1

5 Avenue x 10 Street

There's a lot of small lot and could be better utilized for more development. Both sides would be great.

There's a lot an empty lot in there that's already got commercial land use on it.

This little section of community will be cut off and get surrounded by corridors. I don't mind doing the 10th, the 16th, Kensington. In my opinion it's really difficult getting out of this area along 5th.

If the orange colour means commercial, then it'll have all sorts of impact. But if it's townhouses and 6 storeys apartment then the traffic is more controlled. Mind you, council is talking about cutting on parking requirement. You would end up getting a lot of scattered parking throughout the community.

The more likely they are close to the transit station, then the neighbourhood would not need the car as much. (1 agrees to see this type of development on 5th).

All the grey areas on 10th are already major activity centre with commercial building

We have a lot of mixed of housing form, we have a lot of density on the street. I would like to know

Crowchild x 5 Avenue

From Crowchild to 19 street could be another Main Street

Not commercial, maybe residential like townhomes, 6 storeys. But we wouldn't want a lot of commercial. My preference would be commercial at the node (Crowchild x 5 Ave). If you want to increase the density, great. I personally see 5 Ave as a higher residential instead of bars, pub, commercial.

If you are going to have commercial then centre around node (Crowchild x 5 avenue and 5 Ave x 19street). Then the rest residential focus along 5 Ave.

16 Avenue NW

You can put high-rises in the urban main street area. The whole damn thing. (2 agree)

Right now, I don't find myself wanting to go up there so I would like to see more things happening there.

2 Avenue NW (eastern side of the plan)

It saddens me to see heritage get replaced by new single houses. I would rather see this area as being more dense.

There's a school there.

Responding to statement about heritage. We do have a committee about heritage.

I am also in the committee, you got some great ideas there.

Yes green, I love green.

Where could we put some nice housing for families there since there's a school.

That's very generous of you sacrificing your house for orange there.

I don't want to see blocking off all corridor in the community. There's going to be an escape route.

Those cooperative housing is fabulous, if we can do it more that would be fabulous
 Bring the streetcar back.
 No one build 4 storeys. I don't know if these are 5 or 6 or 16 storeys. If it's 5 Storeys,
 maybe it's okay. If it's 15 storeys then I don't know (3 agree).
 Are we trying to put as much as we can into the area?

Table 2

5 Ave NW Crowchild Trail to 10 Street

2 Ave NW to coop site

Need to consider the size of the green space to intensify. Not high-rise. 4 storey and under. No

agreement on the size of the green space.

Shadow impact to the green space.

People are utilizing the green space in matter what kind of buildings surrounding it.

Memorial Drive. There is existing use, such as CBC Radio land. Not including green space

Moderate size development. Housing diversity, affordability, transit options are important benefits of these LRT stations. Sunnyside LRT station provide affordability so it should be All intensified. No significant heritage building in the area.

All the North Hill mall area.

Not sure about all Lions park station area should be intensified. Some area could be yellow, around 6 storeys. (dance studio, Tai restaurants)

Some people don't agree to intensify along the Park space near Lions park

Increase density at certain parts of the area, and it may leave the pressure to other part of the community.

The whole area between 5 Ave and Kensington road, west of 10 ST NW, but need to consider heritage homes.

Yellow means moderate/medium density

Table 3

The area with the liquor store along 19 Street could be a Mainstreet. Only that one block. 14th Street is uninviting for anyone, including drivers wanting to access business. (from the chat).

The noise is a major downside to me with 14th - so anything that would mitigate noise (hopefully more natural tactics like trees, rather than walls...?) (from chat)

Very specifically an improvement - the pathway behind Globefish Sushi is a route from 2 Ave NW (West Hillhurst) at 14th at the crosswalk to cross into Kensington for many people while cycling or walking. And it's gross (smells like rotten sushi fish) (from chat) 14th doesn't really feel like a Mainstreet to me. I don't think it should be considered as a typical one. It should be coloured (blue) a different colour. Should it be? It probably should.

Agreed. 14th St doesn't feel like a main street, although tiny portions can. (from chat).

I agree that it's not wonderful now, and it is already built... I'm thinking the sidewalks and trees and stuff like that can be improved. (from chat).

14th street and Kensington road also tends to be an intersection of incidents not only with cars but also with loitering and ppl coming in and out of traffic (from chat).

As we go north up the hill on 14 Street, if we talk about development on the east side, how do we connect that with our local plan? I think they need to be considered in this plan.

I think there opportunities along 14 Avenue and on the east side of 14 Street.

To me 14th Street between Kensington and 5 Ave is at best an urban main street like 16th Ave.. not a neighborhood main street (from chat).

19 Street is a Mainstreet on the west side of street from Kensington Road to 5 Avenue

I think that the Mainstreet part of 19th Street should end on 2nd avenue.

Future-wise, I do see the orange going all the way to 5th Ave, as much as I love the post-war homes on the east side. (From the chat)

Second the thought re NOT putting extra around the parks, generally speaking (NOT 2, 3, 4). Riley is a bit different as 5th Ave is more of a collector of sorts (whatever the right term is)

Also second the thought that greater height near Calgary Curling Club isn't warranted... there's already townhome density near there... (from the chat).

When I walk down 14th street, it's not a very walking friendly, or biking friendly street. The more things are developed it becomes less hospitable for pedestrians. It feels like a transit corridor.

14th street is already, for the most part, over 4 storeys...I do agree it could be nicer for the sidewalks... (From the chat)

On the corner of 5th and 10th Avenue, they built a building, they left a corner with trees and benches and it's nice to sit in. If you go down 14 Street, there are no places like this. A way to make the area more inviting, would be nice to have a buffer between sidewalks and traffic, makes it more friendly to walk down.

Riley Park Centre is an area that can be a bit taller, BUT not blocking the view of the Jubilee in any way (and considering traffic implications)... IMHO (From the chat)

We'd like to see a better crossing than the 7th Ave traffic light... (From the chat)

I was quite disappointed when they took the pedestrian overpass along 14 Street at 8 Avenue and they moved the crossing south to 7 Avenue. I would like to see a better answer in the future.

I am curious what people think about Kensington Road between Crowchild and 14 Street. I think it could be approved both from a pedestrian or vehicular point of view. I think it needs a bit of thought.

The area along 14 street with the sushi restaurant, that could be considered a main street but the access is really poor and hard to get into. If that could be improved, it would be a lot nicer.

Really for 14th Street between 5th Ave and Kensington to be a valuable area for the communities it needs a redevelopment for accessibility. On the other hand, I would hate to mess up through flow of traffic along 14 Street because then it would make other streets like 19th Street busier. What is the answer? I don't know. (From the chat)

Main Group

I think doing some bump-out parking along 14 Street would help make it more of a Mainstreet.

General Comment (before exercise ends):

This map cannot go out like this. If people see this, they'll go nuts. We are colouring over people's houses. This is not going out like this right? Make sure to note that it's just a first thought, and not everything is pubs and bars and 15 storeys, especially the pink areas.

REPORT BACK: MEMBER COMMENTS / QUESTIONS

Table 1:

Any info that needs to be known in the updated MDP. Any approved corridors/activity centre in the MDP?

Could the map zoom in to see clearly?

The whole area could be 4+ storeys. Where should the single family go?

Table 2:

What happened to Hillhurst?

There's no consensus on this map. Every idea got captured on the map.

Can you elaborate on the Briar Hill? (from chat: OK, just for the notes, the majority of that area coloured in Briar Hill is actually cut off from 16th by a big sound wall... fair to ask the question...)

Can you tell me more about the Kensington area?

Table 3:

Are we going to be drawing 600 meters around BRT bus stops as well?

What is the difference between an activity centre, and a Mainstreet?

How do the Hillhurst residents feel about the cbc site.

Just based on people's discussions I get the feeling people are generally thinking of 4 stories or less for most areas except at the north hill site. Is that what people think... and is it a reasonable expectation from the city planning perspective

That's a very creative way on the map. Good job group 3.

What is the blue?

Along 14th street, I love that idea. There could be bump out for people to park and have room to have coffee.

ACTION ITEMS:

Table 1

No action Items

Table 2

No Action Items

Table 3

Look into the status of the CBC site Development permit.

Riley Working Group Session Four (Online): Refine the Initial Draft Key Growth Map

Purpose of Session Four

On November 8, 2022, the Working group members were invited to review the finding of the previous session, and to further refine the initial draft of the Key Growth Areas map.

Presentation from the session: [Session 4 – Refine the Initial Draft Key Growth Map](#)

What did we ask? Session 4

Session 4: Homework

No pre-reading or preparation was required for Session 4

Session Four: In-Session Discussions

Working Group members were invited to participate in the following presentations and activities:

- Review key considerations in the LAP process
- Review What we heard from Session 3
 - Vision / Core Value methodology
 - Presentation of high-level refined statements
- Presentation of initial draft Key Growth Map (Figure 1)

Revised Vision and Core Values Statements

Based on the feedback from Session 2, the revised Vision statement and Core Values were presented:

Revised Draft Vision Statement

Initial Draft	Working Group Feedback	Revised Draft
Situated near the Bow River and the Downtown Core, the Riley Communities of Hillhurst, Hounsfield Heights, Briar Hill, Sunnyside, and West Hillhurst will continue to grow and build upon the unique assets and histories of the area. From North Hill Mall to Kensington to 19 th Street, the area will see continued improvements and investments in amenities and infrastructure that enhance the diverse experiences and quality of life of those that live and visit.	<ul style="list-style-type: none">• Remove references to locations• More inspiring, forward-thinking vision• Make more specific	Situated near the Bow River and the Downtown Core, the Riley Communities of Hillhurst, Hounsfield Heights, Briar Hill, Sunnyside, and West Hillhurst will continue to grow and build upon the unique assets and histories of the area. The variety of housing, amenities, attractions, and transportation options will form a foundation to further the area as a desirable part of the city. The area will see continued improvements and investments that enhance the diverse experiences and quality of

		life of those who live and visit.
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Revised Draft Core Values

Based on the discussion during Session Two, the five Core Values were revised, and a sixth Core Value (**Safe and Accessible Communities**) was added:

Housing Choice

Initial Draft	Working Group Feedback	Revised Draft
Enable diverse housing options that meets the evolving needs of Participants throughout all stages of their lives near surrounding employment areas, including the Downtown Core, AUArts campus, SAIT campus and the Foothills Medical Centre, while incentivizing the retention of heritage homes.	<ul style="list-style-type: none"> Diverse housing options and all stages of lives are good wording to keep Consider <i>affordability</i> Instead of enable diverse housing options, consider continue to offer diverse housing options Revisit employment area call outs 	Expand the range of housing options in the Riley Communities to meet the evolving needs, life stages and household compositions of Participants. Ensure that as new housing is developed, it suits the evolving context of each of Riley's individual communities.

Moving to and through the Riley Communities

Initial Draft	Working Group Feedback	Revised Draft
Improve mobility options by supporting public realm improvements along key routes across the Riley Communities and into surrounding communities to allow people to safely, conveniently, and comfortably access a range of destinations, including the Bow River, Downtown Core, Kensington, 19thStreet, AUArts campus and SAIT campus.	<ul style="list-style-type: none"> The word <i>mobility</i> is too general No mention of <i>transit</i> Does not prioritize any method of transportation over another No mention of <i>accessibility</i> or <i>safety</i> <i>Public realm improvements</i> is confusing in this context No mention of <i>walkability</i> 	Support and provide increased ways to move to and through the Riley Communities that emphasize safe, accessible , and efficient movement. Prioritize walking, transit, and active modes as key ways to move around the Riley Communities and to surrounding destinations by building upon existing infrastructure such as the C-Train line, Regional Pathway system and pedestrian network.

Parks, Recreation and Open Space

Initial Draft	Working Group Feedback	Revised Draft
Recognize and enhance the area's distinct parks, open spaces, cultural landscapes, and recreational and civic	<ul style="list-style-type: none"> Focus more on <i>enhancing</i> than <i>recognizing</i> List of places is confusing 	Expand and enhance the inventory of parks, recreation facilities, natural areas and public spaces

spaces, including McHugh Bluff, the Bow River, Riley Park, Green Park, Grasshopper Hill and Helicopter Park, to increase opportunities to enjoy these accessible and inviting local and regional destinations.	<ul style="list-style-type: none"> • Highlight <i>accessibility</i> and <i>enjoyment for all</i> • <i>Civic facilities</i> is a confusing term 	throughout the Riley Communities, including the McHugh Bluff and spaces along the Bow River. Focus on providing an accessible range of parks and recreation spaces for all those living in the Riley Communities.
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Climate Resiliency

Initial Draft	Working Group Feedback	Revised Draft
Improve long-term resiliency by reducing greenhouse gases that contribute to climate change and minimizing vulnerability to localized climate-related hazards such as extreme heat, heavy rainfall and flooding along the Bow River through area specific improvements, such as expanding the tree canopy.	<ul style="list-style-type: none"> • <i>Localized</i> is a good word to use • Elaborate on how the LAP can address this • Add wording around <i>mitigation</i> • Support for wording around <i>tree canopy</i> 	Improve long-term climate resiliency and reduce vulnerability to localized climate-related hazards such as flooding along the Bow River, heavy rainfall, and extreme heat. Achieve this through supporting low-carbon lifestyles and area specific improvements that mitigate the impacts of severe weather events and expand the urban tree canopy .

Aligning Improvements to Growth

Initial Draft	Working Group Feedback	Revised Draft
Enable continued investment and improvements into a diverse range of building types and uses along well-established community transportation corridors, neighbourhood mixed-use activity centres and transit stations areas to help improve public safety and the communities' sense of place. Encourage strategic growth that will ensure the area remains a well-connected destination of choice near the Bow River and surrounding employment areas for businesses and residents.	<ul style="list-style-type: none"> • Unclear what this really means • Seems to overlap with Core Value #2 (Transportation) • <i>Sense of place</i> is good to maintain • <i>Mixed-use activity centre</i> is wordy • It seems like <i>strategic growth</i> and <i>investment</i> are too separate • Unclear what <i>strategic growth</i> means 	Enable continued mixed-use development along Main Streets and corridors such as 10 Street N.W., 14 Street N.W., Kensington Road and 19 Street N.W. as well as transit-oriented development around the Sunnyside and Lions Park C-Train stations. Enable the creation of public amenities that support growth and change and further enhance the sense of place within these communities.

Safe and Accessible Communities

Initial Draft	Working Group Feedback	Revised Draft
Not considered an initial core value.	<ul style="list-style-type: none"> Safety and accessibility should be considered for all considerations in the plan Safety in public spaces, such as train stations, should be emphasized. 	Promote community safety and accessibility for all . Ensure that safety and accessibility are key considerations in public realm improvements , new building design , and in considering improved transportation options.

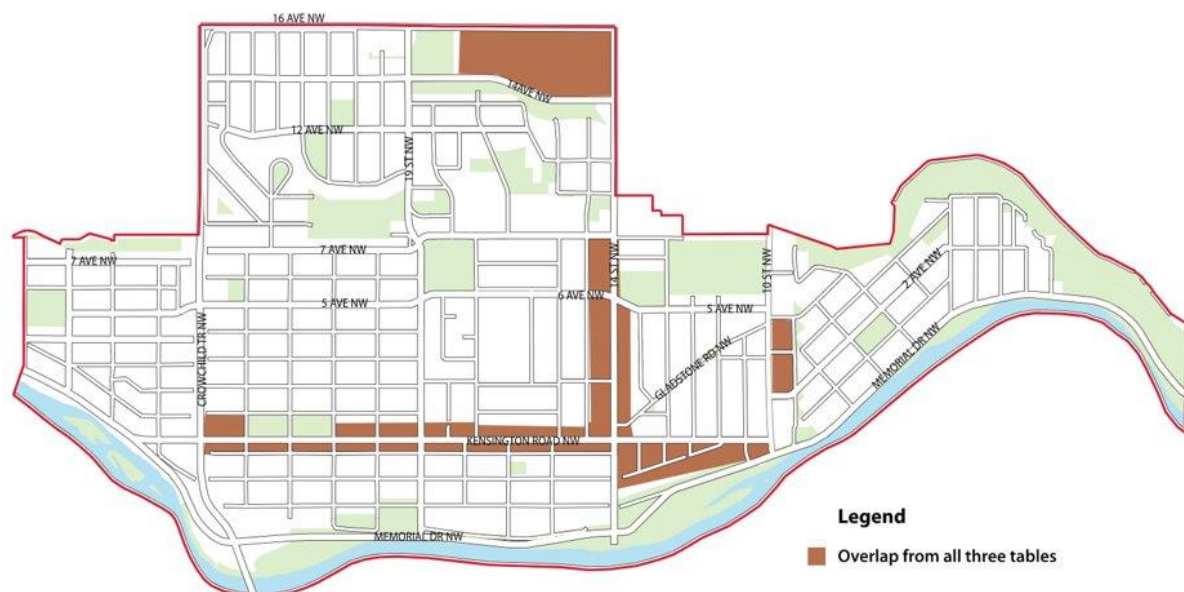
Initial draft Key Growth Map

Working Group members were then broken into small groups to further refine the initial draft Key Growth Map. (Figure 1).

Questions asked

- Do you feel that the key growth areas of common interest (brown) align with Working Group discussions so far? Why / why not?
- What additional areas should be added to these key growth areas of common interest (brown)? Why?
- Would you adjust boundaries or remove any identified key growth areas of common interest (brown)? Why?

Figure 1 – Initial draft Key Growth Map



How did we use your input?

Feedback from the Working Group will be incorporated into the Plan and help further refine the Vision and Core Values for the project as well as to help further refine the Urban Form Categories that will guide future growth and change in the Riley Communities of Hillhurst,

Hounsfield Heights/Briar Hill, Sunnyside and West Hillhurst. More Urban Form Categories and Scale Modifiers will be discussed at future sessions.

More information on the Guide for Local Area Planning, Urban Form Categories and Scale Modifiers can be found [here](#).

Session Four: Working Group Comments

Revised Vision and Core Values Statements – Working Group Comments

No further comments were received during Session 4, however additional comments were received via email after the session and are listed below.

Additional Comments

What feedback do you have on the revised draft Vision and Core Values (please see pages 12 – 18 in the PDF presentation)? Please tell us why.

Vision statement:

I like the changes! The only not I have is that the wording “to further the area as a desirable part of the city” feels awkward. It already is a desirable area, and the work we are doing will allow for that to continue. I totally understand what you are getting at here (and agree with it!) but the way it is currently written seems off....

Housing Choice:

I really like the re-write. The wording “evolving context” recognized that there is an existing context within the community but that it will also change over time. I think the terms “housing options” and “life stages and household compositions” both speak to a variety of products at a variety of price points without having to specifically call out affordability.

Moving to and Through:

I think the re-write is great!

Parks, Rec and Public Space:

I generally like the re-write but it doesn’t make a lot of sense to have removed some of the previously listed parks but left some in. If we aren’t going to identify specific additional efforts on the McHugh Bluff and Bow River Edge, I would also pull those two references out.

Climate Resiliency:

I would pull the wording “supporting low-carbon lifestyles” out. The LAP is a planning tool, and I don’t think we should talk about directing people’s lifestyles. I just think this could get misconstrued by the public. The first sentence is great, the second sentence needs some work. Could we try something slightly modified like “*Achieve this through supporting area specific improvements that mitigate the impacts of severe weather events and the expansion of the urban tree canopy*”. I think that gets the same message across but in a manner that is less likely to get anyone’s hackles up.

Aligning Improvements to Growth:

I think we can just say “Enable continued mixed-use development along main streets and corridors” without specifically calling out any locations. The maps will do that. The last sentence is great!

Safe and Accessible Communities: Love this new section!

Initial draft Key Growth Map – Working Group Comments**BREAKOUT ROOM #1****REFLECT - Do you feel that the key growth areas of comment interest (brown) align with Working Group discussions so far? Why / why not?**

Question about what types of growth is 4 storey or more

Queen E Green space should be green

Adjacent to green space should be set aside for housing that does not have yards.

Equability means sharing all adjacent park space with higher density.

Gladstone road should not be high density. The center of Hillhurst Proper does not need to be tall. There are a lot of historic homes in this area that could be densified via secondary and laneway suites.

West side of 14th street between 14th Ave and 8th could be taller

East of Crowchild can be tall between 14th and 6th Ave

Generally agree with brown areas but there needs to be significant discussions about design so we don't end up with a bunch of boxes and the streets become a tunnel.

The brown areas generally make sense to me. The 19th street development will limit viability of traffic flow, but I don't think that's a bad thing if done thoughtfully; the way it is developing so far is encouraging for foot and bike traffic already. One additional thought is that the areas adjacent to Crowchild are not desirable for low density development (due to loud traffic, etc.), so it would make sense to allow higher density/ growth there

A long Memorial between 28th and 26th Street could be taller.

Memorial should be a Park not a Drive.

I'd like to advocate for the ContainR Park in Sunnyside and I think it should be fostered as the unique community space it is.

Have always found NH mall site was a good spot for this development, this development would in 30 years would be good, not so much now

Area by 19th street between Kensington and 5th, is a very tight/busy corridor today, getting tighter and busier as development is occurring today and trying to imagine a projection in 5, 10, 15 yrs. and we've taken out all the small war-time buildings and have put up 4 stories or higher and we still have a tiny street – not necessarily opposed to density in this area, but wondering how infrastructure can keep up. If there was a wider street like Kensington Road, we wouldn't get the tunnelling like we get with the one-lane street there.

EXPLORE - What additional areas should be added to these key growth areas of common interest (brown)? Why?

I don't see any areas that I believe have been missed in terms of the higher than 4 stories except for the area west of Crowchild along Kensington Rd

what about the sites on 5th Ave just west of Crowchild (i.e. cartwright lighting block, and that roundish building across the street)

Thought area just W of Crowchild on Kensington would be an obvious place for higher density and would help complete that commercial expansion of Kensington main street. With good design could be attractive area.

Area south of there where Lion's senior building is as well

SE corner of 16 Ave and 19th street, green space there, only a small soccer field, rarely used, old library there, all near LRT station, fire station – this is prime for redevelopment and could be good for mixed-use that incorporates new library, fire station could be incorporated.

Where current West Hillhurst CA building is could also be enhanced and made into area used more fully throughout the year

One thing discussed was connecting 19th street across river to connect with Sunalta LRT and have transit, cycling, pedestrian, emergency vehicle bridge - Not for private vehicles - just for private transportation, if we did this, higher density along 19th to Memorial Drive would make sense.

Last session, group talked about a good spot for development, 2nd Ave. between 9 and 9a street that hasn't been shaded. Curious as only a couple of small houses and there are higher developments along 9a, could be a good area to add more. Block next to it is already developments so it would make sense there too.

Block the Venn is on could be higher – north of 4th Avenue in Sunnyside, next to LRT. School sites along Kensington Road, one is coming up for sale, could be potential to do something there. Louise Dean, one on the west.

- But don't want to lose this green space
- Potential for combo of increased density development and useable park and we don't really have either right now.
- If we add density to the north of both those green spaces, we may need those schools in the future

Where old CBC site - that's corner of 16th Ave, there's stuff happening there. You asked where along Memorial would make sense for higher density, that strip ... old fire station along corner of 19th and whatever just off memorial, although there seems like that's an area where housing is declining and there is development happening there. Maybe this would be an obvious place for thoughtful development.

Was feedback on 10th Street really limited to just these areas in brown? Was under impression it would keep expanding as already lots of growth there.

Similar to 10th Street question, what about north side of Kensington Road between 14th and 10th Street... why not more brown there?

CHANGE - Would you change any boundaries or remove any identified key growth areas of common interest (brown)? Why?

would like to ensure the brown area at 16 Ave and 19 Street does not extend in the future to cover the area in orange along the 16 Ave sound wall

Strongly opposed to further development along river, ecological benefits of maintaining riparian zone are substantial if thinking about climate resiliency, having these prime green spaces and mitigate flooding, it's important. Perspective of having place for ppl to go that's less dense and more nature. Impacts to birds when they have to navigate taller towers in a zone that is already important to them. Environmental consequences to adding density at ground level and lower height and she'd hate to see this w/o any real thought about ecological effect.

Concern about large developments along Memorial Drive that should shadow the river- does the City have limits on this type of development. Feels along Eau Claire the larger

buildings shadow the river. Lower development like 4 stories properly scaled would be OK.

BREAKOUT ROOM #2

REFLECT - Do you feel that the key growth areas of common interest (brown) align with Working Group discussions so far? Why / why not?

I agree with what was done so far

I (as a HH-BH CA rep) liked the brown so far in HH-BH, and not more on the second strip mall and definitely not more to west in north Briar Hill (which is actually nothing to do with 16th Ave, and does not have suitable roads for that sort of development), we also note that the area on top of/near Louise Riley Library can be redeveloped to be more dense... I think the brown areas are already densified, and I think we should build upon that.

Nothing really to add.

I think what's been done is great.

EXPLORE - What additional areas should be added to these key growth areas of common interest (brown)? Why?

Look at registering both sides of 10th that are already greater than 4 storeys, with consideration for what the local CA considers historical (I see that noted below and totally support that)

Note the north side of 5th Ave in Kensington, is already more than 4 storeys (not higher than it is now, though) - good spot because park is large, so shadowing is less of a concern

Also, would like to add the south side of 5th avenue in Kensington/Hillhurst. Great option along a more main road and close to a park / amenities for individuals living in higher density units

I'm surprised that there aren't more than four storeys around the 16 Ave section for development. For me it makes sense to have more four-storey development.

I think the key growth area on the west side of 19 Street might as well extend all the way to 5th Ave NW. I don't see any reason to stop. I could see it going all the way to Crowchild.

I think the four storeys should also mirror on the east side of 19th Street.

There are these post-war bungalows along 19 Street, so road access becomes awkward. It can't go higher on those properties for some reason. There is a little catwalk between the houses that might also make redevelopment more difficult.

I feel like there would be a way to develop on either side.

My comment is specific to the west side (of 19th Street), I think it should extend up to 6 Avenue. I think it would be very difficult to put in large development, I think two to three storeys, but that would change a cute part of this community.

I see both side of 19th street as a double-loaded main street. The problem is there is no laneway on the east side.

I'm curious about West Hillhurst moving into Crowchild trail, I'm surprised that the area with pizza bobs and the 7/11 should be brown.

the area along the east side of Crowchild Trail (all the orange on the east and west side of Crowchild) should be all brown in my opinion.

On the west side of 10 Street should be greater than 4 storeys because it already is developed that way.

Along 2nd avenue, I was surprised that there wouldn't be more people who didn't see that area as a good place for four storeys or more.

I think the idea of increased density along Kensington Road is a perfect area, there already the legion site. I think fronting onto Memorial Drive would be a great place for more density west of 14 Street.

No issues with density along Memorial Drive. Mixed use would be ideal, especially expanding along the path that extends west from 21st St. I think the entire east side of 14th street along Memorial Drive could have 4 storeys.

I think if it's done properly, I think both sides of Crowchild Trail could be a nice community with a bit more density.

What about density around those smaller parks like Grand Trunk park, along 5 Avenue. I think it's easy access off Crowchild, so it provides an opportunity.

north side of 5th Ave in Kensington also already has greater than 4 storeys, and that's a spot where there isn't so much of a shadowing issue because Riley Park is large (so it doesn't shadow a high amount of that park)

Good point. I also think the south side at that area is a good section for it, since the sun typically is in the south

CHANGE - Would you change any boundaries or remove any identified key growth areas of common interest (brown)? Why?

The density in West Hillhurst west of Crowchild has development that should be higher density (Pizza Bobs, 7 11, etc.)

Need to note the park on 5th Ave (Grand Trunk) - W Hillhurst needs their parks 😊

Need to note and emphasize that HH-BH would very strongly object to that idea in north Briar Hill, for decades it has been completely separate from 16th and transport there is a tiny access one way road, not at all suitable for traffic and parking associated with significantly greater density. Neighbours bought into a very quiet area with some of the nicest mid-century modern bungalow character still there

I would love to have the historic buildings along the south end of 10th street preserved. So much of the historic buildings have been removed and this impacts the character of the community.

- Seeing this comment and very happy to support that thought! Heritage is important!
- If there is a way to incorporate historic buildings into new development (thinking European cities, eastern cities in NA and the examples they have). That would be a great balance!

Agree with not making Kensington (Gladstone area) higher density (not greater than 4 storeys)

- Strongly agree with this!

Note the other group saw that Queen Elizabeth school yard was missed, in addition to Grand Trunk Park

HH-BH would also not support more than 4 storeys south of Lion's Park, where it's currently single family - that's a huge change (just like it would be in north Briar Hill). We are OK with the north side of 13th being a bit more, but not 4 storey+

BREAKOUT ROOM #3

REFLECT - Do you feel that the key growth areas of comment interest (brown) align with Working Group discussions so far? Why / why not?

To me the areas in brown were pretty obvious and well developed

The old Grace Hospital site. I am surprised it wasn't flagged by more tables

10th street – the eastside, north of 5th Ave, I would make these dark brown.

I think that there may be some gaps worth talking about. Easy ones would be, from a corridor perspective - These more complete corridors might be a observation as to what might be missing.

Comment around transition zones and how those will be determined (in ASPs or development application) - doing what's logical in terms of building super tall buildings next to SF homes, ensuring transitions b/w

EXPLORE - What additional areas should be added to these key growth areas of common interest (brown)? Why?

Several key corridors (Parkdale BLVD, 14 ST, Memorial DR, Crowchild TR, 2 AV, 19 ST, etc.) should be considered as growth areas more consistently, comprehensively—several gaps can be filled-in. Future growth planning should ignore existing structures and encumbrances that could be overcome with investment and change.

Need to consider the relationship to existing laneways or blocks patterns where minimum depth and size of assembly areas for key corridors for growth.

There are a number of regions surrounding the two transit stations that should be added to this map, notably regions that were marked by two of the groups but not all three: For Lions Park, the north side of 13th Ave, & for Sunnyside station the entire east side of 10th street and the blocks east of the station to 8th street.

The east area of Sunnyside that has pedestrian access to downtown via the Princes' Island bridge should be considered for higher density, notably the Sunnyside co-op area. The stretch of 8th Ave between 19th street and 14th should also be considered for higher density, this the region that includes the Bethany hospital and existing condos that are aging.

Interesting that north side of 5 Ave by Riley park is not brown - is it zoned for taller buildings already?

The comprehensive 16 AV edge should include a minimum depth of growth opportunity along all the shared boundary with the community.

5 AV/6AV full extents east-west should be considered for growth opportunity at least for a certain depth/transition and at key nodes intersecting with other identified growth corridors.

Is there anything we can do around 5th and Crowchild? Maybe some 6 storeys in and around there.

A lot of the areas marked in orange around the two C-train stations would be good to consider

There is a school site on Crowchild that would be good for density?

4 is an interesting number east of 10th Street and everything east of that along Memorial (4A Street and everything east of that). Also taking into consideration

CHANGE - Would you change any boundaries or remove any identified key growth areas of common interest (brown)? Why?

Note that several areas on this base map should be cross checked for existing MR/School Sites (Queen Elizabeth Schools), as well as City-owned street rights-of-way (including major on Memorial DR at 14 ST) that may not be easily considered for future growth opportunities.

Note it would be ideal if these base maps identified the existing public laneway network—to better consider block depths, transition of scale, etc.

Additional Comments

GENERAL COMMENTS

The vision and value statement are much improved

Housing – I would like to see affordability explicitly mentioned in this value statement. In other words, places like Hounsefield Heights and West Hillhurst have to do their part to accommodate affordable housing

Parks, recreation, and public space – conservation needs to be included in the statement

Climate resilience: low-carbon lifestyles? Will this include adjustments to building design to reduce carbon emissions? I would like to see the Riley Communities become a leader in climate resilience and mitigation in the city and province. Could you say this? Plus, I like the inclusion of the tree canopy under this value.

Aligning improvements to growth: I think there needs to be explicit recognition of the importance of commercial, retail, service and maybe even industrial functions to the area. This is an oversight and believe these functions need explicit support if the area is going to be as good as we hope. While the references to mixed uses are important, more needs to be said. In addition, does there need to be any acknowledgement of businesses run out of people's homes? I expect that this is only going to increase over the next 30 years.

REFLECT - Do you feel that the key growth areas of common interest (brown) align with Working Group discussions so far? Why / why not?

I will refrain from commenting here as I was unable to attend the last few sessions.

The key growth area on the Southside of Kensington Rd. Between 14th and Crowchild is not really part of Kensington Rd. and should be excluded from the key growth map. The North side is more suitable. The homes on the south side of Kensington are connected to the neighbourhood to the south and not really part of Kensington Rd.

EXPLORE - What additional areas should be added to these key growth areas of common interest (brown)? Why?

19th Ave should be brown on both sides from Kensington Road north to 5th/6th Ave. This area is in the process of redeveloping into a really nice community corridor, and it should be allowed to expand further.

10th Street should be brown on both sides from Memorial Drive north to 5th Ave. It should also be brown along the east side from 5th Ave to the north edge of the plan area. 10th Street is already a well recognized main street activity center and the growth areas we set should reflect this.

9a Street should be brown from Memorial Drive to the north edge of the plan area (with the exception of existing parks or greenspaces). This location is in direct proximity to the LRT station and is an extremely short walk to 10th Street.

Kensington Road from 14th Street east to 10th Street should be brown on both sides. This is already a vibrant main street and additional growth should be permitted along the entire length of this corridor.

A 2 block radius in ALL directions from the intersection of Kensington Road and Crowchild Trail should be brown (with the exception of existing parks/green space). This is a confluence of two major roadways and as such, additional growth should be contemplated in these areas.

The north side of 5th Ave between 12th street and 10th street should all be brown. Ezra and Vic on 5th have created an incredible multi-family interface with the park and this growth should be permitted to continue between these two completed projects.

The triangular block bordered by 5th Ave, Gladstone Road, 11th street and 10th street should be brown. This location is directly adjacent to exiting new multifamily projects, is in close proximity to Riley park and abuts the 10th Ave activity corridor.

The entire frontage of Memorial Drive between 10th street and 14th street should be brown. Memorial drive is a major commuter roadway and this block face already has multiple multi-family dwellings completed on it. This is a smart location to add additional growth.

The east side of Crowchild trail from Kensington Road to 6th Ave should probably be brown. There are already numerous commercial uses here and several of those buildings are getting towards the end of their lifecycle. Additional growth areas should be designated along this major roadway.

None identified

CHANGE - Would you change any boundaries or remove any identified key growth areas of common interest (brown)? Why?

No, the areas currently identified in brown are the BARE MINIMUM that should be targeted for future growth. I think there are more areas to be added if we truly want the outcomes tied to this LAP to be successful.

Its not shown in brown but the Grand trunk playground area should remain green.

Remove the Southside of Kensington Rd

I continue to be concerned that the discussion did not differentiate between the substantially different impacts a 4 story building would have on a neighbourhood compared to an 8 story or taller highrise. Will this be addressed in the plan?

The note taker for group #1 should be commended for accurately capturing our discussion.

It seems inevitable to me the strip along 16th ave in HH will be developed. And I would argue this should be included in the plan so such development can be managed in a thoughtful way.

Appendix C: Riley Communities Local Area Plan:

Riley Communities Heritage Guidelines Sub-Working Group

As part of the Riley Communities Local Area Plan, an opportunity presented itself to address the Heritage Guidelines for the area. A Sub-Working Group was created consisting of:

- interested Riley LAP public working group members (4),
- Community Association representatives (2),
- Historic conservation group representatives (3),
- and Development Industry members (3).

This Heritage Guidelines Sub working Group will meet four times over the course of the project to review and refine the existing Heritage Guideline Policy to reflect the specific needs of the identified Riley Communities that meet the Heritage Guidelines criteria. (Hillhurst and Sunnyside).

Riley Communities Heritage Guidelines Sub Working Group Session 1: Riley Communities Heritage Subgroup Introduction (Online)

Purpose of Session One

On September 28, 2022, Heritage Sub-Group members were invited to:

- Introduce themselves
- Review the roles & responsibilities for City Administration and the Heritage Sub-Group
- Review the Project Background and Scope
- Learn about the Historic Development and the Heritage Guideline Areas
- Participate in Group Discussion

Presentation from the Session: [Session 1: Riley Communities Heritage Guidelines Subgroup Introduction](#)

What Did we ask? Session 1

Session One Homework:

Riley Communities Local Area Plan

The Heritage Guidelines will form part of the Riley Communities Local Area Plan, which is currently anticipated to be finalized in Fall 2023. Once complete, the Heritage Guidelines will be incorporated into the Plan and form part of the vision for future growth and change in the Riley communities of Hillhurst, Hounsfield Heights, Sunnyside and West Hillhurst. More information on the Plan, including a summary of the area's history can be found [here](#).

Heritage Conservation Incentives and Programs

Heritage Guideline Areas are one of three policy tools comprising The City's Heritage Conservation Incentives and Programs. The intent of these programs is to provide policy tools

and financial incentives to support heritage conservation by making it more desirable to retain heritage assets. Heritage conservation incentives and programs do not prohibit new development or the demolition of buildings. Instead, they are designed to incentivize the retention of heritage assets and ensure new development in heritage rich areas better fit the historic character of these areas. The other two policy tools that are under development and will be brought forward to Council at a later date include Heritage Incentive Areas and Direct Control Heritage Areas.

Heritage Assets + Heritage Guideline Areas

Heritage Guideline Areas are areas that have concentrations of heritage assets, commonly referred to as character homes. Heritage assets are privately-owned homes, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials.

A common approach to defining Heritage Guideline Areas is being implemented across the city. Criteria for establishing a Heritage Guideline Area include:

At least 25 per cent of properties on a block being identified as heritage assets.

At least three heritage assets being present on a block.

Contiguous groupings of Heritage Guideline Areas.

Consideration of the broader policy direction and community context.

The boundaries of Heritage Guideline Areas within the Riley communities are still being finalized. Four study areas for the boundaries have generally been identified on the map below.



North Hill Communities Heritage Guidelines

As part of the North Hill Communities Local Area Plan, Heritage Guidelines for heritage-rich parts of the North Hill communities are currently being finalized and will be presented to Council

on December 6. The Heritage Guidelines encourage new development to draw design reference from nearby heritage assets in ways that complement the unique and historic qualities of the Heritage Guideline Areas while still allowing for modern designs. The Heritage Guidelines address general characteristics of buildings rather than enforcing strict architectural rules and are divided into four general sections:

Site and Landscape Design
Roofs and Massing
Front Facades
Windows, Materials and Details

These Heritage Guidelines will form a starting point for discussions on the guidelines in Riley. Please review the North Hill Heritage Guidelines prior our session and consider what parts could be applied to the Riley context. You can find the North Hill Heritage Guidelines and more information on the project [here](#).

HERITAGE SUB-WORKING GROUP #1: Group Comments

What do you enjoy about these areas? What sticks out to you about their heritage assets?

Higher density of heritage assets than the NorthHill LAP. Many blocks in the North Hill seemed like they probably just made the density cut, less so in Riley Communities

The mixture of old and new helps highlight the heritage assets

The variety of house types, sizes, colours helps add to the overall character.

The scale of the Character Homes is interesting - in particular the arts & crafts homes are quite small.

Front porches are very common - it's a great way to bring activity to the front yards & the street.

Area #4 integrates different types and densities of housing while highlighting heritage assets.

The textures and patterns in the details in the homes and the evolution of the community over time gives it a richness (the colours that homes have been painted, the patterns of wooden shakes etc.).

The design of many of the homes reflects a historic way of life: Walking based, with usable front porches/ similar front spaces that encourage social 'collisions' and neighbour interactions. This is desirable for our area, to encourage a sense of community and use of the local amenities (i.e. Kensington commercial).

Similar to the above point, the small front setback of many of those homes creates a human scale to the neighbourhood and encourages walking.

Preservation of the heritage homes facilitates preservation of the mature landscaping/tree canopy as well.

Skillful craftsmanship, meaningful details, well proportioned building elements (massing and details).

I think heritage assets draw people to a community to visit. Walk and in turn supports our business community

Lots of these houses have great details, great materials, excellent craftsmanship. Lots of trades at the time were tradesman and bringing traditional and careful detailing and appropriate materials, which stands out in the materials

Openings/ and building forms is very appropriate – I don't know if people had different aesthetics at the time

Harmonious look of those houses is something that sticks out

Craftsman home – this is the most standout characteristic in the area

One of the unique things that there are few brick houses, so when you see one, they really stand out.

The evolution of them over time. One of the things people enjoy about Sunnyside is the eclectic nature. And this is something that really jumps out to me in the communities

Are there differences between the different study areas and communities that should be recognized in the Heritage Guidelines?

Each of the areas may have differing contexts that would be considered in the design of a new project. We should think about how the guidelines will be understood or applied in each area.

How do guidelines on front porches apply to a site in Hounsfield Heights, versus Sunnyside (i.e.: atop a hill with access to views, or nestled in Sunnyside adjacent to the bluff).

Adjacencies to arterial roads, parks, community amenities.

Lot and house sizes as these may vary community to community and study area to study area.

There are major arterial roads in these areas. We do need to take the current architectural context of the road when drawing guidelines for these areas.

Another one could be proximity to other areas as well. I don't know if that is a huge distinction.

But worth noting.

I do notice the different styles, especially along Memorial.

What part of the North Hill Heritage Guidelines do you like? What may need to change to fit the Riley communities?

North Hill Heritage Guidelines were excellent, the guidelines captured the look and feel of the extant heritage assets

NHH Guidelines do not address side (street) elevations as well as lane side of the lots.

Perhaps various coloring and articulation on side-by-side duplexes is questionable as the heritage houses were designed as cohesive, unified structures. Following the previous pattern may encourage "eclecticism" and incongruent design results.

I'd like to see a pilot. It is really hard to visualize—I would like to see something evolve a little more collaboratively. We can pick some communities from our windshield survey, and I would like to see this move along with Riley LAP so that we see it more at the end.

I am thinking like Bankview pilot DC – Something that garners more interest and more concrete from our discussion