



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

Project overview

The City of Calgary has received an application to redesignate (rezone) an area of land located in the community of Glendale. The applicant is seeking to change the designation from R-C1, which is a residential designation primarily used for single-detached homes, to M-H1, which is a multi-residential designation for an apartment building that may include commercial storefronts. More information about the application, which was submitted by Carlisle Group, can be found at calgary.ca/pdmap/LOC2017-0210.

Located on 17 Avenue S.W., the application would allow for a multi-residential building that may have commercial storefronts. The proposed designation could accommodate a building with a maximum height of 18 metres (6 storeys), which would be an increase of the current allowed height of 10 metres. A maximum of 110 units is proposed, an increase from the current maximum of five units.

Properties covered by this application include:

- 4919 17 Avenue S.W.
- 4923 17 Avenue S.W.
- 4927 17 Avenue S.W.
- 4931 17 Avenue S.W.
- 4935 17 Avenue S.W.

Engagement overview

The purpose of this round of public engagement was to help inform our review of the application, and to better understand stakeholder issues and concerns for use in designing future engagement opportunities related to this application.

This round of public engagement for the Glendale Land Use Application included an Engage Portal page, with feedback opportunities open from Wednesday, August 23 to Wednesday, September 6, 2017.

What we asked

We identified several key topics from early public submissions related to this application that were of interest or concern to stakeholders.

- **Community Context:** How the building integrates with the established look, feel and types of development in the community.
- **Parking:** How street parking is currently used in the area and how additional cars may affect available parking areas.
- **Traffic:** The flow of vehicles along 17th Avenue S.W., community roadways and alleys.
- **Building height:** How an increase from two to six storeys would impact daily life.



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- **Pedestrian access:** How residents walk around the area currently, and what should be considered to ensure safe use for pedestrians.
- **Pathways:** The current pathway system and any impacts to neighbourhood pathways surrounding the application site.

From this list, stakeholders were asked to select the three topics most important to them, and provide a description of why for each. Stakeholders were also asked to provide any additional specific issues or concerns they had regarding the application.

What we heard

While not necessarily opposed to increased density near the community of Glendale, stakeholders believed the location and height of the application were not appropriate for the surrounding community, preferring either that the developer consider a location closer to 17 Avenue and 37 Street S.W. or changing the application to be a 2 to 3 storey development. Stakeholders did not believe the application was supported by guidelines set out in The City's Main Streets program, Transit Oriented Development Guidelines (2004), and the West LRT Land Use Study (2009). Stakeholders were concerned that approval of this application would set a precedent for development in Glendale that would lead to more similar developments, and a deterioration of the smaller scale, mainly bungalow and single-family home feel of the neighbourhood.

In addition to issues of community context, stakeholders were concerned about potential increases to traffic and street parking. Stakeholders indicated that street parking is already an issue close to 17 Avenue S.W. due to increased parking and residential parking restrictions resulting from the West LRT. Stakeholders indicated that this, combined with increased cut-through and alley traffic would create a safety hazard for motorists, pedestrians and children in Glendale.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

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

Next steps

We will provide the applicant with our comments on the application, including the results of our technical review and comments submitted during this round of public engagement, in mid-September. Once received, the applicant will have 90 days to respond.

We will review this response and provide our recommendation regarding this application to City Council in early 2018. If this application is approved by City Council, the building design, mix and size of uses, and site layout details such as parking, landscaping and site access will be determined later at the development permit review stage.



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Summary of Input

The following table provides a summary of key issues and concerns from this round of stakeholder engagement.

Theme	Description
Community Context	Stakeholders felt that the proposed development was too abrupt a change from existing homes in the area, and that it did not fit with Glendale's single family, primarily bungalow context. Stakeholders were concerned that if this application were approved, it would allow for similar developments in the future, slowly changing the character of the community. Stakeholders indicated that the type and scale of homes within Glendale is a large part of what makes the community unique.
Traffic	Stakeholders were concerned by potential increases to traffic along 17 Avenue S.W., cut-through traffic in Glendale and increased traffic in the alley behind the application. Stakeholders indicated that the corner of 17 Avenue and 45 Street S.W. is already difficult to navigate, and that an increase in traffic would make this worse. Stakeholders highlighted Glasgow Drive, Glenside Drive, Gateway Drive and Georgia Street S.W. as exiting problem areas for cut-through traffic. In addition stakeholders indicated that traffic along Gateway Drive and Granlea Place S.W. is likely to increase due to changes at Glen Meadows School.
Building Height	Stakeholders largely felt that 6 storeys was too high for the area, preferring instead a 2 to 3 storey development.
Parking	Stakeholders indicated that street parking is already an issue in Glendale due to increased parking and residential parking restrictions resulting from the West LRT. Stakeholders were concerned that the application would not include sufficient parking for 1 to 2 cars per unit as well as parking for visitors and commercial tenants, resulting in increased street parking. Stakeholders were concerned this increase in street parking would make it more difficult to find parking near their homes for them and their visitors, and indicated this was of particular concern for elderly residents. In addition, stakeholders were concerned that the only access to the underground parkade



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	would be via the alley, which would increase traffic and noise in the alley.
Visual Impacts	Residents close to the proposed site and other stakeholders were concerned by visual impacts of the application including shadowing of adjacent lots, light pollution and impacts to their views due to the size of the building.
Commercial storefronts	Stakeholders indicated that existing businesses in the area, including the strip mall along Glenside Drive S.W. see regular turnover, and that additional commercial development in the area is not required.
Safety	Stakeholders believed that several aspects of the application could lead to safety issues for residents of Glendale as well as pedestrians and motorists. Stakeholders indicated that increased traffic in the alley behind the proposed building would cause a safety issue of other residents exiting their garages, as well as pedestrians. Stakeholders were concerned by potential increases to cut-through traffic, and the safety hazard this would cause for motorists, pedestrians and children playing in the area. Stakeholders indicated that existing intersections along 17 Avenue S.W. are already very busy, and that any increase in traffic could lead to accidents at these locations. Stakeholders were also concerned that an increase in density would lead to an increase in crime.
Privacy	Stakeholders felt that the height of the proposed building would allow tenants of the building to see into the yards of adjacent homes and homes along Granlea Place S.W. resulting in a loss of privacy for those residents.
Property Values	Stakeholders were concerned the application would lower their property values. This was of particular concern to residents for whom their property was a large portion of their retirement savings.
Noise	Stakeholders were concerned about potential noise impacts from increased traffic, especially in the alley behind the proposed building, units within the proposed building and from construction of the proposed building.



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Glendale Land Use Application – Verbatim Comments

<p>This is a residential are. We don't need mylti-story in this area and we certainly don't need any more store!</p>
<p>This type of development does not belong in Glendale. It will stand out like a colossus. I would be supportive of 3 stories. Also, 125 new residents would strain parking</p>
<p>Parking entrances for underground parking should be accessed by 17 Ave for safety reasons. Accessing the underground parking from the ally puts families and children at higher danger as they are statistically more likely to plan in the back yards (rather than front). 17th Ave entrance is the safest!</p>
<p>High rise buildings could have visual access to see into people's yards and homes across the road. I strongly believe that this would leave a lot of people in reach of privacy!</p>
<p>Ensuring proper planning for foot traffic is important within this area given the busy road and the foot traffic that would likely come from the ctrain station. I am ALL FOR building up and increasing density in the area and supporting green commuting into the proposed shopping centre. Good luck!</p>
<p>Currently reside on a quiet crescent in Westgate. In regards to allowing a multi-unit complex DIRECTLY behind a very comparable crescent, in Granlea Place, would decimate value of those homes. In what is a well developed, older, desirable community, this addition would decrease value and character.</p>
<p>I am against tall buildings in the community of Glendale. Current development, and infills are wooden structures, cheaply build crap. If they city wants to look nice 10 years from now we need much higher standards of building design and material.</p>
<p>In a community with mainly one and two story buildings, this seems quite excessively out of place. Not to mention how it would totally ruin the asthetic of the area.</p>
<p>This is absolutely not the right fit for the community.</p>
<p>This is the perfect type of location for more height and density. Located on a main corridor and directly adjacent to LRT service!</p>
<p>Depending on what shops are along the bottom it could greatly benefit the local economy.</p>
<p>There is not adequate parking in the area.</p>
<p>Glendale is a unique community with lots of mature trees and open spaces with no one looking in your yard. Allowing a 6 storey building will shadow the homes behind it decreasing their property value and blocking their summer sun and privacy. This should be only 3 stories max.</p>



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I think this is a very poor location to 'drop in' possible store fronts & Apartments. It should be transitioned to single family infills or duplexes giving the single family residential design of the neighborhood. There is already 3 strip malls w/in 5 blocks that have vacancies & off street parking.
Not consistent with current 1950/ 1960s single / double family homes in surrounding area.
Zoning. I don't have an issue with this development or those on 37th street. Mixed use makes sense. I do have an issue with these types of developments getting minutes of study and a rubber stamp while Calgarians have been waiting for R2 redesignation for suites for years.
If this should occur I would ask that quality use of the commercial space be guaranteed. Things that are an asset to the community such as a grocery , cafe, and other places of healthy and vitality (yoga studios ect). The current commercial space next this is full of random useless storefronts.
Are they putting in under ground parking?
As long as their is ample parking as part of the requirements, I would like to see this extended around Glasgow Drive
This is completely out of context. It doesn't make any sense. I am opposed to such a development - 6 stories??? 110 units in a single family home area? This is so idiotic. I'm shocked it is even under consideration.
Too much shade and obstructing the skyline.
This is the wrong type of structure for a R1 neighborhood the community already has a good mix of multi family town homes and the likes being the middle of the block and near a major traffic route The excess parking and access location Would be a nightmare for those around it
Where will the users of these 110 units park? If underground how where will they enter? We already have had a large parking and traffic influx due to the LRT as well as the increase in size of the school on Grove Hill RD. If commercial is on the bottom floor, where will the customers park??
6 storeys? In a neighbourhoo with bungalows? What an eyesore and a problem for the homes all around
This proposal does not fit with the residential community of Glendale/Glenmeadows. It will be an intrusion on the community and adjoining residents. The existing neighbourhood is one of single family homes, many have been renovated and/or rebuilt. Placing a building of this magnitude is a disaster.



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<p>Glendale and more specifically Glendale Meadows, within the boundaries of 17th Ave and 26th ave, has always been zoned a single residential community. The proposed development will negatively impact the community character on many levels .</p>
<p>No need to increase the height levels in the area. Do not agree with what it will do to the over all look of the area.</p>
<p>This is a Horrible idea! Stop ruining our neighbourhoods.</p>
<p>110 up from 5? This is going to cause major congestion on a roadway that already is overstressed. The intersection at 45 St SW is lousy as balls right now, and adding a substantial # of cars is ludicrous. The LRT isn't going to solve this problem, people don't take the train in these neighbourhoods.</p>
<p>The entire surrounding neighborhood consists of single family homes, with a few multi-family residents near by. Having a building 3 times the height of all other residents, does not fit in well with the community, it will stick out like a sore thumb.</p>
<p>There is already an issue with lack of public parking for this 45th street LRT station, with people coming from further away to the LRT by car and looking for a place to park. The city should have plans for parking in this area, as well as "passenger dropping" spots.</p>
<p>This does not fit in with anything in the neighbourhood. At most a three story, but I am opposed to this much high density in our neighbourhood. The city plan to create high density housing at LRT stations is unfair to the type of neighbourhood we have. A row of high end town homes is more appropria</p>
<p>Glendale/Glendale Meadows was zoned as single family housing. Increase of density from 5 dwellings to 110 units would change character of the neighborhood.</p>
<p>Glendale is NOT a multi family neighbourhood, we are a planned community with crescents, culdesacs and curves. The crescent directly behind this area is filled with beautiful and expensive single family homes. Their privacy and the peaceful neighbourhood they paid for is in jeopardy.</p>
<p>I grew up in the area and currently live in Signal Hill. The traffic turning into and especially out of the shopping Center area is already disruptive to the flow of 17th avenue, a major corridor, but adding more traffic that is going to want to turn left onto 17th is going to increase the danger.</p>
<p>This building does not sound like it would integrate with the community at all. Out of place and destroying a long standing community!</p>
<p>This project will not blend in with the look of the community. It's far too large.</p>



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<p>I live in neighbouring Killarney. While large and dense, this property has excellent access to transportation, and falls on the north side of the community, reducing shading issues. This is the sort of density we're looking for in the near city communities.</p>
<p>Traffic is already a disaster in yhat area with transit pick up and drop offs and no left turn lanes so everything gets backed ip.</p>
<p>Re zoning of this extreme will cause the community of Glendale and Glendale Meadows great hardship. No part of this private personal profitable gain will better the community in anyway. Details from the hieght of the structure to the increase in parking & traffic are a detriment to current tax payer</p>
<p>I am concerned this new building height will cause a problem for residents enjoying their backyard views and will cause many complaints. I am opposed to this development.</p>
<p>Glendale is one of the few remaining neighbourhoods that is single family home designated. It should stay as such because if you look at the obscene congestion of all of the other multi-home lots in the city. It would be a disgrace to ruin another beautiful neighbourhood to the whims of a developer.</p>
<p>As a member of this community, my family and I do NOT want to see it go the way of Killarney, Altadore, and other communities where the addition of more commercial Andy high density residential zoning takes away from the "family" feel of our community.</p>
<p>The intersection at 17th Ave and 45 St SW is very busy. This will make it much worse.</p>
<p>The applicant is seeking approval for a commercial complex. Glendale is one of the few areas left with very little Commercial and multifamily residential development. That is what attracted us to the area. This will seriously detract from the family atmosphere and I am strongly opposed to rezoning,</p>
<p>As a long time resident of Glendale I oppose this type of development in my community. This type of development will detract greatly from the right knit family based community that is Glendale. This type of development will devalue the surrounding properties</p>
<p>Having a six storey building built within the middle of residential neighbourhood I think will look incredibly out of place. Adjacent homes will have this incredibly large structure looming over it.</p>
<p>I am concerned that with an increase in traffic this proposal would cause in the area. With the Sarcee turn-offs so close, I can only see many accidents happening along that stretch of 17th Ave. as the flow will be hindered with those new residents and shoppers turning into that area.</p>
<p>I understand the need to provide multi family homes close to LRT- hopefully an underground parade is included</p>



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<p>I oppose the height of this complex. It would change the character of the community and interrupt the line of the community. Please keep it to the surrounding area.</p>
<p>Parking is already so minimal in this area. The new building would HALF to have its own parking garage for this to work.</p>
<p>This is a nice quiet area, a major reason to why I moved here. Adding such a building will disrupt everything. This is not an area for it. It will be completely out of place with everything around it</p>
<p>GDL is already jammed for parking access: have a look over the next 2 months to see what things look like as the new project restricts residential parking for the high density units located a few meters West of this location. What is the plan for resident and visitor parking for this new rezoning?</p>
<p>I can appreciate that increasing density along major thoroughfares is desirable, but allowing a 6 storey development next to single storey homes means significant loss of privacy for many of those neighbours. Consider a maximum of 4.</p>
<p>To keep with the neighborhood I feel the buildings should remain within the 10 m maximum. I support the multi dwelling, but think the 110 maximum capacity is too large for this area.</p>
<p>Someone with a stake in this development sent out flyers to residents in the community trying them to persuade us to support this development. I will not support propoganda being used to influence my neighbours. I am opposed to this development.</p>
<p>Due to the fact that this will be the first building of it's kind in this neighbourhood, I feel that 6 stories is too high. With commercial space on the main floor, 2 stories above that should be the maximum height.</p>
<p>As a family that does not lives immediately nearby but does frequent the area, I am concerned that the changes will impact the traffic along 17 ave near the buildings. Given that I cannot seem to find the specific plans online, I cannot provide specific comments.</p>
<p>Placing a 4-8 story building in an area right next to homes that are ground level will affect the comfort and privacy of families who currently reside in the area. I'd be upset if i bought a home right next to this area only to have apartments facing onto my home and backyard.</p>
<p>People buy homes and expect that the use of the properties surrounding them will stay the same. For the city to parachute in an apartment tower in the middle of a residential neighborhood is totally unacceptable. Development will have a negative impact on value of surrounding homes.</p>



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Increased density of population comes with vehicles.
I am invested in how new developments will manage vehicles.
I own a single family home at [personal information removed].
I already feel that our parking has to become more restrictive because of proximity of the train.

Due to all above topics I believe that changing the zoning area of affected communities of Glendale is outrageous and absurd! All of the above will be affected when zoning is changed. Please rethink decision before you ruin a beautiful neighbourhood!

The proposal for this site is not in keeping with the immediate surrounding area. Single family homes surround it. However, just a little further to the west, there is already a large multi-family unit development, as well as a commercial strip mall that is well within walking distance of the LRT.

Glendale is an older, established family-oriented neighbourhood. The people living in this area are here because of the low density, ease of access and community feeling that Glendale has. Multi-level, multi-family units will have a very negative impact on these aspects.

Going from 5 units to a 110 is crazy. 17th avenue is a major thoroughfare and there is no on street parking. The remainder of the area is regulated so where are the residents and customers going to park?

There already is limited available parking within the immediate community (partly due to the CTrain Station). I can see doing single family in-fills, but there is not enough street parking on this part of 17th Avenue; not enough space for loading zone in front of the proposed building.

How will this development promote walkability in the neighbourhood?

This application does not fit into the aesthetics of Glendale. It's too tall, and you'll be a very strange addition to the neighbourhood.

would like to ensure any commercial storefronts in Glendale are adding value to the area and increasing its desirability as a community and not making it more "run down" I.E. no money marts, or pawn shops. May want to consider revitalizing the existing commercial spaces instead of building new one

The building will be too big and should be zoned smaller in accordance with the existing area

There is no need for business developments in this area

I am concerned with the zoning type and believe it would more appropriate in a different location
There is no R1 to this designation in Calgary



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<p>I love seeing development to encourage growth in this area. I support new development of multi-family residence. Parking should be a consideration (visitor and resident)</p>
<p>You are forcing people out of their homes. I'm talking from experience. We lived in the community of Glenbrook for 35 years. There was a church and a parking lot across the street and singly family dwellings. But now we have moved as the development in the area is massive. We have moved .</p>
<p>As a resident of the area, the possibility of a 6 story building with storefronts seems excessive. I would support a more modest development that doesn't exceed 4 stories.</p>
<p>Access to this proposed building could hinder the eastbound merging traffic from Glenside Dr. in addition to the main traffic heading east on 17th Ave as they make the curve before going up the hill to 45 Street.</p>
<p>I live in this area, the amount of increased traffic over the last 10 years is incredible. This is an awful idea, this part of 17 ave is horrible for traffic at the best of times, this will only be a negative.</p>
<p>There is really not enough parking in this area as it is. There is already a condo complex which requires parking just down the street. Unless this building has underground parking there is not enough space to allow for that many increased units.</p>
<p>While I love the idea of greater density, the community needs to maintain it's livability. I feel 6 stories would dwarf the surrounding homes and reduce the enjoyment for current residents. I feel 4 stories is plenty.</p>
<p>I believe that upper 17th avenue is an eyesore. This will help engage it with a mixed use building.</p>
<p>Glendale and west gate have a format that allows for larger inner city homes due to the large lots. It's one of the few single family communities that is still not impacted by this building frenzy tha city is in. My concern is that this could be the beginning of another community full of infills.</p>
<p>Present building height is one storey not two, the proposed building height is between 4 and 8 storeys not 6. The large building will block sun and light into yards, it will change the view that this community has, people will have the back of a large building, residential area not commercial.</p>
<p>In a neighbourhood of mostly bungalow style homes, this would seriously impede the aesthetics of the community</p>
<p>Seventeenth avenue is infamous for poor parking availability. Perhaps include underground parking or other off-street parking options as a requirement to developers? Westbrook C-Train already leave nearby residents without day time parking much of the week.</p>



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The proposed rezoning and redevelopment has the potential to significantly change the character of the surrounding communities. To be effective TOD development should be based on a local area plan that outlines an orderly development that respects the adjacent existing community.

Us and many of our neighbors bought homes in Glendale based on the community being R-1 zoned. The community has a great feel to it where many neighbors know each other well. We socialize together. Our kids play together and we all look after one another.
High density communities do not ..cont...

I do not like the idea of a 6 storey building being in this beautiful residential area. There are lovely homes there and the residents surely would not appreciate a large building blocking the sky/trees in this quiet family oriented neighbourhood. Please consider this.

I live in Granlea Place and object to the height of the proposed buildings. My neighbours across from the structure will have terrible sightlines. The trees discussed in the proposal doesn't come close to obstructing the view of the building.

Having a six storey building in the middle of the block surrounded by single family homes and backing onto single family homes does not fit into the context of the community.

There simply is no place to park for a development of this size. Available parking on the street is taken up by commuters parking and catching the number 2 bus or the LRT at the 45th St. station. Sometimes the parking extends onto Glasgow Dr.

This building would be a pretty big departure from current building around it. 3 to 4 stories would fit in better in the community. Having been across the street from the school when construction is being done, I have found that construction crews aren't always the best neighbours. There needs to.

traffic is quite intense here, not just @rush hour. I support multi-residential, but don't want to add commercial here given the traffic and parking required to support that. Commercial could be intensified in the existing strip malls/locations. not new commercial.

Yes!!! How is this not already designated as multi-residential? What is the point of building train stations if not meant to serve people who would be most likely to use it.

There is no precedent for this kind of development in Glendale and I am concerned that it will look out of place in the neighbourhood and increase congestion in what is currently a quiet, family oriented neighbourhood.

there will be an increased population in the area and the cul de sac will be crowded with more cars driving around and an increase in parking around the grass area of the cul de sac. we already get alot of parking when people want to drop off their kids for school and it gets pretty hectic during it



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As a Glendale resident (Georgia Street), the traffic that cuts through from 17 Ave is fast. We could use some speed bumps. Additional volume would only contribute to more through-traffic.
Being a residential area, I do not see a need to have a 6 story building, blocking single story residents. I understand the we need to build up, instead of out, but 6 stories seems a bit excessive.
There are multiple schools but especially Glenmeadows. My kids will have to cross the street across 17 Ave SW. The area is busy enough. Kids safety is tremendous. How will this fit in to the community. Is this a multi-family dwelling or adult only.
This would look out of place in a neighborhood whose charm lies in the quiet residential streets and private housing.
As a current resident of Glendale Meadows - the proposed changes to the height and density of this type does not "fit" into a small residential neighborhood. If the maximum height is allowed of 6 storeys - privacy for the houses directly on the alley will become non-existent.
This is one of the biggest issues in an area like Glendale. The developer should be required to provide MULTIPLE PARKING SPACES PER UNIT WITHIN THE DEVELOPMENT AREA. Do not allow the developer to shrug off responsibility for parking. It's unfair to current residents to have their streets clogged up
While I support the idea of densification in the Glendale area, I do not support buildings over 3 stories. Glendale and Glenbrook already have several locations with 3 story apartment/condo buildings and those seem to fit well into the area's look and feel (see next box for reasons)
This area is lush with older trees, walkable streets and little traffic on side-streets. Such a development makes more sense at a main intersection where traffic is already plentiful.
17 Ave is quite busy already. More would be turning at the corner it will become a bit congested.
The Glendale neighborhood is all single family homes, the majority of which are 1-story. A 6 story building would not fit all in the design of the neighborhood. A major attraction of Glendale is the absence of infills and condos, and we do not want that to change.
on 17th Ave taking 5 lots with average of 2 cars per home to 110 units at 1.5 cars per unit, unless their is a minimum of 1 underground parking stall for each unit it will cause a major problem for residences, no apartment building should be built without ample off street parking
The proposed area for this building does not have any street parking available in a very busy area of 17th avenue.



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<p>Glendale is an upscale community and I would like to see this complex to be attractive and in line with that upscale nature of the district.</p>
<p>One of the MANY reasons that we love the Glendale community is that it has R1 zoning. This keeps the small community feel. A 6 storey building standing by itself in the middle of the block does not fit into the context of this community and also is detrimental to the sense of community we have built</p>
<p>First ... the land values of those in Granlea Pl SW .. will destroy their property Values .. is the Developer going to compensate them? Or will they drive down the property values and buy them up at a steal? All we have seen in Calgary is a one sided development arrangement with the city.</p>
<p>Such a development would bring about other piecemeal development applications to our community and would soon lead to destroying a first class single family community. The proposed rezoning is outside the Planning Priority Area as identified by the West LRT Land Use Study for the 45th St Station.</p>
<p>I'm not sure why the city insists on trying to change the zoning of an R-1 district to a multi unit zoning. We who live in Glendale chose to buy here because it is designated R-1. It here are many multi family districts within this city that would better suit this monstrosity!</p>
<p>The general feel of Glendale doesn't include buildings of up to 18 metres. We are a community of primarily one story - two story buildings. Yes, we do have one apartment high-rise and it sticks out like a sore thumb. This would also affect the neighbours directly behind it on Granlea Place SW.</p>
<p>18 metres seems incredibly high and 110 units sounds monstrous. We currently live down the street from a 4 storey condo complex and that seems too big. I couldn't imagine having a huge 6 storey complex in a neighborhood that's known for its single family homes. Not to mention the parking disasters.</p>
<p>I live in Glendale. I want to stay an R1 community. Don't want commercial buildings in a residential area.</p>
<p>I live in the community of Glendale it would be great for the area to hold on to normal houses but it is more important to limit urban sprawl. Therefore I believe that it's a great idea to go ahead with this proposed idea. I think it's quite smart to build some of these buildings along busy roads.</p>
<p>17th avenue is already congested and if there is development there will be significant impacts to the access heading west. Foresee road closures, traffic being re-routed etc - increased travel time for residents of Springborough, Aspen, Strathcona etc. Potential impacts to C-train access/usage</p>
<p>17ave SW is already very busy during rush hour, with residential speed limits ignored and rarely enforced. Additional condensed, multi family units will increase the amount of traffic here, inevitably leading to spill over into residential roads in Glendale.</p>



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<p>loss of sunshine for [personal information removed]</p> <p>How will you protect this. Has a shadow plan been done? What are the foreseen impacts?</p> <p>How will you transition between my parents house and this six story building? Has any architecture plans done to show this?</p>
<p>I do not want to see more tall buildings. They are a blight on the skyline and there is already more traffic here than is needed. Also these places never have enough parking for all tenants and should not be allowed unless they do and not on the street. I strongly suggest keeping it to ten meters.</p>
<p>we are a bungalow area , this belongs in Marta loop</p>
<p>Glendale resident - house owner for 27 years. I am in support of this development. The proximity to busy 17 Ave and LRT station is ideal for multiresidential and commercial development.</p> <p>The hight of the building may actually shield Granlea pl. properties from the traffic noise of this busy road.</p>
<p>[personal information removed]. My concerns are parking, building height and does this open up the possibility of more of these sorts of projects in our community. I do not know how many units this development would include but it seems to me that parking would</p>
<p>With this many units comes a lot more people in this area. It's nearly impossible to leave this community during peak hours as it is now. The Citymade some adjustments to traffic flow during the LRT construction but trying to head West onto 17th ave is still very problematic.</p>
<p>Glendale Meadows has been a quiet neighborhood for the past 50 years, this development will increase noise and density for much of the day and evenings. The back alley will be the main entrance and it will be very noisy and dusty as the alley is gravel. If it is paved the speeds will increase.</p>
<p>Once you start to let high impact buildings into the district of Glendale it will open the doors for more to come. The feel of Glendale itself will become non-existent. It has happened in other areas of town, we have already seen changes since the LRT has come so close as it is.</p>
<p>This building would be out of place in an older established neighborhood that has restricted zoning laws that don't allow for the neighborhood to progress to a mixed property scenario to match it.</p>
<p>This area is highly congested many times throughout the day especially with the addition of the pedestrian light. Adding a commercial strip to a known residential area on a high traffic street doesn't make sense.</p>
<p>This area is for single family homes, no need for this !!</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

<p>I am strongly opposed to rezoning any portion of Glendale as anything but R1. There are so few R1 communities in the inner city. Once the city approves one then the essence of the neighbourhood is lost. There is plenty of property outside of Glendale that can be redeveloped for this purpose.</p>
<p>The proposed building height does not fit in with the neighbourhood. A three story unit would be acceptable, but six would be overbearing, not to mention compromise privacy of residence in proximity. Lastly, allowing one would set a precedent down the avenue. My property could be overshadowed next.</p>
<p>I believe that piece-meal rezoning of R1 land in Glendale to higher density in the absence of a cohesive plan is a dangerous precedent. I am strongly against this application.</p> <p>Additionally, this particular zoning would overshadow adjacent bungalows.</p>
<p>The height of this proposed development, surrounded by bungalows is very concerning. It is not in keeping and would be unacceptably intrusive to neighbouring properties, eliminating privacy.</p>
<p>The building will not fit in the community, looks, size. Will overshadow all the adjacent single family homes.</p>
<p>Our streets are lined with vehicles already. Residents of this facility would be granted area parking passes: our streets would be FURTHER lined with "second" family vehicles that do not fit in the building parkade, and the overflow of customer vehicles from the businesses in this building.</p>
<p>There is already very little in the area This would make it worse</p>
<p>I am concerned with this being located in this area how will this fit in with the other structures in the area? A complex of this size will look odd and out of place in the area. This is a residential housing area.</p>
<p>Increased density of the scale proposed is completely out of context for the neighbourhood and will negatively affect the neighbourhood.</p>
<p>A multistoried apartment complex would completely destroy the character and appeal of the neighbourhood. The sheer scale of the buildings would create a presense of constantly being watched. Even with trees to cover. That will only block two storys of the complex.</p>
<p>It would greatly increase the number of people and visitor parking. Causing a severe impact on the neighbourhood especially the neighbours and elderly couple beside the proposed development. Even if you created permit parking it would only limit per unit to 4 passes (2 permanent and 2 visitor).</p>
<p>Because I walk everywhere and do not drive anywhere.</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

It does not make sense to place a 6-story building in a community without anything similar surrounding it. It would be unattractive, traffic would increase, and it would not be fair to the current residents, who thought they would be living in an area with detached housing.
The increased traffic in the alley will be much higher if there is going to be parking beneath the new development. The only access to the parking will be via the back alley. Because it's an alley and not a road this is very concerning for access and increased traffic.
The magnitude of this project concerns me. I feel the strengths of Glendale is it's peaceful quiet nature. Starting to allow these developments in the community will start to erode it's uniqueness which will eventually lead to developments where infills are wiping out the traditional bungalows.
Great addition to the neighbourhood, more people the better to support local businesses.
Having a building five times the size and three times the height of any home will just be a hulking property within a residential area. Even Glengarry hasn't done this: those larger developments have lots of greenspace, parking and away from residences !
This proposed development seems completely out of character with Glendale Community. Just another developer making money.
I like the area and it's already busy enough!
There is very little parking in the area, and this will create further congestion. Also, increased traffic (even in back alleys) will create a safety issue.
This proposed development is disproportionate in scale to the existing neighbourhood. 6 storey, 110 unit building among bungalows seems too drastic.
I don't want a high rise in my community that is why I bought here
Parking is already tight in this area. Development such as this one will only make matters worse especially for the elderly who living in single homes near proposed development.
This is a long time residential area, the impact on locals and the effected resident in and around the area can be dramatic.
Parking is a premium due to close proximity to LRT. It is unfair to have an influx of cars. However, if there is a caveat to accepting the proposal with adequate parking of 3 times the number of store fronts & 1 parking space per unit. No additional commercial store fronts in the area.
How can this location accommodate parking for not only residents of the 6 story, 110 units plus commercial!!



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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<p>Parking is already tight in the area, and increasing the density of residents in the area will make it significantly worse.</p>
<p>Because it involves [personal information removed]. They have lived long lives and to be disturbed by the development proposed [personal information removed] is heartbreaking. If and when you have senior parents wouldn't you be concerned if this happened to them? I have senior parents and I do empathize.</p>
<p>High density near public transit, especially during inclement weather, should be a priority for communities in Calgary.</p>
<p>The community could really use the renovation. Most buildings along 17 ave look run down. I would appreciate cleaner looking buildings in the area.</p>
<p>This is a community largely of single family homes and especially in this particular part will drastically change how the community will look.</p>
<p>While I myself live in a high density condo and value this kind of development, I don't believe a structure of the proposed size fits with the current context of the community.</p>
<p>We are asking to change a significantly major item that make Glendale and Glendale Meadows what they are -- R-1--- a single family residential neighbourhood. This can have nothing but a negative impact for the future of this presently quieter R-1 neighbourhood. Have them plan this in a R-4 M-14 area</p>
<p>Intersection of 17 Ave and 45 St is congested now due to left turns in all directions, thus only one thru lane east/west most of the time. North/south on 45 st much the same. Suggest intersection improvement by way of separated left turn bays.</p>
<p>The proposed development is in the middle of single family homes and backs on to single family homes in a single family home neighbourhood. The single family home zoning is part of what makes Glendale the unique community that it is and the proposed development takes away from that.</p>
<p>Glendale is one of the few inner city communities left that is zoned for only single family dwellings and that is why we moved here. Pride of ownership, safety and lack of excessive traffic and transients sets this neighbourhood apart. There are plenty of areas nearby that are already zoned for that</p>
<p>Although I support Transit Oriented Development, the massing of the proposed building would not fit the adjoining residential neighbourhood.</p>
<p>Parking is currently strained in the neighbourhood. We live nearby and regularly park up to 2 blocks away from home. It would be difficult to find parking for storefronts or as many residential units as proposed.</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

<p>I'm a resident in Westgate and we struggle to enter our neighborhood off 17th Avenue as it is - at ANY given time of the day. The traffic congestion is ugly now and with the introduction of 110 units being built on 17th Avenue - cannot fathom what it will be like should this application be passed.</p>
<p>Glendale is a single home Neighbour hood keep it single home or R2zoned.</p>
<p>That area doesn't fit well for another commercial building. Access will be difficult and un-safe.</p>
<p>I don't see how this fits in with the community as it is right no, especially as part I am existing residential block. I fully support walkability in my community and higher density, but this seems ill-conceived.</p>
<p>This building would not fit with the current height of the rest of the existing bungalow houses. Contextually it is not appropriate and will dwarf the neighbours. This will have a negative impact on the direct neighbours.</p>
<p>Such a poor location for a building of this type. Traffic flow and parking in this area is already poor. Increased traffic would cause 17th ave to become back logged travelling east. Turn left for west bound traffic would be absolutely impossible due to traffic volume.</p>
<p>This project is too high as compared to existing housing. It would invade the privacy of all homeowners around it.</p>
<p>With the LRT present, I have been expecting housing with increased density, not this. This is a high rise building, that probably does not appeal to families. I was expecting buildings, that might be 3 stories high, like townhouses, 4 to 6 plex's fitting into the community & with family appeal.</p>
<p>It is important because we chose Glendale community to raise our children and make friends. We used to live in a high density area and moved from there to Glendale because it is R1. There are planned communities for R2 and for high density and M-h1 so why can't they develop in those areas .</p>
<p>I was part of the community based group that spent many volunteer hours helping The City develop "The West LRT Land Use Study" that was adopted in April 2009. This proposed development is 450 M out side of the "Planning Priority Area" and as the "Study" says should be strongly denied.</p>
<p>Street Parking is at a premium in this area. I live in a townhouse down the road with minimal guest parking and guests sometimes have to park on the street. As well there is an LRT station a not far from this area. Im hoping these apartment buildings will have underground parking.</p>
<p>We chose to live here partly because of the way the smaller homes feel that they are part of the environment, rather than ruling over it. A 6 storey building would ruin that look and feel. We try to look out for our neighbours, not ruin their enjoyment of their homes and property!</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

In a strictly R-1 established neighbourhood, a 6 storey building looming over family homes will stick out like a sore thumb. There is nothing cohesive, or complementary that this can lend. The market value of the surrounding homes will take a huge hit for their loss of privacy.

This is an absolutely moronic idea.
Your going to put a massive building in a residential area.
I feel bad for the neighbors directly beside and behind this proposed building.

There is currently no parking on 17th avenue in front of the proposed other than room for 2 or 3 cars. My parents live next to the prosed development and they would lose any available visitor parking for their visitors, many are elderly. Also traffic in the back lane would be increase.

This area is traditional A frame houses and many people when updating their homes whether new build or renoavation work to maintain the look and feel of the community that was established. Updated materials but maintains the style and look of all houses

The proposal fits into the existing neighborhood in no way whatever. It is way too drastic an increase in densifcation around the LRT.

The area is dense enough with town homes and apartments behind the AMA bulding (Sandhurst Condos). The merge off of Sarcee and turn-off by the Reagle Beagle can not handle the traffic currently; what more when there is additional traffic added?

Can we get some speed bumps for Georgia Street please?

As we live behind the properties outlined in the map above, the height of this structure will directly affect our quality of life. We will be subjected to noise continuously with no acoustic barrier. Our backyard patio is in full view of any new occupants in this new structure.

Glendale is an R1 neighborhood, and this is what sets the neighborhood apart from other neighborhoods that are congested and a mishmash of styles. R1 gives Glendale it's character and charm and thus maintains the community lifestyle we enjoy. It also supports our property values as it is unique.

I canvas this area for the city foodbank drive annually and a structure of this nature goes against the character and lifestyle if the neighbourhood. The location is very ill suited to a structure of this size and the commercial aspect is out of context for the street.

This building would be extremely out of place height-wise in a regularly zoned neighbourhood. It is way too tall to be acceptable in the community and totally out of place. It would block neighbours behind the complex from enjoying site lines and sky views.



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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I have concerns about parking as there is no information about the specifics of the proposed building. Will the building have enough parking for it's residents and guests? IF there is commercial, where will those employees park? Where will the patrons park? No pkg. on 17th Ave past #4927.

That section of 17th is already *heavily* congested (especially just a block away at 45th street) during typical rush-hour times; the excess traffic is worrisome for parents with children walking from the neighbourhood to Vincent Massey or the C-Train stop.

Residents choose Glendale to live in as it provides a safe family friendly environment with single family homes. An apartment style building does not fit into that environment. This application shows zero sensitivity or respect for the residents of this community.

This area is part of an R-1 community that has no commercial development within it's community! There is absolutely nothing higher than a two story home in our community. Previous applications for business permits have been denied as this is an established neighbourhood of families.

This proposed development is in the middle of the block.. Back lane and 17th Ave traffic will be greatly increased making walking in the neighborhood unsafe.

This community is single homes and has always been. I agree with high density housing, but mixed in between single homes is not the place for it. This will change the established look of a family oriented neighbourhood to a rental, transient neighbourhood. There are better locations for this.

We bought our home in this older area for a reason. We do not want the extra noise, people, traffic etc associated with this. There is no room for parking in the area as to. We also do not like apartments looking down into our backyard.

Proposed rezoning is in a neighborhood of single family homes of 1-2 storeys. The application could allow for a 4-8 storey development which is not in keeping with the neighborhood. We support increasing population density by rezoning to allow a 3-4 floor development.

The proposal is completely out of context of an established neighbourhood such as Glendale. The development is an abrupt change from the surrounding area and will lead to the inevitable 'incrementalism' of removing the surrounding houses.

With the addition of the 45th St Train Station, traffic has already increased in the area and it is not within the community's interests to have significantly more traffic turning off of 17th Avenue onto Gateway Dr. The traffic noise and volume is not desirable.



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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<p>A "multi-residential building that may have commercial storefronts". Such a description is too general. How can I offer feedback on a description this broad? I can imagine SOME buildings with this or that commercial storefront fitting in this area, and SOME not at all...</p>
<p>Our community is a R-1 single family dwelling, that is an established, family community. That is why probably everyone in this community has made their home here - certainly it is why we bought here. The proposal with commercial & 110 units is totally contrary to 55+ year history of this community</p>
<p>Such development is not in keeping with the current character or community emphasis in Glendale or Westgate. Such development should begin closer to downtown and move west over time if proven effective & beneficial. A quick walk around the neighbourhood would easily show this idea to be out of place</p>
<p>I feel that a 6 story building is too high and imposing in a residential neighbourhood. Privacy of current residents and natural light would be compromised. Sound and light emission from the building would negatively impact the community</p>
<p>The traffic flow into the housing west of this area is already very difficult - increased traffic in this area from an additional 100+ residents and possible commercial clients may prove difficult without a change or improvement to the roadway.</p>
<p>I bought a house in a area with R1 zoning so I could enjoy a certain way of life. this destroys that type of lifestyle. I am also concerned this will reduce the value of my property as this type of development will surely see an increase of crime as well</p>
<p>I live in the community because it is configured as a single family detached set of homes. The need to increase density near transit is fine, but 4-6 story units abutting single homes isolates the rest of the community creating a 'dead zone' behind a 'wall' limiting access for existing residents.</p>
<p>M-H1 redesignation is a huge leap from the surrounding homes, leaving too much uncertainty - other designations would provide more clarity. The developer uses "economics of scale" in their projects, thus the 110 proposed units, thus no architectural features to minimize impact on neighbours.</p>
<p>Six storeys is too high. It will stick out too much in the surrounding neighbourhood (mostly 1-2 storey houses.) Three storeys should be the maximum allowable height. (For reference, see the new Corus building at the corner of 17th Ave and 33rd St SW. It is 3 storeys.)</p>
<p>I moved to Glendale 8 years ago, however family has lived here for 60 plus years. The look and feel of Glendale is what attracts people to it and is why we pay the taxes we pay for such small houses located in a great neighborhood where we have continuity to the look of the area.</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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Residents have invested in this community because it is primarily a single family R1 community...& NO infills. As a real estate agent, I know that a development such as this (afforded by the rezoning of properties) will adversely affect the values of properties located adjacent to the development.

Re: Glendale Land Use Application

As a resident of Glendale, I am against this application. The location of this is already a busy intersection and adding a 110 unit building will make that so much worse and wreck the character of the neighbourhood.

The proposed height of this structure does not integrate well into the existing community and as the only development of its kind within the vicinity I worry it will stand out in an unattractive way and dwarf the surrounding homes.

I recently moved into the neighbourhood because I wanted a neighbourhood that is made up of single homes and not multi residential buildings (aka condos/apartments). I moved out of downtown to get away from that. People living in condos have different priorities than people living in single homes.

This is out of sync with the surrounding area - not only the residential portion but also the commercial building with have been constructed in the immediate area - strip mall to the west, AMA building to the east, as well as other developments along 17th Ave to the east. No more than 3 stories.

There is no direct alleyway access to the proposed site. Vehicle access to residential and commercial services would be routed through residential roads (Gateway Drive & Glenside Drive) and then routed through our alleyway which currently provides access to the residential garages in our community.

There is no street parking available to the proposed site. The residential roads that would allow walking access are permit-parking areas due to the West LRT station. The limited 2-hour parking is occupied by vehicles parking and using the LRT walking station.

This part of 17th Ave is already over congested. Whether or not traffic volume studies have been completed, this stretch of road CAN'T handle more. Between holdups for trains and the ridiculous LEFT turn to enter N bound Sarcee trail, this pc of 17th is completely max'd.

This is contrary to the entire look and feel of the community. An entire cul-de-sac would have its western views impaired.

Concerned for the neighbours directly behind the development through loss of property value, light, and privacy and potentially safety. Limit the # of stories to 3 or 4, encourage more 'walk-ups' to promote more community friendly development.



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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<p>Parking has already been impacted with the C-Train stop at 45th street. Even with the need for a parking pass, more vehicles are parking in the area. The density in neighboring communities such as Killarney really suffer from the increased density.</p>
<p>There is no apparent justification for rezoning the middle of the R-C1 4900 block on 17th Ave to double the height of commercial and denser zones at the intersections of 17th Ave and 37th Street east to 33rd Street. M-H1 zoning is too abrupt as an initial change for Glendale.</p>
<p>The current zoning has a height limit that is respectful of the existing residents, while still allowing for future development. The proposed application height of 18 metres would negatively impact direct neighbours and other community members who would soon face similar applications next door.</p>
<p>The proposal is completely out of context with the existing community. A 6- storey project among single family homes would create a domino effect for other similar developments along 17th Ave. SW that would box in the community and infringe on existing homeowners who maintain their properties south</p>
<p>The community is predominately R-1 zoning and has shown a desire to remain that way. At a Glendale Community Association meeting Richard Pootmans asked residents their opinion on rezoning areas of Glendale between 17th Avenue SW and 26th Avenue SW and all present were against any rezoning.</p>
<p>Community has several existing well situated Businesses that fit into the Community. Areas East of 37th St. have been rezoned to Multi Family and/or Commercial that are currently undeveloped and should be developed first before any additional Rezoning is considered.</p>
<p>With the surrounding Glendale houses all being RC1, one story housing, proposing anything over 2 stories would start to significantly impact the livability of the surrounding houses. Pushing for density beyond single family homes per lot will burden the infrastructure & amenities beyond capacity.</p>
<p>This development does not integrate well with the community at all. The surrounding area is predominately single family bungalows and 4 level splits. This development will negatively affect the look and feel of the area, which attracts families looking for a long term single family inner city home.</p>
<p>The traffic density of 110 units in this location with poor access on 17th Ave westbound will be a problem. If access to the complex is via the narrow unsaved crowded alley this will be a problem.</p>
<p>We have lived in this area for 30 plus years and know this community well. Changing the land use to MH1 and putting an apartment in the middle of a block that currently has single family homes would not integrate in any way with the look and feel of what Glendale currently represents. Terrible idea!</p>
<p>This is a quiet community. People are drawn to the area to live because of the older community feel with large yards and space between houses. Apartments would ruin thuscommunity for what is is andalways has been</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

<p>The community of Glendale is one of the last without high density residential structures. It is a mature, well-established neighbourhood with a great deal of conformity. This proposed structure is not a slight variation of zone, it is more than double what is currently allowed in size and capacity.</p>
<p>Development is completely mis-aligned with the look & feel of the Glendale community and surrounding areas. A 6-story development would be a complete eyesore to the community, and in particular, the residence that are forced to look upon it every day. Strong concern on the impact of property value</p>
<p>More multi family dwellings will improve small business potentials in the many empty stores in Glendale.</p>
<p>I feel all of the topics are vital. My family and I have been in this community for 57 years and have watched and help it grow to what it is today. It is a unique community with it's beautiful parks, very family oriented, low crime, quiet and I could go on and on as to why it should stay that way.</p>
<p>Parking in this area is extremely limited, and would greatly affect the neighboring homes. Parking could be done at the existing strip mall to the west, but that would not be a great solution. The strip mall has commercial storefronts, but they are separated from the community, not IN the community.</p>
<p>Does not fit into the design of a community without any tall buildings.</p>
<p>This height is not acceptable in this area. It would not fit in with the established esthetic.</p>
<p>As read from the meeting minutes, the developer is not willing to provide the necessary parking required for a complex this size. GDL parking permits are difficult enough to acquire due to LRT park and ride restrictions. The developer is not willing to abide by current bylaws to accommodate.</p>
<p>There is limited parking along that street, this would just make things worse for access and accessibility.</p>
<p>This building will stick out like a sore thumb. It will not fit into the community at all.</p>
<p>This project should make sure it has adequate parking but the proximity to LRT should also mean that a lower than typical parking count would be reasonable.</p>
<p>The front it along 17 ave would be fine, I'm just not sure how homes behind would feel about having such a tall building.</p>
<p>Does not fit in with surrounding buildings, would stick out like a sore thumb.</p>
<p>With the LRT across the street and no parking the area already has parking issues where will all of these people park???</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

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<p>There is no street parking in that section of 17th avenue and the sidewalks are too narrow for medium to high density housing. Especially given that the 45th Street LRT station has zero parking available. It is a dangerous stretch of road for pedestrians.</p>
<p>Not enough parking or acces for 110 units, nor is it conceivable that there could be.</p>
<p>Parking on such a busy street especially if there is commercial use will be an issue for those living near that area. Ensure this is considered and abundant.</p>
<p>Schools - Assuming it is not an adult building, what about education and safety for the children?</p>
<p>The 'advance turn signals' at 17th and 45th are NEVER operational heading N/S. Despite many complaints to 311, they do NOT work at peak demand times. Congestion along 17th is bad enough and it is doubtful in this car-centric city that many people on this proposed development will use the C-train.</p>
<p>I'm all for densification of the area but I think a multi residential building would be too much. Why not make the area R2 and see how that affects the neighborhood before building a tower.</p>
<p>Glendale is not beltline This community is a small pocket of R1 zoned jones in the area The adjacent homes would be impacted beyond what they had purchased and is being pushed upon them by an outsider who has done nothing to grow this community to what it is today Allow one it more will follow</p>
<p>A 6 storey complex placed in a group of 1 storey bungalows--I dont think I have to explain the issue with that. Is not the bylaw 4 storeys? Why would we allow 6?</p>
<p>Setting in and out of the underground parking (I assume) will be an issue - it already is extremely busy on 17 in the morning and evening</p>
<p>Parking will be a major issue, added to the traffic congestion from this one way entry point to 17 Avenue SW. Many households have 2 vehicles, will parking be provided on-site? Just because a residence is located by transit that does not mean the residents use transit, they need to shop and work.</p>
<p>Due to the nature of roadways within Glendale Meadows there is limited access and flow through of street traffic. With the addition of numerous portable classrooms to our elementary school our alleyways will become thoroughfares. This development will only compound the current safety concerns.</p>
<p>There is a lack of parking in the area as it is. All these business's in the area already and 10 spots to share steen them.</p>



Glendale Land Use Application

Stakeholder Report Back: What we Heard

September 2017

Too many stories. It's a lower roofline neighbourhood. 3 stories is fine, 4 max. 6 is pure corporate greed. NO.
There is very limited parking on this section of 17th avenue. Once the side street merges on to the main section of 17th avenue, no parking is allowed. Having store fronts in this area will cause chaos. Patron parking will spill on to side streets used by homeowners in the area.
Such a building would be out of context in this neighbourhood and would pull prices of adjacent properties down. People paid a premium for their properties in order to have the lower density. The City should publish overall plans for the area years ahead. This looks opportunistic, not planned.
We already have issues with parking in our neighbourhood thanks to the LRT station not having any parking provided! Adding such high density will increase the number of vehicles. Do not make it a car free building as Everyone needs a car in this city!!! They will just park it elsewhere on the street
Space allocated to access roads is limited and down not support additional 100 dwellings.
Building heights in Glendale do not exceed 2 storeys. Residents around this development will lose their privacy and light.
In very short order a traffic light is going to be needed for cars turning from the propose area left onto 17th ave. Otherwise drivers will get impatient and make unsafe left turns onto 17th. This is a major safety concern. Adding traffic lights or a four way stop will be a huge slowdown to 17th ave
Building is too tall for a community, loses the family feel.
There would be a dramatic increase in traffic in the area. The infrastructure would not be able to handle such demand
There are a ton of open condos. Why build more?
The departure from maximum of 2 story to a 6 story will completely erode community aesthetics and pride of place. Council has a responsibility to meet the current needs of established tax payers. This for personal profit proposal has no ability to improve the community, itdoes not meet current value
Because this would be on 17 ave. you'd need a multi car garage and driveway because there would be nowhere else to park. This would become a nightmare for neighbors when they or their guests start parking in the alley. And you know that once one is built. Others will follow and turn into mayhem.
The traffic that passes through our community on our road (Gateway Dr) is already excessive. Motorists cut through to avoid the 17th Ave/45th street light and speed through playground zones. This addition so close to Gateway will only increase the traffic and create more danger for kids and others.



Glendale Land Use Application

Stakeholder Report Back: What we Heard
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Is there a plan for underground parking. Street parking on 17th Ave should not be allowed. There is already too much traffic in that area.
The first complex will only attract more. Then multifamily development will start. Soon, our neighborhood will be like most others, with little pride and care, rundown houses and outbuildings, high traffic volume and difficulties parking.
This development will further burden the 17th Ave. corridor which is not designed to handle the burden it already services.
Has Carlisle group shown adequate planning for parking not only for tenants but these proposed retail spaces?
A building this size would be very much be out of context in that particular location due to all the other properties being bungalows. There is not enough space to accommodate more foot traffic.
Not sure why the City would allow the height overage- will never blend in the the community.
I also oppose the size of this complex. 5 lots is a very large size for a community centered around single family bungalows
We picked this neighbourhood for proximity and because it is a quieter residential neighbourhood. The traffic change and parking in the last 5 years is definitely changing this. Maintaining a residential feel is part of what keeps property values in the area... not supportive of densifying : (
This area of 17th avenue is extremely busy and the traffic is not managed in its current state. Adding too many additional vehicles/traffic would further add to this issue. I think the city needs to resolve current issues (speed, adding traffic calming measures) before adding the additional volume
Someone with a stake in this development sent out flyers to residents in the community trying them to persuade us to support this development. I will not support propoganda being used to influence my neighbours. I am opposed to this development.
High density housing on or near the LRT line makes sense. There is concern that this will open the floodgates for rezoning the rest of Glendale...which would be disappointing.
The neighborhood is general a one-story neighborhood. I feel that the change to six stories is a substantial change to the area and is a general change to the vibe of the neighborhood.
This is a congested road (17th ave.). Moreover, i cannot foresee where traffic would be directed into and out of this complex. Since the complex is not even at an intersection, would people jaywalk to get there or would vehicles be congesting the area to make left turns in/out of the complex?



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Development will have a negative impact on value of surrounding homes. This constitutes an expropriation of value from homeowners by the city.
I make all left turns to get out of my neighbourhood in the morning. The intersection at 53st and 17th ave can get quite busy as can the 45th st turn off, with people coming into Glendale Meadows for the Calgary Arts Academy.
The six storey proposal will create a lengthy shadow directly over 17 Avenue SW, resulting in increased ice and snow cover over sidewalks and roads in the winter.
Traffic has increased alot with the addition of multiple portable classrooms at the neighbourhood school. This is having an impact on the safety of the community. Increasing density and commercial will have a huge impact on the traffic especially to those people living directly behind the site.
6 stories? 110 units? This is a R-1 area primarily and intense development is out of context with the neighborhood. I would say no more than 4 stories and 30 units is appropriate.
There already exists a stripmall within 1-1/2 blocks of this locale with available parking. Trying to cram in storefronts into this area with no parking does not make sense.
Why has the the developer chosen this area? What does he/she see as the context of the area.
Parking is already tight here.
Ensure entry / exit and parking is designed to prevent further congestion in the area.
The proposed area does not have any large buildings and will look into people's existing backyards
The traffic was too much and blocking our driveway constantly. The infills are going up monthly. Anyone left in the community of this development will become so frustrated.
While this area could use some densification, it is an odd starting point given that points East and west of this location struggle to stay leased. I think 6 stories is way out of context for the area.
No street parking should be allowed due to the volume of traffic eastbound on 17 Ave SW.
But can't we keep this to duplexes? Or townhouses. Please refer to the absorption rate of condos in the city at roughly 40 sales per month, with over 1500 units for sale. You are encouraging the problem and cheapening the city.



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<p>Parking is already a problem due to the proximity to the train station and little supervision from Calgary authorities. Adding 110 units in a space that used to host 5 families will evidently increase the need for parking.</p>
<p>Parking is at a premium as it is, there are many people parking illegally and not being ticketed or towed, even though it is a park by permit zone</p>
<p>Traffic in and around 45 st and 17 ave is already a gong show..increased traffic will only exacerbate the problem and increase traffic in the laneway as well</p>
<p>A high traffic area like 17 Ave will be effected by a resident increase like this. The area between sarcee and 37th avenue seems to be low volume enough that it can accept this increase.</p>
<p>A six storey building immediately next to mostly single story homes is not an appropriate transition to the existing community. There will be significant impacts on adjacent properties in terms of loss of privacy, visual impact, noise and shading.</p>
<p>have that same feeling of a community as opposed to a place where people live. Allowing to have high density projects being built in our community and removing that R-1 zoning ruins the community feel. I am certainly not against business development but there are many communities surrounding ..cont.</p>
<p>This development will dramatically increase the stress on available parking!! there's no street parking for most residence living on the 4900 block of 17th ave as it is, so our visitors have to contend with residence and LRT traffic in half a block!! A 2-3 yr development will have a HUGE IMPACT!!!</p>
<p>We bought in an RC1 community for a reason and the majority of the community wants it to remain as such!!!! We already fought the RC1-S proposal and lost. So UNLIKELY our input will have ANY impact! Hard to stay positive and feel like your input matters.</p>
<p>110 units - potentially 200 plus people living where five single family homes currently are. Inevitably, residents will end up parking up and down the alleyway as the parkade will be full and parking is not allowed on 17th Avenue. Not the right spot for this many units/density.</p>
<p>Such a development would completely change the look and feel of the neighborhood and would set a precedent for more of the same. It seems clear that the goal is to increase the population density near the LRT station. The neighboring houses would decrease in value including those across the alleyway</p>
<p>What's being proposed is quite a lot taller than any building currently in the neighbourhood. It seems like too much, a building with 3 or 4 stories would fit in better to the community.</p>



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<p>traffic is quite intense here, not just @rush hour. I support multi-residential, but don't want to add commercial here given the traffic and parking required to support that. Commercial could be intensified in the existing strip malls/locations. not new commercial.</p>
<p>I live in a duplex in Killarney and I love it but honestly enough already! Why are they still building duplexes on busy streets like 17th ave and 37th street. In other major cities these are main streets, mixed residential and store fronts. They create community and diversity among different areas.</p>
<p>This proposed location does not have anywhere close to the space needed for the parking requirements that would go along with this proposed development.</p>
<p>the building is way too high for this neighbour hood and it will look strange having small houses and then just a tall building right there blocking the horizon. I usually go on the roof of my house and just chill while the sun comes up, but with the building, it'll look ugly (no offence)</p>
<p>Traffic in the City of Calgary is getting heavier, and everywhere you go roads are blocked, or diverted to reduce traffic in residential areas. Why then would you turn around and permit a building to be erected to add to the traffic congestion?</p>
<p>Traffic is bad enough during rush hour. Do we need more congestion? Nope.</p>
<p>The neighborhood is getting too busy already with traffic speeding down Gateway Drive. The new Spanish school that is going in at Glenmeadows school site is going to bring a huge influx of traffic into the neighborhood and parking is already tight. There isn't any room for more traffic and parking</p>
<p>17th Ave access? How likely is it that residents of this new building would be short-cutting via other streets/alleyways? As it is - with the changes to the Glenmeadows Elementary site to a new Spanish school will increase traffic 10 fold - our streets/alleyways can not support increased traffic</p>
<p>Minimize impact on current residents. Do not promote traffic patterns that push vehicles from the ~100 new units + commercial onto the residential streets. Glendale is a quiet neighborhood and is sought-after for this reason.</p>
<p>I think 2 - 3 story units will fit into the community's look and feel as they do now, but 4 - 6 stories, especially directly across a lane from existing bungalow and two storey homes will detract from that feel.</p>
<p>An 18 meter building does not contribute to the look, feel nor character of an older Calgary community. It sticks out like a sore thumb in this particular location.</p>
<p>Aptmnt biuldings often have 1 stall but there are often 2 cars for a unit. This will take up street parking.</p>



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<p>The C-Train stops near by has already increased street parking. The addition of 110 units into a residential neighborhood would vastly increase the cars on the street and also traffic through the quiet streets.</p>
<p>This will effect many R-1 sites in the area as per "Mainstreet Progame" no more than 4 stories should be allowed. with a mimimum of 1 underground parking stall per unit</p>
<p>The height and population density of this building in not conducive to this area. This in no way fits into the surroundings in Glendale Meadows.</p>
<p>The design must allow for sufficient resident, visitor parking (and consumer parking if storefronts are incorporated). The unit should NOT add any additional parking load to surrounding streets.</p>
<p>The height of this building is completely inappropriate for this area. Moving this type of building to 37th street area would be better.</p>
<p>Parking at two cars per unit .. 110 units? Were? Underground? Not going to happen. Were are Visitors to park?? simple answer .. in the back alley way blocking others. BUY THE WHOLE STREET stop this madness. Buy out all those on Granlea Pl ...</p>
<p>There is no plan in place for redevelopment surrounding the 45th St LRT Station including 17th Ave east to 38st St and west to Gateway Dr. Is it good planning to proceed with piecemeal development before there is a plan??? It is like putting the cart before the horse.</p>
<p>If you put up a 6 storey building along 17 Ave SW to accommodate the request by the developer you are invading the privacy of all homes which are around the area in question. Most homes are currently bungalows. Not to mention the horrific parking challenges that will be created.</p>
<p>This is already a challenging area of 17th Avenue SW and we're very concerned about the overflow of parking, whether it be from additional residents or customers for storefront retail. Getting into and out of this area would create many traffic challenges for 17th Avenue SW and Gateway Avenue SW.</p>
<p>If this were built, greater effort would be needed to grow the useability of the green space alongside 17 for the residents. I recommend adding more trees to create a quasi forest with a gravel path a bench and a table. The trees will build a natural wall for residents and a good view for motorists</p>
<p>Multi unit dwellings do not really fit with the current residential landscape - it will take away from the existing single home atmosphere.</p>
<p>This size of building does not align with the rest of the neighborhood - to approve it, is to open the flood gates of more development like this. Especially since the Mainstreet project on 37st has the green light, this will no doubt be used as a jumping off pt and example.</p>



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<p>How will traffic move in and out of this development. Has a traffic impact study been done?</p>
<p>The traffic in the area has all ready increased because of the LRT</p> <p>We now have young families, traffic is very busy on 17th ave</p>
<p>be an issue. The height of the development seems excessive to be included in a residential community. This community is already impacted by C train parking, the substantial increase in the size of Glenmeadows school as well as early morning traffic using our community as a shortcut. This would</p>
<p>With commercial storefronts, the traffic will be a nightmare! How will this be managed. I can't imagine there would be a solution to this?</p>
<p>There is very little parking in front of this development on 17 ave. Visitors to our house will have fewer options to park.</p>
<p>Parking will be premium if such a building(s) become the norm.</p>
<p>The parking in this neighborhood is already restricted. Densifying that area would greatly increase parking issues with the amount of tenants, customers, workers and visitors that would need access to space that already isn't there for the current single family homes.</p>
<p>As i live around corner from this proposal there is no room for 110 to 220 additional vehicles or more if a business is also established, we have an awful time finding parking for ourselves,visitors to our home now, due to LRT, businesses in the loop adjacent to proposed land change,</p>
<p>This is an R1 community if we were interested in living in a busy high density neighbourhood we would have purchased a home elsewhere. This development is not appropriate for this community. Move it to the other side of 17th or further down.</p>
<p>110 possible unit means a potential 110 vehicles. The area is not prepared to accommodate such a need for parking.</p>
<p>The proposed development pays no regard to community context. The area consists of single family bungalows. The nearby Kincaid Castle condo development is designed to a scale that is able to blend with the rest of the community, whereas this over-intensive proposal does not.</p>
<p>With the amount of homes 110 proposed, parking will be a problem. it will bring more traffic into the neighbourhood. Parking is already a problem because there is no LRT parking. There would not be enough parking options in front if commercial storefront was added.</p>



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<p>Customers looking for parking and/or lost will use our area to turn around and we already have enough trouble with lost drivers speeding through and doing u-turns in our area. This is dangerous to our community and its residents, especially children.</p>
<p>Access will be in the back lane</p>
<p>I am concerned about the parking and access for people that would be living in this area. Limited front parking available what about visitors? The people living in the building and leaving would always be in the alley way the traffic would be to much for the size of the alley and the community.</p>
<p>The proposed development appears to seek a 20x increase to neighbourhood back-alley traffic. This increase will be detrimental to neighbouring properties making access for existing home owners more difficult, and increasing neighbourhood noise.</p>
<p>There would be little to no access from 17th avenue. Much of the traffic generated from people going to this proposed complex would need to go though the alleyway. It's a narrow and already crowded alley. It would make driving home and accessing garages for the single family residents more difficult</p>
<p>This development height would result in a dire shift for the neighbourhood going from two storey to six is a large impact on the community principles and existing structure. It doesn't fit with the community plan or design. Also it reduces the natural direct sunlight for the neighbors.</p>
<p>Related to pedestrian access, additional pathways for pedestrians to use are very important to me.</p>
<p>In Calgary, we are seeing an increase of commercial properties and density housing without proper thought to parking. Even if the apartment has a parkade, there are never enough spots to accommodate two-vehicle households, guests, parties. Guests and shoppers will take up community parking.</p>
<p>This will impact the residents directly south of the development who currently enjoy the morning sun.</p>
<p>Not an issue, the train is right there. Shouldn't be a problem. If anything, I wish they don't build much parking so that the apartments are cheaper to own as the area is very expensive.</p>
<p>Where will that many residents park? There is increasing parking issues with the LRT station. Adding that 110 units will mean at least 100 extra cars in a residential area--that needs a parking lot, not street parking.</p>
<p>Wrong for the community</p>
<p>The proposed development is right in the middle of the block and large scale, which will negatively impact property values for other individual family properties and reduce the enjoyment of their house (i.e. sunshine, gardens, peace and quiet).</p>



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Being in the middle of the block, there will be increased in both parking and traffic in the back lane on both sides of the proposed building. This will cause a lot of safety concerns from both a pedestrian and vehicular perspective.
Similar to parking concern. How is increased traffic going to be mitigated and controlled?
An all ready busy street the additional traffic means parking is also effected.
The nearby strip mall has had difficulty occupying store tenants. I'm unsure why added storefronts are necessary at this location. The store fronts add a more commercial feel rather than a quiet safe neighbourhood.
Once you start allowing to rezone for one developer it will snowball! I can't imagine the residents on the south of this proposed development would agree to this!
The houses around this building will have a Goliath building next to them, which makes living in those houses less desirable, and lower property values. It will also affect the amount of light that falls on the houses around it, changing the landscape, and making gardening more difficult.
There is very little parking in the area and more traffic will be in the back lane possibly causing an accident for those who back out of and enter their garages.
Has adequate parking been allocated? I perceive this govt as an advocate of public transit and bike use but the public deserves the choice to use motor vehicles as well.
The building will have to do their own parking lot because after 6PM there is hardly parking for a large building of residents. There are a lot of businesses around and it would be wrong if the residents were to use that parking.
There is limited road parking already and adding multiple residences in that same space will cause problems
Given the size of this project, neighbours will certainly be affected by visitors and potentially residents parking in the area. The current commercial development in the area has a large dedicated parking lot. I don't see how this development will accommodate that.
With the parking for this complex's residents more than likely underground the immediate impact would be neglegable, but guests, shop visits, shops that stay open later to get the evening traffic, would significantly impact all the nearby neighbours and the General neighborhood. Not so in zone >=R4
Again, the proposed development is in the middle of single family homes and backs on to single family homes in a single family home neighbourhood. Visually, the proposed height is out of place in this community and would negatively impact the privacy of people who live in the community.
Having a six story building in our community completely changes the dynamic and for those living near the proposed building, their privacy, security and property values will all be negatively impacted.



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<p>The scale of a six storey building seems excessive for the existing community. A maximum of three or four storeys would improve density but not be out of scale with adjoining residences.</p>
<p>This is an area where it can be difficult to join on to 17th Ave. It currently backs on to a narrow alleyway that has above average traffic and poor sight lines for crossing. Increased vehicle traffic could be dangerous.</p>
<p>This is currently a joke along 47th street and Westwood Drive.... give your heads a shake! Are you planning on hiring more by-law officers to control the illegal parking once this permit goes through?</p>
<p>This area of 17th is already dicey for drivers. Adding commercial space here would not make things better.</p>
<p>These five units will have a much higher density than the existing single family homes. An increase of this many units will create more traffics, noise and privacy issues for existing neighbours. This is much bigger than adding a duplex or fourplex.</p>
<p>Still not sure why we have buildings on 17th ave that are boarded up and not replaced. Work on removing or replacing these old buildings rather than cause a community change that will take away from the local community feel in Glendale.</p>
<p>Where would everyone park. 17th Avenue is so busy already. This project is a terrible idea. Why doesn't the developer build nice duplexes?</p>
<p>Without details, we don't know how the parking is planned. Is there underground parking? There should be at least 1 stall per unit with extra stalls for those wanting to purchase a 2nd stall. Without adequate parking, it overflows onto adjacent streets, crowding streets a fair distance away.</p>
<p>people already park for the ctrain and cut through the neighborhood. Where will the residents of this building park ? in front of neighbours houses ? Glendale is a lovely established neighborhood built for single family homes...not 110 unit apartment buildings.</p>
<p>The Glendale CA has asked to work with The City (May 2012) to develop guidelines along both 17 Av and 37 St (Main Streets). As the proposal site is with the "Residential" fabric of the community 2 story is more fitting. Along the commercial section of 17 Av we are looking at 3 - 4 story, pending TOP</p>
<p>The road in front of this unit is a merge onto 17 ave eastbound and the #2 bus takes this route. I can see it getting congested if we have to wait for people to parallel park on the street. Road is one way with only access as a left hand turn with no lights. Will become a busy turn without a light.</p>
<p>We already deal with traffic from other areas shortcutting through the community. A building of this size would increase the noise, exhaust and danger from many more cars. Residents are not all going to take the LRT all the time!!! Our streets and alley were not designed for this volume of cars.</p>



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<p>I am speculating that you are rezoning the whole block and not just 5 lots? Highest and best use for that block should be restricted to 2 or 3 storey row townhouses. This is a fair compromise for that location. It appears by some pro FB comments the people don't realize this is not arterial 17th</p>
<p>Already not enough parking in the area. Is the developer going to build a 3-400 car parkade ? This ideal is pure insanity ! Leave the neighbourhood strictly to infills.</p>
<p>A building of this proposed sight would block sunlight to 17th avenue leading to a dangerous buildup of ice and snow on the street and sidewalk. Also, this would block sunlight to the houses directly beside the developement, eliminating morning or evening sunlight. [personal information removed].</p>
<p>106 units with the average calgarian having 0.95 cars that would be 100.7 cars in addition to where there is currently 10. 10X is increase is not acceptable.</p>
<p>The access on 17 Ave from the location is already strange, poor and impractical. Increasing the traffic the 20x makes no sense. Ditto that for the 45 street 17 Ave intersection, which was already poorly redesigned following the LRT construction. It needs a left turn advance put in all directions.</p>
<p>Quite happy with the character of single family homes with no infills, or multi-family complexes. It's a beautiful community, and a big reason why we moved here less than two years ago.</p> <p>If inner city density is such a concern, then how about putting a stop the expanding boundaries of Calgary?</p>
<p>There is is nothing over 2 storeys in Glendale Meadows, including the higher density Kincaid Castle and commercial development mall. Our skyline along 17 avenue is graced with mature trees. Don't ruin it!! This development should be around 37th St designated for higher density as per WLRT study.</p>
<p>There is no precedence for a 6 story building in Glendale and this would greatly impact the property value of the homes directly around this development. Their yards would now be in shade with people looking down, eliminating any sense of privacy - again a benefit of Glendale yards.</p>
<p>The increase in traffic and congestion to find parking spaces which are in short supply due to the proximity of the LRT station would be tragic to this quiet area. There is never proper planning to provide adequate parking within the building itself.</p>
<p>6 Stories is much taller than any residential bldg nearby. It is out of place. 4 stories or less is more desirable and in keeping with the community. The residents behind the bldg (Granlea) will not have any privacy. What will the builder/ city provide to ensure privacy of the current residents?</p>



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<p>The proposed building height is absurd. A primary reason that residents love this neighbourhood is for the established & private yards they can enjoy. A 6 story building will greatly impact the privacy of nearby yards as well as create light pollution to neighbours throughout the neighborhood.</p>
<p>Even with a proposed underground parking this would be for 1 car per unit. This is not realistic! Where would be the rest be parking?? In front of other peoples homes in the community!! Once again is this an R-1 community that is not designed for that amount of parking or commercial business.</p>
<p>Parking on 17th Ave and back lane is restricted in this block where the complex is proposed. Access in and out of garages will be unsafe, and elderly visitors will have to walk a long way to come to our home.</p>
<p>Parking is already a nightmare and this development will only make it worse. There are currently parking restrictions because of the proximity of the LRT. There will not be enough parking along 17th avenue, bringing more cars into the neighbourhood, making streets unsafe for families.</p>
<p>When the C-Train was first proposed through this corridor, the original TOD plan explicitly indicated 2-3 story buildings, not 6 story buildings over-looking established single residences.</p>
<p>There is not enough parking in the neighbourhood for a 6-storey building with 110 units, not to mention the visitors that would come with the tenants of this building. While there could be an underground parkade for the inhabitants, the streets would inevitably still be full of more cars.</p>
<p>Our R-1 community has a maximum of 2 story, single family homes. It is beyond comprehension that such an offensive development in our community would even be proposed. 6 stories, with commercial development is absolutely absurd. This leads us to the next issues, of traffic, parking and pedestrian</p>
<p>Where is the nearest 6 story building adjacent to single detached homes? Why here and why now?</p>
<p>Parking is already restricted on our streets due to the c-train and limited as many residents choose to park on the street. Parking for 110 units, visitors and commercial patrons cannot be accommodated.</p>
<p>Due to the roadway, there is already limited parking in this neighbourhood for the existing residents. An additional 100+ residents in this small area would require significant additional parking. Thou it is close to a C-Train station, this proximity does not mean residents would exclusively use it.</p>
<p>17th avenue is already extremely congested, this will add to that problem. The city continues to adding builings with little regard to traffic and surrounding infastructure.</p>
<p>Unless significant onsite parking accompanies the development the spill over onto small residential streets will be chaotic for nearby residents. Loss of use of the street you live on is inevitable with this many units / commercial businesses.</p>



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Proposed development would be completely surrounded by existing parking restrictions. The street front is half the 17 Ave traffic flow and half a single lane exit from a strip mall so visitor parking for 11 stalls will be in the back lane. How enough for 110 units and possible business fronts?

I am not opposed to redevelopment of existing neighbourhoods. However, the current context is mostly 1-2 storey detached homes.

This application would result in an extreme change in the community (from 5 homes to 110 units.)

The City should limit the height & density of this project.

This is an already busy area that has been flooded with 3 more stop lights since I moved which holds up traffic on 17th avenue. Putting more areas to shop or live in a congested area is less than ideal. There is plenty of commercial around us already, no need for more.

There will be a major increase in stop and go traffic along a major thoroughfare involving vehicles and pedestrians; this becomes an enormous safety issue. There will also be elevated volume of laneway traffic; a further safety concern for a 'family friendly' community.

I believe there is not enough space in the surrounding area to accommodate a building of this proposed size. With the C-Train station across the street and a school currently being renovated to for the CBE's Spanish immersion program a block away, parking in the area is already an issue.

Parking will become an issue. I park on the street a few blocks away and if another 500 people move in, I know they will need to park vehicles. If they get a pass for Glendale, that means they will be parking on my street and preventing me from parking close to my house.

This is a residential single family area. Should large buildings with this high density be constructed; there will certainly be more built, which in my estimation will lead to development creep of higher density developments which ultimately take the single family residential down. Moderate this.

A complex of this size will significantly compromise our privacy and security. While there is some tree canopy in our back yard, there is very little to protect us and our young children from overhead prying eyes. We would have little privacy and the sense of security that we currently enjoy.

A proposed 6-story does not integrate with the established community. At present the majority of the homes are are split-levels or bungalows. A 6-story complex dramatically changes the look of the neighborhood.

The traffic from 5 single family houses would be replaced with up to 110 dwellings? There is a single alley in the back of these 5 existing dwellings. This would have such an enormous negative impact on the current residents of Glendale Meadows.



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Glendale is an active vibrant community of families and seniors. Preserve the community heart through design with supports neighbours getting to know each other. More difficult at 6 stories! Access through corridors/elevators necessary for 6 stories isolates new community members.

Traffic is already bad along Gateway Drive and will make a substantial impact in the alley ways. Traffic will already be terrible with the spanish program moving to the old Glendale Meadows school. The charm of Glendale is that it is primarily single family. This is why people live here.

8 stories is double the size of the following new developments in adjacent neighbourhoods. My understanding is that M-H1 allows for 4 to 8 storey apartment buildings that may include commercial storefronts. I believe that a 4 storey development would be appropriate for the particular proposed area.

The lane access that would be required to accommodate an increase from 5 dwelling units to 110 + commercial units would severely negatively impact neighbours, community members, and all who access Glendale schools and programmes. The nearby intersections would become problematic at peak hours.

With 110 units proposed to take the place of 5 homes, parking would become a nightmare. There is no parking on 17th Ave. (at most for 10 cars) which means underground parking for another 100 cars? The back alley would be filled with traffic.

The decision to expand the Glendale Meadows School from 150 to 600 students will significantly increase the traffic disruption in the community with added school bus and parent pickup and drop off. Any additional development resulting in more traffic would negatively effect residents.

Increasing the density from 5 single homes to a six Story - 110 Unit Building will significantly increase traffic, noise, parking issues and short cutting through Glendale (these are all negative impacts to the Community)!

Parking in this area is already fully consumed by the street parking of the existing residents and businesses. Zoning in this area is trying to combat the existing parking issues and this proposal will compound the issue to a critical level that will impact the quality of living for residents.

The surrounding area already has major issues with parking and access in the front street and the gravel back alley. There is no way to effectively accomodate parking in this area for up to 110 units, all of which have the potential to have multiple drivers in each unit.

A six story building completely surrounded by mostly bungalows will not fit well in this community. I would suggest it be limited to a maximum of four stories including the retail.

Having a 6 storey building neighbouring single family homes will forever change the feel and use by current residents and future residents. Higher density changes the way a community works and what it needs to make it work. Many times this is not a good change!



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<p>I live a street over from this proposed development. I feel more ----hundreds of people more, in a small area would overcrowd the streets and make them unsafe for our young children. This is a small community that has quiet streets for raising families!</p> <p>Also increased traffic brings unwantednoise.</p>
<p>Does this plan include a huge new park'n'ride? With the population density increase this structure would accommodate (from 5 units to 110), where will these folks park? The new LRT is great, but the community is now facing riders parking in their communities. This will only increase this pressure</p>
<p>It is mind-boggling that a 6-story development would even be considered in a community that is dominated by single family homes. A building of this height has no place in the community, and is a poorly conceived idea to attempt to increase density. This goes way too far.</p>
<p>The higher the better.</p>
<p>Rezoning only increases problems in the community. If you allow it once, you can never go back and it will change the integrety of the community. Next you will be turning this into a high density area. This threatens our safety along that with the thousands of children to go to school here.</p>
<p>Glendale is a long standing residential community, and apartment complex does not fit the community at this location. There are already many apartments on the Westgate side of 17th Ave SW behind the AMA and the 45th st SW LRT station. There would be a significant depreciation to home values.</p>
<p>Yippee, more traffic at that intersection</p>
<p>125 new residents would not help the parking situation, unless they are forced to provide 125 underground spots, even that many probably wouldn't be adequate.</p>
<p>Why is this being rezoned? This is a flourishing RESIDENTIAL area in the beautiful SW corridor of 17th avenue. Currently, there is a very high, already existing, vacancy rate among low rise multi unit dwellings. This would be no different. No value to the neighbourhood, or its current residents.</p>
<p>This would negatively affect neighbours on the other side of this development, just because a developer wants to put up a huge building doesn't mean they should. If it wasn't right in the middle of a single home residential street it would make more sense.</p>
<p>I love that more and more developers are choosing to densify inner city sites rather than adding more units to greenfield development!</p>
<p>Parking could be incredibly challenging!</p>



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Traffic along 17th Avenue is already busy enough and this would also increase cut through traffic in Glendale.
There are single family homes on either side of this unit which will be subject to excessive noise, traffic, and parking. This unit will stick out as it will not blend into the neighborhood. Where in any R1 area is there a 6 storey 110 complex?
This is a dangerous stretch of road. It goes from 60km to 50km; has narrow sidewalks w/no cover when a car jumps the curb; it will promote the use of alleys to get around difficult/congested intersections to the detriment of residents. Will promote jaywalking from pathways south across 17th ave
Traffic already is terribly congested in this area with current density at rush hours. Little capacity to handle the increase in density.
what type of storefronts are they looking at for a community?
6 stories??? Seriously??? Insanity.
The area is already congested with the c train traffic and lack of parking for that.
This is a mandate being forced upon us by council that is miss guided to say the least The residents have lost their voice at city hall & bureaucrats are dictating the development in Calgary The plan was put in place by a man from Washington & didn't even have the guts to stay to see the -impact
This community is full of one storey bungalows, there are only a few two storey homes. Moreover, the quality and style of home is improving with renovations being done to many, updating the visual appeal of the neighborhood. So placing a 6 story, 110 unit complex seems like it wouldn't quite fit
Our neighbourhoods - westgate wildwood Glendale are mostly r1 family homes - the city of Calgary has decided we can be the sacrifice for multi family dwellings. Time to move as we at slowly surrounded by childless renters and my kids have no one to play with. Plus let's bus kids in or close school
Density of this scope will cause additional traffic congestion, the roads are not built to handle the traffic increases we are currently experiencing. This development will only add to the problem. The frontage is a one way street with exit only to 17 Avenue SW. Please do not increase the problem.
The location of the proposed structure has virtually zero street parking. Underground parking if accessed through the back alleyway would negatively impact the noise and lives of persons backing along that alleyway. It would further create a safety concern at the walkway accessing Granlea Place .
Are already see's a high level of traffic. No need to increase it further.
No commercial storefronts in the MIDDLE of a residential block with that already is afflicted with limited parking.



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<p>People merging onto the main section of 17th from the side street will be extremely backlogged. It also doesn't make sense to incorporate signal lights in this location considering the volume of traffic that flows through this area at all times of day, just to accommodate some cars trying to merge.</p>
<p>The crossing of 45th street and 17th avenue, next to the proposed re-zoning area, present traffic issues that need resolution: driving eastward on 17th avenue, the turning light is often not in operation; and driving northward on 45th street, the 2 lanes become 1 in the intersection.</p>
<p>Increased traffic both car and pedestrian is not beneficial to this quiet neighbourhood. We have no school in Glendale. Do not want shops to attract more "strangers" to our neighbourhood. Already dealing with that due to people parking here to use LRT. Leave it at a quiet neighborhood</p>
<p>Proposed building with 6 levels is out of context in this neighborhood.</p>
<p>Parking is already an issue with the train line.</p>
<p>Turning a residential street into retail or commercial is almost never a good idea. The current shopping strip mall was built on empty land after the houses were established not replacing houses. For so many reasons - parking, community, traffic being the big three - this is such a bad idea.</p>
<p>Traffic is already bad in this area, this is not inner city kids play here.</p>
<p>It's far too large and out of place. I also know how Carlisle builds and the building will not fit the current mantra of the community</p>
<p>In the past it was important to increase vacant rates. The current economic climate does not support this proposal. The high commercial and residential vacancy availability is such that this structure will add to vacant rates and negatively impact current business and residential space suppliers.</p>
<p>Once you change to a MH. More will follow, leading to more vehicular traffic causing even more congestion that this neighbourhood was never meant to handle. Glendale is a great neighbourhood that can be ruined by your greedy shortsightedness.</p>
<p>There is already struggles with parking in our neighbourhood due to the proximity to the c-train station and schools. This is very poorly monitored by calgary parking authority as they do not seem to have the resources.</p>
<p>More development, including commercial and multifamily residential, will seriously erode the peaceable enjoyment we have in Glendale. Higher density and commercial developments have much higher traffic volumes. I am concerned that higher traffic volumes will erode the safe roads we enjoy in Glendale</p>



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Parking is already becoming an issue in Glendale with the recent addition of the C train stations, this complex will further challenge the roadways and parking in our community.
How does Carlisle group propose that this new development will fit in or enhance the community
Not enough parking for residents and shoppers there. They would end up encroaching on the neighbours.
I think it is great to bring the multi family dwelling/commercial mix to the neighborhood. I am concerned about the size. We have the Spanish school moving in this year at well over capacity and the increase in traffic decreases the safety of our streets.
Someone with a stake in this development sent out flyers to residents in the community trying them to persuade us to support this development. I will not support propaganda being used to influence my neighbours. I am opposed to this development.
17th Avenue SW is a busy thoroughfare for commuters to the downtown core. It is important that this not be impeded by street parking or inadequate access to the new building.
This is a neighborhood with lots of young and old families. I support densification, but maybe that needs to be focused upon where there is idle space elsewhere along 17th. Moreover, densification cannot come at the expense of worse traffic and safety hazards. It doesn't seem like the right location
The quiet and relatively safe nature of this neighbourhood is one of its attractions. The denser development south of us towards Richmond has changed the culture of the neighbourhoods.
Traffic in area is already congested, with large backups common at all times of day. Proposed development will create too much of increase in both traffic & parking that area will not be able to cope with. Impact will be felt to south of building, encroaching on what is a very quiet neighbourhood.
Parking has become an issue since the West line of the LRT was put in. It will only become more acute if commercial and multi-level dwellings are put on 17th Avenue.
17th avenue is very busy especially during rush hour. A development of this size would mean road closures. Not acceptable.
Even with the addition of the CTrain to the area, there already is a lot of traffic, both along 17th Avenue and on 45th. This type of addition will only add to the already busy traffic and impact the residential area as people try to access the area.
Increased traffic makes this neighbourhood less appealing. Cars drive slower, there are more children around. The roads are narrow and aren't conducive to this type of large building.



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The city needs to focus on mainstreets
This area is already a bit of a mess for pedestrians
Again, totally uncalled for in this area. This will negatively affect home values in the area, increase traffic, and we have a current oversupply due to Calgary's rush to create a more dense housing mix. Please do not move forward.
Increase traffic through the residential neighbourhoods as we are a quick access to 26ave and getting to the lights at 17ave and 45st we already have higher traffic taking these routes as it is, people driving through looking for parking spots. It will make it more difficult to get out of driveways
There is other vacant space - particularly around Westbrook - where high density and retail space combined would be more suitable. Not necessary to demolish homes in the name of 'progress'!
I am strongly in favour of more high-rise apartment buildings and greater population density. More residents can benefit from the beautiful area through a development like this one than single detached homes.
The location of proposed redevelopment does not allow for any additional on street parking. 17th Ave in front of the redevelopment has a mix of a curved two lane high volume roadway with no parking allowed and a one way merge lane onto 17th Avenue. The area has residential parking restrictions.
where this type of building and zoning is more appropriate. Once one or two of these types of developments is allowed to be constructed, it opens a precedent to continue future development of the same type.
such a building will eliminate my evening sun totally.. there are already multiple large trees that are city property, that restrict available sun, this building will effect what little west sun i have left!!
17th Ave. is already very busy and feeds downtown and other major arteries. Adding commercial space to this area doesn't make sense. There is already a strip mall adjacent to it. The amount of commercial space that is vacant in our city is high. What are we doing added to it!
Transitioning from single family homes to a six storey high rise with no transition does not create a good looking community or street. Six storeys does not fit into the context of our RC1 community.
There is likely to be increased traffic in the alley. It simply is not made to handle any more traffic than already exists. There is likely to be increased traffic on Glasgow Dr. as people seek parking spaces. It's a quiet street and that adds to our property values. Traffic changes that.
The construction would potentially block the pedestrian pathway going to 17th ave which would make trips to the Ctrain longer.



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<p>The houses on this side of 17th seem out of place along such a busy road and across from LRT. It makes sense to allow the additional density here, in this location, rather than elsewhere in (the middle of) the neighbourhood. I don't think additional commercial here would be a good idea.</p>
<p>If you want to increase people using this transit line, building more projects like these around the stations is essential. Again, look to other cities. Exciting projects around the Canada Line stations in Vancouver have made it desirable to live in a more affordable neighbourhood and commute to work</p>
<p>The 45th street and 17th Avenue intersection is already congested and terrible during rush hour, this will only add to the problem. Additionally, this will add to overall traffic on 17th Ave and add a westbound left turn on an already very busy street.</p>
<p>Kids cross the street to head to Glenmeadows. Safety of my kids walking to school.</p>
<p>Tenants in 6 Storey apartment building will be looking down into the yards of houses on Granlea Place and privacy will be lost.</p>
<p>Where are the cars visiting this site suppose to park. Not everyone takes LRT!</p>
<p>Commercial implications - Is there enough room in the development site for the proposed commercial spaces to be serviced (garbage/deliveries/customer parking). None of those inconveniences should be thrust on current residents to deal with or just accept. Ensure the developer will be responsible</p>
<p>A multi story building will hopefully have underground parking for residents but there will always be people with more cars than parking stalls and they will have visitors. There is no parking along 17 Avenue which means visitors and extra vehicles will take over existing street parking.</p>
<p>Suggest three stories to maintain community density targets and focus. This is a drastic revamp that is proposed (understanding that developers ask for the moon and settle for reality).</p>
<p>Traffic on 17th Ave is congested already the access from the alley would be a nightmare, with no major traffic controls this would be a negative to the community.</p>
<p>Glendale residents have lived, purchased and built in this area for its small town yet close in atmosphere. Not all areas need to be destroyed by high density living, which only depreciates a neighborhood.</p>
<p>This building is completely inconsiderate of the people who live in that area. These local residents should be consulted to see best next steps. Perhaps a 2 storey townhouse complex would be a better fit.</p>



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Right across from the LRT .. well placed. Parks are in the Area .. however the community will need a bump to cover the costs of a higher density. Schools will need a bump as well. Are animals allowed in this complex? Dog Park has already been cut in half ... Is it Handicapped Accessible?
Access from the lane would cause greatly increased traffic with dangerous conditions at the east end at the pass-through to Granlea Place for pedestrians and especially for school children attending the local school.
Increased traffic along 17 Ave SW will be a huge inconvenience for all who travel this artery. There are children who must cross 17ave to get to school and the existing traffic and poor traffic lights are extremely irritating & dangerous as it is.
We are in favour of changing this particular area into upscale townhouses and do want to see more people in the community. However, an 18 metre building with 110 units is exceedingly too much.
During construction foresee impacts to the residents of that area - unable to easily get to their homes or friends homes. People walk this area for daily exercise as well as accessing bus and train.
The rest of the street is 2 storey and below. It is a residential road. There is no place on this part of 17ave SW for multi-unit housing over 2 stories tall. The existing apartment block is an eye sore as it is. Don't add to the ridiculousness. More tax \$ isn't always beneficial to the community.
where will all the cars be parked? What studies been done to show underground options?
we already have limited parking I purchase a parking pas and live in the area we always have illegal parking because of the LRT
appear to be one more step in making our community less desirable.
This is a RESIDENTIAL Community with modest homes. I know the height of this building will be an eyesore. I don't mind change but this makes zero sense to put in our community.
The main entrance to this development will be through the back alley. We back out of our garage and feel that this will be a safety concern.
The City put in round-a-bouts to try to ease the speed of traffic as it is - having more traffic would only increase the speed - some drivers have to get there before anyone else. We have even seen drivers drive right over the round-a-bouts at Glendale School.



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<p>Coming into and leaving the neighborhood is already difficult in that area due to the east/west traffic on 17th avenue; especially if you're turning to go west. It isn't logical to add another stop light at that intersection due to the proximity to Sarcee.</p>
<p>That area is a traffic mess on a daily basis, too many vehicles not enough road.</p>
<p>If this property is approved it will cause loss of light and quality of living for the neighbours on either side of the property and behind the property. This dissatisfaction will then in turn have them sell their properties to a developer and the domino effect would happen.</p>
<p>There is insufficient on street parking to accommodate residents, visitors, workers and customers of the proposed development. Parking is particularly limited because many nearby properties on 17 Ave have no on street parking directly outside.</p>
<p>Traffic flow on 17 ave. will increase making it difficult for people living close to proposed development. it will be harder to access the neighbourhood</p>
<p>We purchased our home in Glendale because of trees, the space and the peace. I do not want our little piece of Calgary to end up like Killarney, a hodgepodge of run down rentals and torn up roadways SLOWLY being replaced with multifamily units, VOID of any green space.</p>
<p>Safety Garage access is right onto the path of potentially a lot of cars entering and exiting the business and residences.</p>
<p>The traffic in the community would be increased and I do not think the area is setup for this type of volume. Only access for the residents would be the Alley way. increase volume by approx. 110 people?</p>
<p>There is insufficient parking for the proposed development.</p>
<p>This project would make the pathways more difficult and dangerous to access, the new traffic in the alley, would make utilization of the pathways, and the alley itself more dangerous for pedestrians and drivers because more traffic would be travelling through the narrow, crowded alleyway.</p>
<p>More people always increase the quantity of traffic (as mentioned in my parking comments). The community was not designed for high quantities of vehicle traffic and if approved then the city would need to consider redesigning for calming.</p>
<p>Environmental impact: would be great if solar panels are used to power this block. As well, planting additional trees would go a long way to help recycle any pollution generated.</p>



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A tall building would be an eyesore in the community. It would also block sunlight for the surrounding residents, and likely decrease their property values, which is not fair.
The area is currently residential with no high density buildings in the area. The addition of this 6 story building does not integrate well with the area.
Shadows go north over the road, so shouldn't be a big deal from what I can imagine so far.
Having a very tall building in a residential area, without appropriate green space will cause privacy issues, plus long deep shadows over people's back yards.
Does this development have underground parking? If it does not, that is another point against
110 units will drastically increase the number of parked cars.
Market property values in proximity to the proposed development will decrease dramatically. Will the city re-assess these and work with developers on some kind of compensation to the owners (a lot of them elderly who have lived there all their adult lives)?
I personally know individuals that are being impacted by this proposal. As long term residents next to the development they are concerned about property values, traffic/parking and the general impact on the community.
Many rezoning applications have been made in the area. Glendale is a safe, quiet and quant community. The additional building height ruins the feel of the community and should not be allowed.
This is already a congested area! This lights at 17th and 45th already have issues handling the current traffic flows!
Driving in and out of the garages in the surrounding houses will be more dangerous due to the significant increase in traffic.
The building height will affect loss of enjoyed morning sunshine and also gardens and trees.
The area can handle the traffic.
Adding more vehicles to this location will compound an already busy area.
This is my biggest concern with this project. Adding that much traffic will mean needing to add a set of lights at Glenside Drive, which would only further add to traffic problems on 17th Avenue. I can also see a myriad of people misusing the intersection where the two parts of 17th Avenue merge.



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<p>As this is a R-1 neighbourhood, the traffic coming, going, both during and after construction not inclusive of traffic to the shops, residents and their guests would be both a noise and congestion issue. Have this project re projected to a M or C zoned area, as this R-1 Zoned area is not for it.</p>
<p>Parking in Glendale has already been negatively impacted by people (outside of the community) parking and walking to the LRT. This proposal would add to that negative impact.</p>
<p>Communities are zoned for a specific purpose and Glendale is special because of it. Why should developers have the ability to change that zoning and impact the balance and character of this family neighbourhood? There are plenty of options with the appropriate zoning in the immediate vicinity.</p>
<p>Traffic along 17th Avenue is already heavy at certain times of the day. Densification along 17th is appropriate only if vehicle ownership can be discouraged through limited on-site parking or incentives to use public transit or ride-sharing services.</p>
<p>The sidewalk would need to be widened</p>
<p>Currently the jaywalking that takes place on 45th Street SW & 17th Avenue is horrendous - I see this as a major safety issue if an additional 110 units are built - on 17th Avenue and we know a pedestrian overpass WILL NOT be a consideration!</p>
<p>While the building will include one parking stall per unit but many people have multiple vehicles and there will not be enough parking along the one street. This will also be an increase of traffic.</p>
<p>Glendale/Glenmeadows are areas of the city where we are proud of our community. Building a 6 storey building with a commercial component does not make sense. The housing in this area is single dwellings and town houses. The small strip mall businesses across the street already struggle to survive.</p>
<p>This development is located in a terrible place .that part of 17th Avenue is one way going east.</p>
<p>Certainly not ideal for houses in the area to the south of the building. What will future adjacent buildings look like? Will there be an entire section of high rise buildings along 17th within the community? It will feel like a high wall to the neighboring streets.</p>
<p>It's important to see the sky . Glendale is a single family residential neighborhood and many homes would be affected by a tall apartment with lack of privacy, loss of sunlight. It would greatly diminish their enjoyment of their home.</p>



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<p>After a traffic study shut down the CBE from operating an office out of Glen Meadows school I would have to imagine that a 110 unit complex would blow those numbers out of the water. I know a current study with the short cutting that still occurs would probably be over what is acceptable.</p>
<p>Architectural controls are a thing in newer communities so why should it surprise anyone that we would like some consistency in any new development here? The proposed height is intrusive to neighbours. It's inconsiderate and totally wrong here!</p>
<p>Nobody who would be buying or working in this building has to vow to take the train everywhere. Parking - extremely impractical. There is only about 1 block.</p>
<p>Due to the mid block plan for this there would be no vehicle traffic entering this developement from 17th ave, leaving the only access through the back lane, this would be a disruption to the houses remaing and a saftey concern for the community with all 100+ cars using the back lane.</p>
<p>6 stories....I think is unacceptable. The contextual design in calgary doesn't allow for above 10M I believe. Glendale is a planned community and has very few two stories. Even numerous new builds in the area are maintaining the bungalow / single story look and feel. We believe in yards not sqft</p>
<p>Way too high. It would not fit in at all.</p>
<p>I would love to get an opportunity to purchase a house on Granlea Place as there is no thru traffic, and there is green space. A multi-storey building in the proposed spot would detract value from some great properties. Blocked sun and increased traffic in the back-alley.</p>
<p>Adding another 110 suites in this location will add ~100 cars further congesting 17th avenue. The back alley will be used constantly as a speedway to cut through the neighbourhood. This brings up safety concerns.</p> <p>Adding density does not guarantee an increase in LRT usage, just more cars!!!</p>
<p>Glendale is a walking neighbourhood and adding 110 units would definitely increase the traffic in the neighbourhood, impacting lifestyle once again. We see this as a wedge into the neighborhood. It is a critical development that should be guided by an accepted overall development plan.</p>
<p>This area is hard to access with limited access Westbound on 17th Avenue and already backed up and congested Eastbound traffic at rush hours and weekends. With the LRT tracks blocking access northside into Westgate - Rosscarrock already, the southside would be infuriating with these units.</p>
<p>Approval of this application sets a precedent for future development. This bldg. may 'open the door' for future - less desirable/ less responsible - development. I am all for progress and change as long as it is in keeping with the community. Safety, Privacy, Noise & Odour (biz) are top concerns.</p>



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<p>The additional traffic in the alley and nearby roads would be huge given that this application requests a 10% increase in the residences of Glendale within just 5 lots. The volume of traffic that would end up in the alley would be loud, dangerous and take away from peaceful enjoyment of back yards.</p>
<p>The amount of added traffic and parking concerns is just not feasible for this proposal. Please refer to the nightmare that has been created in and around Marda Loops 20th Street and 33 Avenue. Streets are narrow, parking is non existent for the amount of businesses. Family community!!</p>
<p>There are no pathways, light for walking in the area. The street consists of mainly bungalows, split levels and couple of 2 story residences . Commercial store fronts would increase the traffic with no parking.</p>
<p>There is a school change happening in the neighbourhood next year which is going to double the amount of vehicles entering the community. This development is going to add more vehicles to an already congested area. No parking along 17th avenue brings vehicles into alleys - unsafe!</p>
<p>The 'engagemnet' once the permission is given for MH-1 is quite limited given how permissive that designation is. The original plan for adding density to this area called for 2-3 story town homes/multi-units. No commercial / residential of this density and this height above the surrounding area.</p>
<p>An apartment building with up to 110 units completely changes the feel of the community. While town houses or perhaps even a building of a maximum of 3 stories would still maintain a close-knit community feel, a 6-storey building with store fronts would change the quiet neighbourhood of Glendale.</p>
<p>Traffic is already terrible on 17 Ave. With the LRT across 17 Ave the traffic and PARKING has already put terrible pressure on our community side streets. Traffic is limited off 17 Ave to side streets with metered & permit parking already. The unbelievable addition of 110 units & commercial is brutal</p>
<p>Both parking and traffic are increasing problematic here. This location doesn't offer services that support a walkable development community. Which means increasing density by over 200% will exacerbate existing problems as new residents will also have cars.</p>
<p>Our community already feels the effects of increased vehicular traffic during the school term. Access to and from 17 Ave SW near the redesignated plan is at a dangerous curve in the road with a high risk for accidents and would impede the high volume of traffic.</p>
<p>This neighbourhood already has underutilized commercial buildings (with parking). Additional commercial space that may go vacant would not benefit the quality of life for residents of this area.</p>
<p>the height is totally out of context with the neighborhood, destroying its charm and property values</p>



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<p>Sight lines, loss of privacy, blocking access must be part of limiting this size of the proposal now, not in some committee that is pro-density and deaf to community concerns/wishes.</p>
<p>Access will be from the east mainly by walking and a bus station to the west. The 17 Ave traffic will not only be whizzing by but also whizzing at persons walking because of the awkward turning angle just in the middle of the development. Uncomfortable pedestrian access for any possible businesses</p>
<p>If this application is approved, the City must insist that plans include sufficient parking for all the units, preferably underground. Otherwise there will be a negative impact on the availability of street parking in the neighbourhood.</p>
<p>There is residential houses all around that suddenly has a 6 story building surrounding it? This is why people don't live in Rosscarock or surrounding neighborhoods, so they are not towered by infills beside them but now a 6 storey building will sit right in the middle? Worst idea and location ever</p>
<p>A 6 storey structure is an intrusion in a primarily single family R1 community and would demonstrate an overall lack of area planning by the City of Calgary. Having worked in the past for the Red Deer Planning commission, a more gradual transition in development is far more desirable.</p>
<p>The increased traffic from a building of this proposed size will be detrimental to the neighborhood, and the intersection of 17th Avenue and Gateway Drive is already congested. I personally have been rear ended turning left onto Gateway from 17th due to heavy traffic.</p>
<p>Traffic will increase. Glendale is a very quiet neighbourhood and it will not be quiet if a condo is built. The extra vehicles will be noticeable and dangerous since Glendale has kids playing on the street.</p>
<p>Already busy in the immediate area with people parking for the LRT. What are the plans for such a high density? Underground probably which will then lead to traffic issues accessing 17th Ave / and or local residential streets.</p>
<p>A mid-block building in this location, of this size, density and mixed residential /commercial use is, in our opinion, not an appropriate addition to the neighbourhood and community. This is not in keeping with the R-C1 single family homes, that leads to life-long neighbour relationships.</p>
<p>Pedestrian access is mandatory with no parking available. There is no walking bridge to accommodate pedestrian access across 17th avenue from the LRT station. 17th Ave. traffic is stopped with each pedestrian crossing adding to inc. traffic and congestion, thus reducing access to/from our community.</p>
<p>There are 7 schools within walking distance of Granlea PI SW as well as the LLRT and busses. Granlea PI is the ONLY single entrance cul-de-sac south of the Bow River to be found in the 7 communities adjacent to it. It requires a higher level of concern regarding traffic and safety than open streets</p>



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<p>Encourage the use of pedestrian access to promote getting to know our neighbours. Encourage transit use by limiting parking. Incorporate pathways/landscaping to allow access through ground level commercial retail for both existing residents and new neighbours. Build community spaces not barrers!</p>
<p>There are no large buildings in Glendale and this is enjoyed by the people who live here. This will only set the stage for others to come in a develop which changes the whole feel of the area. Calgary needs to preserve neighborhoods with historical charm, such as Glendale.</p>
<p>Walkability and pedestrian experience is reduced when tall buildings hem in the walk- and road-ways and when streetfronts are not interesting or engaging (such as when a tall apartment tower lacks interesting commercial storefronts).</p>
<p>The proposed re-designation would allow for a dwelling count increase of 10%, on 0.45% of the lots. The subsequent applications and re-designations would irreversibly damage the height, aesthetic, and community context. Any huge changes should be driven by the city and neighbours, not developers.</p>
<p>6 storeys is simply ridiculous in this neighbourhood. This is s non-starter for Glendale.</p>
<p>A six story development with 110 residences, 25 feet behind my house, looking down into my backyard literally destroys the privacy, use and enjoyment of my backyard!</p>
<p>A six Story Multi-Family/Commercial Building does not fit well in the middle of a block surrounded by Single Family Homes. The Residents living close by would lose their Private Backyards and enjoyment of their Properties as the Building residents would be able to look down into their yards.</p>
<p>Considering the city and community just agreed to the main streets initiative to increase density along 37th and 38th st without making changes to the zoning along 17th ave, it is unnecessary to have drastic change from RC1 to a 6 story complex, which exceeds even the new zoning from main streets.</p>
<p>Traffic through the back alley will increase dramatically adding significant noise that will constantly distrust the neighbours surrounding the development. There is also increased risk of collision for neighbours backing out of garages due to the increase in traffic flow and narrow roadway.</p>
<p>The street currently is conjested with residential parking only. Where will parking occur for both the 110 units and the retail, this is not thought out well at all.</p>
<p>Apartments looking down into quiet backyards of homes and families that have been there for more than one generation!!!! Terrible!</p>
<p>See above in Community Context. This will block out all who are behind it, is 3x the size of anything else in the community and will not be conforming.</p>



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If insufficient parking for tenants and guests the direct consequence is significant increase in vehicles parking in close proximity. Being a homeowner living right behind the development, we are very concerned.
Community improves when people take to the streets.
Traffic is already a problem in the area and the roads are not designed to handle. This is a quiet community and you want to add more noise pollution which in turn causes stress to the residence. We like our community just the way it is. It's safe for the children to play in the numerous parks.
Designate the north side of 17 ave as a multi story complex area as it has already been compromised by the lrt
I am not supportive of this application in any way. There is tons of land near Westbrook lrt that is much more suited for this type of development.
How would this effect the existing small retail space in the immediate area? How would it effect the adjacent houses and their value? I'm not in favour of this development at all.
Make sure this land use is approved!
I would love to see units (preferable 2 or 3 bedroom units) available for low income families.
I have no problem with multi family homes but not 6 stories high!!!
No other building for at least 7 blocks is 6 story's high. The shadow of the building will fall on 17th ave increasing it's iciness in the winter (both the road and the sidewalks. This is to dense for this street.
How did the developer acquire these five contiguous properties?
Max Height is entirely inappropriate for the area.
How will this impact the seniors in the area and what type of residence are they looking for/ attracting?
Too large, too high, too much density, too much traffic. It is ill-conceived.
The LRT and 400+ expansion of the school on Grove Hill RD have caused out streets and alleys to become short cuts and race tracks. Our neighborhood fills with people, who are essentially visitors, who have no care for the community/residents, leading to property damage and physical threats . Will a 6 story 110 unit building improve the community? Improve the lives of those who pay to live here?
This development is a monstrosity and ridiculous. Terribl. It should not be Permitted.



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<p>The size and height of this proposal are out of context for the area. Shadowing studies are a farce, they are only a computer generated to make it look good. Neighbours will be impacted by shadows, loss of sunshine & privacy. Added to that noise, disruption to the enjoyment of their property. There is no school within walking distance for kids, thus bussing will be necessary. Reject this.</p>
<p>Appreciating the need for higher density along the LRT routes, I feel there locations better suited to this end. Changing our community into a real estate grab to satisfy developers greed and a non-invested council is not the solution. Our community is unique. Its development history with the connection to Optimist Park created a special place. Please look beyond the money. Look at community.</p>
<p>Absolutely disagree with changing the zoning for this proposal. There will be a lot of people in the neighbourhood who agree. Do not proceed with hear plans.</p>
<p>Who is approving this crap? This project reeks of corporate greed and adds ZERO to our neighbourhood. You do not put a 6 story multiuse building in THE MIDDLE OF A RESIDENTIAL BLOCK. End is fine, middle... c'mon.</p>
<p>What is the proposed plan for the whole area?</p>
<p>Huge impact on neighbouring homes.</p>
<p>I didn't move to Glendale to see if rezoned in any fashion. This would just pave the way for more multi-family development in the area and a decline in the community spirit of the neighbourhood.</p>
<p>This is a somewhat political statement but it can be argued that for many years in Calgary the needs and wants of developers have taken precedence over the citizens and not always for the benefit of the citizens. This development does not benefit the people living in the area or people like myself who live further away. So who does it benefit? \$\$\$?</p>
<p>I have lived in this area all my life, it's changing From a nice family neighbourhood to a busy street. First the ctrain now the buildings!</p>
<p>This project does not belong in this community. Single family/semi-detached/row housing ONLY!</p>
<p>I would state as elected and paid employees of the tax payers there is great responcibility to manage the corporation of the City of Calgary in a manner that impacts the current economic climate and community values in a way that positively impacts the greater population as opposed to supporting private profit that negitivley impacts the greater currently ccontributing population.</p>



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We chose & love this community because it is almost completely single family dwellings. We do not want our community ruined by addition of unnecessary multi-family and commercial buildings. We fear this will set precedent for other similar propositions will result and we will have to endure ongoing construction and the demolition of beautiful older houses for new infills. We very strongly object.

We moved to Glendale 20 years ago. We were attracted to the centrally located single family zoned area. Residents of Glendale have strongly opposed rezoning, even on the fringes that are adjacent to busy streets. We invested a lot into renovations and property upgrades, because we expected Glendale to remain R-C1. Allowing commercial development contradicts everything Glendale offer.

The changing of zoning in Glendale, will have far reaching effects in the community. To allowing zoning changes within the community will devalue all properties within its border, people buy in these communities for their zoning, and the protection that brings to all the owners within.

6 storeys is way too much. Can you imagine being the home which backs out onto this now? It'll look insane.

Adding additional business or higher density living traffic into this area will draw unwanted traffic (pedestrian and otherwise) into a residential area. This decreases character from the neighbourhood, I am Not supportive. A development like this will decrease property value, in my humble opinion, given the local strip mall and high density properties already located nearby.

The traffic in this neighborhood is not managed. There were several meeting with the city several years ago and nothing has come of it. There are several streets where people cut through the neighborhood and there have been several times where my children's safety has been at risk because of speed and volume. The school will add this, adding a large building with commercial will not help.

Glendale has been under construction for as long as I can remember. The ctrain being built, the high school getting torn down, roads are constantly being paved. 17th Ave already has storefronts and traffic problems. Lots of those stores along 17th Ave are vacant or are constantly turning over to new business which fail and then turn over again. Let's not add to that. I vote no on this development.

While I do feel that 17 Ave has been migrating to a higher density neighborhood, and that the presence of transit help to ensure that affordable inner city homes are available, I am concerned that the proposed changes are a substantial change to the intent of the neighborhood. While I have concerns about traffic, my primary concern is the height/density of the proposed development.

How will this affect parking in the area? People are already parking in areas around the neighbourhood to access the train. Since the train, there has been more through-neighborhood-traffic with people running through stop signs or going too fast around blind corners or near schools. Visibility



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Another condominium? In a city that is currently flooded with condos that people can't sell?! Completely unnecessary - wrong time, but more importantly - wrong location!
We are already seeing an increase in criminal activity since the C-Train came in, changing the complexion of Glendale by increasing density, taking away the family homes that line the street, cutting neighbours off from neighbours, will only exacerbate this problem. By putting up multi-story buildings with commercial concerns on the street frontage, you take away the neighbourliness of the area.
Neighbourhoods change. This great to see - only concern how do we insure the main floor does not remain empty space. Can the developer provide some kind of community space
Please do not approve this building. It doesn't fit in this neighbourhood. It will do nothing but cause problems.
I am concerned about what type of buisnesses are going into my community. I would like to see higher end buisnesses that would be used by the community but also deter loitering or late night foot traffic from non community members. A nice restaurant / high end wine store would be great in comparison to a 711, McDonalds or late night liquor store.
What kind of potential residents would this building bring? Will it be low income housing? With that has a tend to bring safety concerns to a community. What kind of potential storefronts are we looking at? Will these attract populations that aren't desired around a community with children.
I feel the size of the building being proposed is way too high it will add too many people to our small neighbourhood. I would rather see residential buildings such as two storey town houses or even two storey condo with a back yard and landscaping similar to what is present at the moment.
Glendale is not Marda Loop
This proposal is ad hoc development at its worst. Effective TOD development should be based on a plan that lays out an orderly development that both increases density and also respects the existing community. No such plan exists. The development will turn the alley behind the properties into a new street as all vehicular traffic will have to access the development through the alley.
Extremely busy corner, accidents in the winter all the time..large vehicle movement, continuous during the day, will again have HUGE impact on local traffic trying to merge onto 17th ave. (this already an issue with current volume of traffic) Our back-lane is a disaster most of the yr already, badly damaged and only one grade a yr, always pot-holes!! Large traffic will make it much worse!!



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I live in Ottawa but lived in Calgary and know friends in Glendale. We visit them every year and I always comment on how beautiful glendale is being an affordable quiet neighbourhood close to downtown yet tucked away in a safe friendly place close to grocery stores arenas and parks. Please don't ruin a perfectly nice area with a 6 storey building.

The method of delivering the Land Use Application forms - many of the homes on Granlea Place, we got 5 cards, neighbours got, 8, 6, 5, 7, 0....HOW DOES THAT HAPPEN. They were to be delivered to 1100 homes....that OBVIOUSLY is not going to happen. CITY TAX money (I WOULD ASSUME) has been spent to facilitate this application and flyer delivery. Whoever delivered the flyers should be held accountable

As a resident of this great and tight community I would like to see a healthy community involved development on 17th Ave that works with its single family neighbours and fits into the context of our community.

It's wrong to approve an application before "the building design, mix and size of uses, and site layout details such as parking, landscaping and site access" are determined. The review and application approval should be based on clear plans that address the problems that are already identified in the topics listed at the top of this page.

I think this building proposal is too large. I think one that was 3 or 4 stories would fit better into the community. I am against this current proposal.

I am a resident of Glendale and I strongly oppose this development proposal. There are excellent, already vacant, sites available in Westbrook that could and should be developed instead.

if you do agree to put the building up then I want access to the roof (I'm serious), also just make the building smaller and put a Starbucks there.

Storefront not needed. Just means more traffic.

Glendale is an awesome neighborhood to live in due to its strong community and family values. Bringing in the M-H1 zoning will negatively affect our neighborhood and community feeling.

I'm not opposed to changes - only changes that do not make sense and impact property values negatively! This is a small community - with limited access and no through streets. Parking, community context and traffic must be considered. Answering the questions before the proposal is approved - not afterwards - when its too late!

Ensure the developer understands the community context and ensure that they develop responsibly. Problem-solve and design thoughtfully. DO NOT just push forward blindly and make current residents deal with the process and the aftermath.



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I have reviewed the proposed zoning and building type changes along 37th Street SW and I support those changes because 37th Street already has many commercial buildings and multi unit buildings (2 story mostly). I would rather the city focus on densification along 37 Street SW as per the current plan and NOT encourage multi-story unit west of 37th to preserve Glendale's modest residential feel.

All for density, when and where it makes sense. R-C1 to M-H1 is a huge leap, and greatly impacts community members around it.

Glendal is a R-1 family community most of the resediences do not what that changed but if change is happing it must follow "MAINSTREETS PROGRAM" LIMIT TO 4 STORIES MUST HAVE OFF STRET PARKING. AND ONLY ON 17TH AVE AND 37TH STREET,

I am saddened by the need to over build the older single family areas with apartments. There are several empty eyesore lots still sitting on the north side of 17th avenue from the construction of the LRT. Since they are already zoned for commercial or high density it makes no sense to build in a location that it is not wanted nor does it fit in with the existing homes.

In speaking with many of our neighbours who have been residents of Glendale for 50 yr+, they are unable to submit their comments online as they do not have internet/computer skills. Their comments should be taken into consideration via in person/writing options.

Buy out the rest of the street and directly behind it ... make it for parking .. make it a park .. but come on 110 units on 5 lots? There is no parking for ANYONE .. UP GRADE the Sewage / Storm / Water .. this city has gone from using 47% of the land to 90% of the land .. now we have floods .. upgrade sewage / storm / water ... High Density then UP GRADE IT ..

Limited parking would be available on 17th Ave because of high traffic flow. Commercial development would be compromised by a lack of parking on 17th Ave which in part is a single lane.

Good planning should not countenance a six story structure abutting a single family community. Rezone if necessary to a maximum two story townhouse development. It would be more acceptable to the adjoining commun

Leave the R-1 districts in this city alone!! If people want to live in a high density district there are many other choices open to them. What about sewer & water upgrades to the community? Who will pay for those? This proposed building in no way fits in with the vision of this community.

We need to maintain our residential areas with the feel of family homes. We should not be sacrificing the integrity of our traditional neighbourhoods for more multi-dwelling buildings.



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This is ridiculous and will no doubt be used as an example of what can be done on 37st SW (Mainstreet). The Mainstreet project had MASSIVE disapproval from those in the community directly affected, but went ahead. This project would simply be a jumping off point and no doubt would be used as an example of how great it is to have multi-unit housing in Glendale. But it isn't great. It's dumb. Simple

I like good development in good locations. Why would you not develop on the east side of 45 street towards 37 street as this is what was stated in your 2009 LRT Study.

This will ruin the dynamics if the community. I have owed a home on Gateway Dr for 25 years the reason I have not sold or moved is the lovely quiet area with Bungalows
Please stop this!!

Please make the right decision for our community not because the Mayor wants it

There is already existing commercial space - small shopping area at the end of cul de sack. More small shops in walking distance from our home would be welcomed (coffee shop, flower shop, hairdresser ect.)
In my opinion, properties facing busy roads like 17 ave or 37 street should be re-zoned to allow higher density and possible commercial store fronts.

If I lived in any of the adjoining properties (beside or behind) to this proposed development I would have a major issue with the height and number of units being proposed>

Crime!!! With more people living in the area the more chance for unwanted human traffic. We have a nice and quite community, with reasonable access to major storefronts in the area, we don't need anymore! This is not welcome in my opinion.

The property value of our house will potentially be reduced as very few people will want to live right beside a 6 story residential and commercial property.

Building height if it should be approved would not sit well in a residential area like Glendale. The infrastructure of having so many more people, parking for same and traffic in Glendale would just ruin the concept of what our little bit of Calgary is.

We have been advised one parking space per household, most have two cars more than two, where will they all park?

I feel like this project isn't the right one to increase density and services to Glendale. First, the city should relax the current zoning laws to allow for alternative housing uses. I.e., infills, secondary suites, lane homes, coach houses, etc.



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It is just wrong to build anything like your proposal in this area for every reason possible "it don't fit here"!!!!!! I don't need someone watching over me from a sixth floor apartment watching me BBQ supper or having a beer on my deck, They certainly would not like there privacy violated, so why should i ?? . [personal information removed] (very concerned home owner in proposed community)

Parking is already an issue close to the C-train. Rezoning and building this property will result in greater parking and issues with traffic flow. This is a bad location for shops and restaurants. Have you consulted other businesses in the area? If you choose to approve allow only 2 stories with ample underground parking. Housing for low income Calgarians would be a better use of this land.

This is typically a bungalow neighbourhood. A six story structure is just not appealing. Adjacent property values will decline.

We don't believe the key players of this project when they say traffic and parking won't be an issue. Every unit of this complex will not only have C-train passes and bikes, they will also have TWO SUV's, and like most projects these days, only ONE designated parking spot. The influx of more people and businesses will also attract undesirables, opening our area to MORE VANDALISM AND THEFT.

Lowered property value as a result of this rezoning
Loss of light access from height of buildings affecting property value, gardens, and overall enjoyment

I have concern about the safety of people in the area with the increased amount of people. Change in property value for the people in the area. Changes to peoples view in the area dealing with sunlight and a large complex.

The scale of the structure (two stories is the maximum that could be concieved as remotely acceptable), its placement, the noise, destruction of privacy and the whole act of rezoning residential single-family lots, are all pressing concerns. Re-zoning will only serve to alienate the entire community that has lived here for decades.

This does not fit with the community design as currently it is all 2 storey properties. the increased traffic would have a negative impact on the community and greatly impact the elderly neighbours.

I hope the development maintains a really high-quality pedestrian-focused ground floor, especially as it's right next to the train station. This is crucial for the development to integrate. Put parking access in the lane so it doesnt' interfere with the sidewalk.

Traffic. There is already considerable traffic into and out of the area, it will grow, changing the 'quiet' nature of this community. Charter school traffic will be greater than before; lane way traffic and access will be more congested and street parking will become a bigger issue. Where will all those people park? As there is no guarantee that any new tenant will use the LRT.



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<p>Glendale and Glendale Meadows (we have lived here for 52 years) are very special islands of quiet, single family dwellings which should, under no circumstances, be spoiled. We vote against this development.</p>
<p>Community context: There are still many seniors living in the neighbourhood. They cannot/will not leave the area very easily and they are the ones that will be negatively affected by this drastic change. A more reasonably scaled development would be more welcomed.</p>
<p>If there is some redevelopment that SHOULD occur in the community it is the ugly field in front of the Westbrook LRT Station before small single homes are being destroyed for commercial means. Glendale is predominately a single family community, RC-1. The more these developments are approved the spirit of the neighbourhood is destroyed along with it.</p>
<p>Stop giving in to developers to rezone for the sole purpose of monetary benefit...lining their own pockets without regard to the residents who have lived in the neighbourhood for years!</p>
<p>A similar process is happening in Brentwood on the corner of Northmount Drive and Brisbois, NW. Is stating concerns really a waste of time. It's just going to happen any way.</p>
<p>I can see a smaller development going into this space that is more congruent with the existing community. The intersections in this area aren't designed to accommodate large amounts of traffic.</p>
<p>The Main issue and concern is that this is a R-1 neighbourhood area, and any break in this zoning for the area opens up all the boundaries to an influx of relaxation of zoning for any number of reasons, turning what was once a quiet R-1 single family area into a higher density less relaxed family oriented neighborhood. As relaxation takes hold, the Glendale appeal will once and forever be lost.</p>
<p>The existing zoning designation in Glendale is not a guideline. It is a bylaw that is enforcable under the Municipal Government Act and it is what the City of Calgary and it's elected Mayor and Council have been trusted to do. To do otherwise is a remarkable and blatant breach of that trust.</p>
<p>Leave Glendale alone!</p>
<p>I would like to see increased density and storefront presence in the neighbourhood but this seems like a difficult location to make work.</p>
<p>We are long term (1955) residents of Glendale community. It is readily accessible from the City centre and, to date, has little or no traffic problems. Such a proposed development would not be a beneficial fit in a district occupied by families who moved here to have a quiet, close knit community with easy access to schools. I am not in favour of the proposed development.</p>



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I don't feel the city is invested in the character of a community as much as it is the interests of developers or those out to make money from real estate. The gigantic infills allowed in this community attest to that.

This is too big of a development. It doesn't ramp up from anywhere and is a large building plopped into a single family home community.

Why is the city rezoning an area that is already established and well populated?

Glendale does not deserve this.

I would like to go back to the family housing appeal. It would be beneficial to the community to have families moving into the neighborhood, along 17th Ave. Children & teenagers would then be going to the local schools thus possibly filling the schools within their own neighborhood. The housing could still be higher density than what exists at present, and more affordable for some.

Not everyone wants to live in high density areas. There are high density areas around us such as Marda Loop, and Currie barracks so this type of apartment building would be better suited in one of those neighborhoods.

I would like to see a development plan for our area that puts the horse in front of the cart instead of we are and have recently been seeing from The City.
Perhaps start listening to Communities concerns (working with them) to help build strong communities instead of always coming telling us what is good for us.
Let the experts (community members) assist you. Not a new idea?

Everything about this proposal is a concern to me. I understand the city wants density, but that can be accomplished in a sensitive way, without jumping over so many designations (R-C1 to M-H1?!!) Sure, people need places to live. We also need places that we WANT to live in. This project is more about a developers greed and far less about making a place anyone wants to live in.

The community is Glendale Meadows - Glendale is east of 45 Street. My family home for 40 years was at [personal information removed], where is now a very imposing "hotel" on Turtle Hill beside another completely overbuilt house on tiny tiny cul-de-sac. While redevelopment is inevitable, I don't understand how approvals happen when proposals are so far out of alignment with the integrity of the neighbourhood.



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Glendale rezoning request

Concern with this request is the slippery slope argument.

If the city could "somehow" assure the current homeowners of Glendale that this would be a one time only approval of rezoning, well it wouldn't be the end of the world. However if the city cannot confirm that this request would be a one off, well as a homeowner I am not be in favour of the rezoning request.

You ask for input on a topic and limit comments to 300/400 characters at a time. In what universe does that make any sense? It's equivalent to going to the doctor for a health issue, but you can only point to the area of your discomfort, while not being allowed to describe the actual symptoms. Please!!!!

Leave the neighbourhood the way it is

This is a terrible ey sore to a residential community and not fitting with the existing neighborhood. I grew up in this neighborhood and it has always been a safe, single family neighborhood. There is a need for these types of buildings, but location needs to be selected as to not disrupt the rest of the neighbors. this is a major developement should not be considered for a mid-block developement.

The owner of the 5 properties should put them up for sale, this is purely for financial gain and nothing to do about the community. The c-train was allowed to run there not to increase density around here but to allow it to get people off the roads from the further out communities like aspen/wentworth/etc. If they want density build a 4 plex with contextual design and you will increase a 4x

We'd like to see some speed bumps on Georgia street please. Vehicular traffic tend to cut through if there is a wait at the lights on 17 ave & 45 St East bound.

Thank you.

[personal information removed]

Like other people, our home is a large part of our retirement savings. Development such as this directly affects us financially. As our home is devalued to land value only, to whom do we address to recover our losses?

WE ARE VERY UPSET WITH THIS PROPOSAL !!! WHY SHOULD A DEVELOPER'S GREED OVERRULE OUR NEIGHBOURHOOD'S "PEACEFUL ENJOYMENT" OF OUR PROPERTIES.

STOP THIS MADNESS NOW!!!!!!!!!!!!



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If this multi-residential development is allowed to go through, where does it end? What is the comprehensive community plan? We bought in to Glendale many years ago specifically because it is an R1 neighbourhood. This development is on 17th Ave. Will 19th Ave be next? Controls on future multi-residential developments need to be specified - as do the designs. I am in favor of a good coffee shop!

I have sent an email to Mr. Ryan Hall explaining our concerns and using the topics provided.

Thank you

[personal information removed]

The building is not in keeping with the low key quiet neighbourhood and is TOO big/tall. It would be highly disruptive to traffic patterns off 17th Ave and add massive congestion. With little street parking available due to no designated LRT lots, it can only add to current traffic/parking woes in this area.

I wonder what the approval will allow for future re-developments? What about Noise pollution from 110 units and commercial? Light pollution in the back alley? Garbage/ Biz odour? Glendale is a family community - that said it is desirable to offer high density living near CTrain. If privacy, pkg, noises and lights were accommodated, the bldg might look 'out of place' but not 'out of line'.

The impact to existing residents of adding this level of density would be huge and disrespectful. We love this neighbourhood for the character (family friendly, lower density, etc) and an apartment style building does not in any way fit into that character. Traffic, parking, garbage, noise, lack of privacy are all huge issues that will negatively impact quality of life.

There is NO buffer between the back of this proposed 6 storey structure and residential, family yards a few meters away! Utilities, lane ways and basic services are not built to handle this type of proposal in an R-1 community. Current residents have been very vocal about not wanting this type of development. It's a tax grab by the city by increasing density in areas that are still R-1!!

Sunlight: There will be on sunlight until mid day on our property for fruit trees and flowers in the back yard We enjoy the privacy and fruit trees which would no longer survive. Privacy will be compromised and our lives will be negatively affected.

We are becoming saturated with commercial real-estate. We have commercial real-estate at 17th and sarcee (Westland) 45th and 26th (tri glen). These areas cause people to use our residential streets as short cuts. People come flying through at unnecessary speeds. More commercial real-estate will make this problem worse. People in glendale pay a lot to live here. Please don't ruin our neighbourhood.



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People already come flying through our residential streets as a shortcut. Someone is bound to get hurt. We have enough commercial real-estate in the. Coupled with the schools,there has been significant increase in traffic. We do not want our community to turn into another roscarrok or kilkarney where the streets are constantly crammed. Keep this zoning out of glendale. Don't ruin our community.

I don't disagree with multi-residential buildings but this isn't the location for it. We still need communities in Calgary, they can't all be transient, multi use areas. We already have a school change happening which will bring more vehicles into the community, making it more congested. Let us enjoy the community we have taken years to establish.

The businesses in the nearby Westland Centre seems to have a tough go, so why would any businesses in this proposed building do any better. This application clearly shows a complete disregard and ignorance of the neighbourhood and those who call it home and should be denied.

The city has to consider what givessome of its neighbourhoods the flavour and desirability for new owners and existing owners. Glendale has seen steady encroachment on its single home setting, TOD, various densification mandates, which shift - resident support for some of the trade offs for moderate increases in density are being railroaded by such a large development that was never considered.

The LRT being built through our neighbourhood and the changes to Sarcee Trail and the Sarcee Trail / 17th Avenue interchange have dramatically increased the noise we experience in our home and yard and dramatically decreased the enjoyment of our home. The proposed development would significantly add to the adverse effects that we feel in our neighbourhood and decrease the value of our home.

The CBE will reopen Glenmeadows in September 2018 and this development would adversely affect ability of students to safely walk and bike to school from surrounding communities.

IAre their other options for the land i.e.) townhouses, lower structure building?
Will the housing be subsidized? Traffic in the alley would increase and it is already in poor condition. Would it be paved? Would it be plowed in winter?

Before developing this existing single-family neighbourhood into higher density housing simply because of it's proximity to Ctrain... let's see development of the empty field at the Westbrook stn. which was already allocated for higher-density housing. It is unrealistic for developers to presume Calgarians will give up their cars just because they're close to a train. Not everyone works downtown.

parking is already very limited, this will only make it worse.



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The entire Westbrook / old Earenst Manning site remains undeveloped and presents a better location / opportunity for this type of development. I get that the investors have put together a contiguous site and want to maximize their profit, but the City needs to govern pace when the NW corner of 17th Ave and 33rd St remains undeveloped. That is where this type of project was supposed to go.

Recently Glendale has accommodated the City with their Main Streets initiatives along our 37th Street border thereby satisfying the densification goals set by the city. Along 17th Ave, LRT TOD development was planned only as far as 45th Street at that time. We need to draw a line here.

This is incredibly unfair to the people who bought houses in the area on the assumption they would continue to experience the neighborhood they signed up for. The entire point of zoning is so people can make decisions on where to live based on how they expect the neighborhood to continue to be.

Redevelopment and/or re-zoning of Glendale neighbourhood will have serious long-term consequences on the character and makeup of the community. This application is likely just the first of many future projects to be proposed.

I ask the City to please reduce or limit the height and density of this project, as it will directly impact the scale of future redevelopments in our community.

I am unsure the need for this building, there is plenty of condo's in the area for people to live and the complex that is near there already is not that busy so traffic flows still nicely. Changing zoning only opens this up for more and drives more traffic in to residential and more concerns on safety, loitering and vandalism. I pay a lot of taxes for a community that I love. This isn't acceptab

We would hope that our city representatives, when presented with proposals such as these, would direct the applicants to better opportunities within the community of Rosscarrock; a community that is ripe for redevelopment. It is located between two LRT stations, 'higher-use' zoning already exists, and this community is in much closer proximity to already existing retail and commercial developments

All aspects of this proposed project are a concern to me. Glendale is a beautiful, desirable area in large part because of the mid century design and quaint single family dwellings. I believe a building of this size will negatively impact the neighborhood and the existing community feel.

If one condo is built, it will open up the door to many more being built which changes the community. The infrastructure in Glendale is not built to support more people. There is not enough parking, not enough pathways, and not enough safety measures put in to protect kids from the increase in traffic.



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For the size and scale of the proposed building there will be a need of multi-level on-site (underground) parkade for Building residents. How will the construction of this be handled to not impact the neighbouring homes (water, power, etc.)? How deep will the parkade excavation be? What are the excavation impacts to adjacent properties? Has that been assessed?

R-C2 zoning has recently been approved in our community. The impact of this re-zoning has not been assessed or investigated. The R-C2 zoning will allow our community to double in density alone. Lets consider this impact of the R-C2 zoning first before allowing for a new re-zone of this size and magnitude.

6 stories and 100+ units stuck on the north end of Granlea Pl would significantly and negatively affect the quality of life of its residents. I don't thing the City of Calgary was straight with the community of Glendale Meadows when discussing the types of development it would consider.

I am in favour of densification along the transportation corridors but do have the most concerns with building height. A better balance between the developers business case and the impact on community health and wellness is needed. Mix some residential at ground level with commercial, reduce # of stories, Reduce the stark contrast between exist buildings and new development

The application should not be approved as is. While I appreciate the appeal of the more retail in the area it is not the reason we live here. There is also considerable concern that approving this development will pave the way for more multi-unit dwellings. This would be very unfortunate for the community.

Also, 400 characters is not enough to express one's opinions.

It would be much easier for the community to respond to this if a building design was included with the rezoning application.

The application parcel's current zoning offers its current and prospective residents a rare opportunity - to own or rent single family homes, with generous side yards, in a community filled with mature trees and quiet streets, close to transit and downtown, for reasonable prices. Dramatic changes to this community composition would be devastating to those of us who do or will call it home.

I think the community is open to quality, reasonable and measured redevelopment along 17th Ave. SW. A 2-3-storey, sustainable development from a quality developer is what would fit in this community.

There is enough land already zoned for this type of development around 17th Ave and 37th St as well as areas running East along 17th Ave from 37th St to Crowchild Trail. A development like this (M-H1) in the middle of an established community does not fit with why residents in the area chose to live in the area.



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I understand that there are plans to Develop the AMA Building 17th St and 45 Ave SW into Multi-Family/Commercial Building in the future, this Area is better suited as it is closer to LRT and already has Multi-Family Buildings across the Street. I would encourage the City to wait on any future development until the areas along 17th that have been approved are developed and the impact assessed.

The trust that was built through the main streets initiative would be decimated by the proposed building. Changes to communities should be done in a more organic way where the city and community collaborate to plan changes and not through developers buying land and proposing development that completely defies the context of the neighbourhood and would negatively influence the growth of the city.

The building height is a serious issue. Increasing the height to 6 storeys will tower over all nearby neighbours. It will invade the privacy of many families and reduce the quality of life and ability to enjoy one's private back yard in peace. A smaller multi-family development that abides by the current height restrictions in R-C1 would be natural, appropriate and not invade anyone's privacy.

What is the nature of the retail anticipated or expected, there is already a strip mall in the same block that provides many amenities and an even larger commercial area at 37th Street. This commercial doesn't seem like it is in support of the community so more vehicle traffic rather than walking will occur, not thought out.

Before acquiring these properties in an established community developers should discuss things with the community. We are one of the households that never received any information in our mailbox, only heard of this from a fellow community member. Developers should take more of a vested interest in integrating into an established community. As far as we know, not what has happened in this case.

Bad, bad, bad idea. Ruin our community!!!!

It concerns me that allowing a structure that is so very outside the current zoning will open the door for similar redesign. Having lived in Killarney and experienced first-hand the uglification of a once-pretty neighbourhood, I enjoy the stability of Glendale. In addition, that part of the community have already experienced disruption with the LRT; it would be nice to allow them to recover.

I am very disappointed the City communicated the development through the distribution of a flyer/postcard (with a finite number printed). Several of us in the community received multiple flyers (I received 9!!!). I cannot stress enough, this development has no place in this community. There are other means by which the City can increase density in this area, but this one goes too far.

Myself and talking to others will fight this. We do not want to be a high density neighbourhood. That is why live in this community. It is a safe area for children and adults. The communities like ours are becoming fewer as the city is forcing them to become high density. In turn, more crime and less police to manage it. More traffic leads to people getting hurt or killed. Pandora's box !!!



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<p>This neighbourhood has been established for a long time, I appreciate the diversity of the home aesthetics and I committed to the area as it is quaint; not like new communities where houses look similar. Furthermore, I paid a premium to be inner city and not be in such close proximity to neighbours.</p>
<p>This does not fit with the community context of Glendale at all. This is predominately R-C1 with the occasional R-C1S. It seems a little extreme to go to a large multi-unit building that would tower over R-C1 lots.</p>
<p>The City of Calgary's own West LRT Study, says community context is a factor in development. Glendale Meadows, which is a 60 year old community with a vast majority of single family homes. My home is DIRECTLY behind, the Proposed 6 Story. No location in Glendale places 6 stories 20 ft away from R1.</p>
<p>My family and I moved to Glendale a couple of years ago from the Marda Loop/altadore area to get away from the constant redevelopment, construction, traffic and parking issues and I would be very dissapointed if this beautiful residential, family friendly, neighbourhood went that direction.</p>
<p>There's no parking along 17th Ave so that traffic will overflow into residential streets and take away residents parking.</p>
<p>It is important in the sense that spot rezoning not be allowed to proceed without an area plan for the 45th St LRT station and/or the 17 Ave corridor from Westbrook Stn to Sarcee Trail. The development community is signalling with this application that they are ready to invest in this area....</p>
<p>I don't believe that it's right to add 110 units in such a small area and significant height. That is extremely burdensome (with little available parking) to anyone having a parking permit for the area and will definitely affect Granlea Place and neighbourhood parking with multiple family vehicles.</p>
<p>This is going to tower over the R-C1 bungalows that it backs onto.</p>
<p>My alley would be shared with the occupants of 110 units. At a conservative estimate of 1.5 drivers per unit x 2 in/outs per day, + commercial use, a min. est. of 330 cars could pass my home's rear alley DAILY, turning it into a noisy, fume filled busy road. This would occur 4-6 ft from my BACKYARD.</p>
<p>There is absolutely no public parking anywhere near where this development is going. Where would 110 units of people park? On the quiet culdesac south? Making it unsafe for the children who play there? The amount of traffic would drastically increase in an already very congested area.</p>
<p>We moved to Glendale because of its zoning (R1) and once one change is made in zoning, many more are to come, and come quickly.</p>



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<p>.... allow the residents the opportunity to shape what this looks like. This is a "missing" piece left over from the West LRT development. This application is too intense in scope and scale not to first permit the opportunity for a broader plan to be shaped...</p>
<p>Current infrastructure makes it extremely difficult to turn east or west on 17th ave with the traffic lights, pedestrian lights, etc. An additional 2 to 4+ people per household, in a condensed area (right on 17th) with no additional green space for growth, would be a poor decision for this area.</p>
<p>The alley will provide access to the building and this will add massive amounts of traffic to the neighbors. If this project was on a corner this would not be an issue. But there are single family dwellings on each side of this project and that traffic increase is unacceptable.</p>
<p>A 6 story building directly across from my alley would block out all light. Late afternoon sun would be obliterated making my back deck useless. With 6 stories & 110 units worth of people and their guests, 100's of people can look directly into my backyard. No privacy, at all, or quiet enjoyment.</p>
<p>There are no other buildings within Glendale that are over two stories. A six story building would tower over the one story homes that surround it. People live in this neighborhood for the large trees, well kept homes and family friendly streets not apartment buildings.</p>
<p>17th Ave is busy as it is and adding more congestion to an already tight flowing area with just cause more headaches to an already busy road. Alleys are tight due to an older neighborhood and the added traffic and noise will not be welcomed by existing residents.</p>
<p>.... as is the case around other LRT stations in established communities. eg. all stations from core to Westbrook, Sunnyside, Lions Park, Banff Trail, Heritage, Anderson, Bridgeland, etc...</p>
<p>I do NOT think this project should move forward as 17th ave is a major thoroughfare into downtown and the community look and feel would change dramatically. Approval of a project this size would have to have significant capital spend (some new builds look dilapidated within only a few short years) and be visually and structurally appealing.</p>
<p>The small no. of homeowners on Granlea place has taken on yrs of LRT construction noise, traffic etc. Incl. permanent traffic noise increase from the Sarcee overpass. Add'lly, the school at the end of cul de sac will double it's students from 250 to 600 next year adding significant increased traffic and parking problems. 6 STORIES is an UNFAIR ADD'L burden for 1 sm neighborhood, especially 5 famil</p>
<p>I wonder why a building like this wouldn't be more suitable a little more east where there are already more commercial buildings. There is a huge open field on 17th near the Westbrook train station where a six story building would fit in with its surroundings.</p>



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Parking in this area is a concern. Do not take the inclusion of this comment to signal that this is my primary concern with this application. There is no available on street parking along 17 Ave and the alleys are already burdened with the existing density. As this is a mid-block consolidation adjacent to a public pathway a broader view/strategy/plan beyond this development is needed.