



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Project overview

The City of Calgary is reviewing and converting the Southeast 17 Corridor Design Study to become a new statutory plan and to include specific signage policies for 17<sup>th</sup> Ave SE.

## Engagement overview

The main purpose of this engagement was to share information about Area Redevelopment Plans, the planning process and how all of these topics shared fit together to achieve a unified goal of an improved 17 Avenue Corridor. City of Calgary staff were available at the information café on November 29, 2017 to provide information and to answer questions. The information was also available online for comment from November 16 to December 11, 2017. 99 people attended the information café. There were 1502 visitors to the webpage and from those visits we received 44 contributions.

## What we asked

Stakeholders were asked to look at a map of the 17 Avenue SE Corridor and respond to specific questions. The map can be found on page 23.

### Land Use

- What about the proposed Land Use concept for the transitional area (yellow area of map on reverse – labelled as Neighbourhood Limited) do you like?
- What concerns do you have about the proposed Land Use concept for the transitional area (yellow area of map on reverse – labelled as Neighbourhood Limited)?
- What specific features could be improved in the current Southeast 17 Corridor Study?
- The City is looking for ideas on how to enhance public open spaces by adding new features as the communities grow. What improvements would you like to see in the existing open spaces in your community?
- The areas around the 17 Ave S.E. Main Street have distinct urban character. What urban design elements are important to you?
- As we move forward with the planning process, The City is looking to continue a dialogue with the community about specific aspects of place making and community-building. The City has some ideas for possible discussion topics. Please indicate if you would be interested in further discussing:

### Main Streets

- In the last year, we've talked to Calgarians, completed market analysis, reviewed City policies and goals for each of the main streets. All of these factors will be considered when planning the future of these main streets.
- What about the unique factors for 17 Avenue S.E. below, do you find most interesting or relevant and why?
- How well do you feel this area fits with your vision of 17 Avenue S.E. main street neighbourhood?
- What are your thoughts about this type of growth?
- Do you have any other concerns/comments you would like to share with us?



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## What we heard

We received approximately 280 pieces of feedback from in person and online opportunities. From that feedback the following high level themes were identified:

- Stakeholders were concerned that more development in the area could mean the loss of trees and green space. More green spaces would encourage people to walk more.
  - There were comments about what increased density would mean more cars, people and traffic.
  - Some stakeholders felt that there was a need for better sidewalks and pathways for people and bikes.
  - Stakeholders would like to see better lighting along sidewalks and pathways.
  - Features like a plaza, garden, and benches would encourage people to get out on the avenue and gather to talk all year round.
  - Some would like to see more places for people to go like cafes, bakeries, skate parks and recreational facilities.
- ▶ 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

- ▶ Feedback will be reviewed by the project team and recommendations will be developed.
- ▶ Recommendations will be shared at an information session January 30, 2018.
- ▶ Report back to the community March 2018
- ▶ Presentation to Calgary Planning Commission April 2018
- ▶ Public Hearing of Council to consider proposed policy May 2018



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Summary of Input

The summary information combines both in person and online feedback collected from November 16 – December 11, 2017. Much of the feedback is based on the map found on page 23.

Question 1: Where do you live (work?)			
Albert Park	Southview	Forest Lawn	Other
3	17	22	32
Other communities listed included: Penbrooke Meadows, West Dover, Strathmore, Radisson Heights, Erin Woods, Banff Trail, Applewood & Inglewood			

Question 2: Did you participate in the 2015 BRT Open House?		
Yes	No	If no, why
24	43	Not aware of the open house Did not live in the area then Busy at work Poor communication of event

Question 3: Did you participate in the 2016 Main Street Open House?		
Yes	No	If no, why
19	44	Not aware of the open house Did not live in the area then Busy at work/home Poor communication of event

Question 4: What about the proposed Land Use concept for the transitional area (yellow area of map on labelled as Neighbourhood Limited) do you like?						
Increased Density	Buffer between 17 Ave SE	Opportunity for new development	Supports businesses	Supports BRT	Successful transit oriented development	Other
17	25	29	34	30	22	4

Question 5: What concerns do you have about the proposed Land Use concept for the transitional area (yellow area of map on reverse – labelled as Neighbourhood Limited)?	
Theme	Detailed explanation or example
Density	Some felt that increasing the number of people in the area was a concern
Parking	Increased density could create issues with parking
No Concern	Many had no concerns and felt that 17 Ave SE could use upgrades



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

Question 6: What specific features could be improved in the current Southeast 17 Corridor Study?	
Theme	Detailed explanation or example
Better sidewalks	Sidewalks that are nice and wide and away from the traffic
More trees and green space	Some would like to see more trees and green space along the corridor

Question 7: The City is looking for ideas on how to enhance public open spaces by adding new features as the communities grow. What improvements would you like to see in the existing open spaces in your community?	
Theme	Detailed explanation or example
Trees and green space	Comments said more trees and green space with park benches would be an improvement.
Sidewalks	Sidewalks could be improved by making them wider and further away from the cars on the road.
Lighting	Better lighting would make it safer.

Question 8: The areas around the 17 Ave S.E. Main Street have distinct urban character. What urban design elements are important to you?	
Theme	Detailed explanation or example
Mix of architecture styles	Historic and modern styles together
More local businesses	Many people indicated that they would like to see more shops, restaurants and businesses.
Well maintained	It is important that the area is kept clean and well maintained

Question 9: As we move forward with the planning process, The City is looking to continue a dialogue with the community about specific aspects of placemaking and community-building. The City has some ideas for possible discussion topics. Please indicate if you would be interested in further discussing:					
Urban Design	Heritage Conversation	Public open space	Understanding planning policy	17 Ave SE redevelopment	Other
28	22	30	15	39	3



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

Question 10: In the last year, we've talked to Calgarians, completed market analysis, reviewed City policies and goals for each of the main streets. All of these factors will be considered when planning the future of these main streets.

What about the unique factors for 17 Avenue S.E. below, do you find most interesting or relevant and why? Select a maximum of 4 factors.

### Important to main street users

Vibrant public realm	Want more amenities	Variety of business	Improved connectivity to the city
39	22	31	22

### Market outlook

1794 residential units are expected to be built over the next 25 years	Many sites along 17 Ave SE have potential for larger scale project... including residential, office & retail
7	18

### Local planning/policy

Current zoning does not match up with City Council approved Southeast 17 Corridor	Current zoning does not allow population and employment to reach the targets outlined in the Municipal Development Plan	Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse
7	9	17

Question 11: The yellow areas of the map (labelled as Neighbourhood Limited) are being considered as a transition area where future development would allow for apartments, rowhouses and townhouses. This would provide a variety of housing forms and likely increase the local population and sustain the local retail and commercial businesses and other services, and make the best use of existing infrastructure. How well do you feel this area fits with your vision of 17 Avenue S.E. main street neighbourhood?

Very Much	Somewhat yes	Somewhat no	Very little
17	23	6	13

Question 12: What are your thoughts about this type of growth?

Theme	Detailed explanation or example
Encourage development	Some were interested in how to encourage development and bring the feeling in the neighbourhood to a higher standard.
Attract property owners	Some feel it was important to make sure that the development attract property owners, not just landlords.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard  
December 2017

Question 12: Do you have any other concerns/comments you would like to share with us?	
Theme	Detailed explanation or example
Like the plan	Some feel that the plan is good for the neighbourhood and are excited about better sidewalks, connections and BRT
Density	Some were supportive of higher density in the area and others did not want to see density increase.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Verbatim Comments

The following comments are as recorded from in person and online feedback. All feedback is as received with the exception of personal information or profanity (indicated where removed).

### Question 4

What about the proposed Land Use concept for the transitional area (yellow area of map on labelled as Neighbourhood Limited) do you like?

Increased Density	Buffer between 17 Ave SE	Opportunity for new development	Supports businesses	Supports BRT	Successful transit oriented development	Other
17	25	29	34	30	22	4

### Question 4 – Other

- Opportunity for redevelopment.
- Provides new housing formats."
- Honestly wish you wouldn't touch my neighbourhood.
- Creating modern, vibrant community.
- Prefer single detached homes as is No: apartments! Townhouses! Row houses! Detached houses!
- "[pointing to increased density] To a point - local infrastructure needs to support.
- Other: Senior type housing."
- The opportunity for townhomes/missing middle and fine-grained retail, as well as higher density on key corner lots
- I don't like it. The whole BRT should be relabelled BST for [profanity removed]+ transit.
- having new development and redesign in the area will eliminate the old stigma that Forest Lawn is a rough neighbourhood for families.

### Question 5

What concerns to you have about the proposed Land Use concept for the transitional area (yellow area of map – labelled as Neighbourhood Limited)?

- Prefer single family dwelling
- Limit condo development
- That it doesn't change anything, doesn't improve the vibe and feel of 17th.
- That development is high end and sustainable (well maintained).
- Increased density, developers remove all the mature trees except city trees. When they arrive, more people, more noise, more traffic.
- Low end housing. We are saturated.
- We don't want project housing.
- None
- Will I be forced to leave.
- Too many townhouses.
- Noise from 17th Avenue.
- Leave it alone.
- Adds to density, which we DO NOT want! Will be too many people, hard to park in front of my house as it is!



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

- Missing public art spaces - galleries performance space
- No concern
- Make sure we do not "gentrify" the areas so \$ becomes a problem.
- Street parking issues for residents.
- Yeah I live at [personal info removed] and I'm concerned about having high density or increased road traffic and noise.
- Why don't you input Chinese language so more people can participate in your survey?!
- That there will be more low income housing built to help make the neighborhood more congested and worse for all the current residents
- Still a relatively low density
- none
- No. Those are sensitive neighbourhoods which provide cheap rent for those who live here. I would not want to see the city disturb our demographics, keep this place multicultural.
- No, not at all. I could not wait for this to happen so the profile of my neighbourhood will be raised.
- no - Forest Lawn - 17 Ave in bad need of upgrades and renewal
- Neighbourhood Limited line should be right up to 14 AV and designated Low Rise. Density in the area should be created by re-zoning. Would increase pedestrian traffic to main street 17 av SE. and have the Transit way to connect to the rest of the city. The green space around Forest Lawn High school, Jack James, Library, Pool, and Ernie Star Arena should be included in the study. North of 14 av, south of 8 AV se. Include a review of 44 ST up to 8 AV SE. Review of the 4-plex(s) site across from Forest Lawn High School.
- 36 ST SE should be examined and or included as part of the Community Mid Rise north of 17 AV to 12 AV SE. Close attention should also be applied to the Community grounds at Albert Park/Radisson Heights Centre, including the old school site north of 16 AV and 34 ST SE.
- To the South similar as above boundary should be extended to 23 AV SE.
- The Hubalta RD region should be rezoned to move industrial South-East of CN tracks. Similar should be applied to the portion south of 20 AV se.
- Mid Rise Special area should be increased along the 17 AV corridor instead of clusters at start and end.
- Zone should also be extended to 54 ST SE into Penbrooke.
- What does Future Comprehensive actually mean?





# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Question 6

What specific features could be improved in the current Southeast 17 Corridor Study?

- Wider sidewalks for walking
- Safe cycling path. Especially where we cross Blackfoot.
- What businesses will be there? What is the signage policy?
- Why frontage access? Would prefer community midrise.
- 17 Ave S.E. is ugly, crime-ridden. I acknowledge some nice efforts at murals, the clock & plants. Thanks. More trees pls.
- Increase green areas, parks, splash area for children for fullest use.
- Traffic control on 19th Ave between 48th and 44th St
- Increase density near 17 Ave
- Get rid of/limit pawn shops/money mart/liquor stores.
- All buses should be on BRT line.
- Walking & biking on 17th Avenue (not the back streets)
- Don't do anything!!! Nice the way it is now. Why do we need such WIDE sidewalks??? This is NOT New York!!
- Lighting along path ways, benches, trees, greenery
- None. BRT stops - should have pull off stops.
- Need to make driveway bigger.
- To better-than-expected
- This question doesn't make sense. The study was completed in 2010, it's impossible to improve it now.
- This is the most unclear piece of information ever i have no idea what you are planning
  - the current study will be improved only when Chestemere meets Calgary with the same plan.
  - Parking
- No talk about how the street furniture, the designs of the neighbourhood, and the specific developments that will occur to make this place pedestrian friendly.
- More trees, shrubs and flowers. The city has spent copious amounts of money on Memorial Drive NW, and Crowchild Trail, time to do the same on 17 Avenue SE. It is an alternate route (1A hwy). The city has enhanced the Crowchild Trail portion, and ignored the 17th Avenue portion.
- more people using transit on 17 ave instead of LRT into downtown core --- future connection to Chestemere traffic into core - ease road traffic
- More green space
- Less pedestrian crosswalks. Less bus stops. No articulated buses. No more construction.
- I hope the sidewalks will be spacious and away from traffic.
- I don't find this to be a valid question. I spent a significant amount of time on 17th avenue in September and October, watching the construction happen in real time. I have seen from experience that what is currently under construction is being built using plans that have been updated since the corridor study linked above was published.
- In other words, link to the most recent documents and ask about those."
- Have a bike/pedestrian lane in the BRT lane. All this money is being spent for a bus lane, but we are connected to a huge pathway network. There needs to be a bike/pedestrian lane included as well. And it's better for the environment for people to bike and walk than even taking the bus.



- Eliminate the damn lights at 17th and 26th. It gets backed up with people turning into the neighbourhood. With what I've seen of the plans for the brt, I can't see it getting anything but worse.
- Communication to the neighbourhoods.
- Bike track
- Bicycle lanes or paths
- bi lane ...seeing ...walking view
- As someone who just read all the plans this morning, I won't pretend to know better than people who have been studying and planning this for a decade
- Any thing
- Advertise more to the people and business that actually live and work there. Create more concept like plans. animated videos of potential scenarios. The general public space is not included, what is in it for me? (rhetorical) the local residents. The green space, the school sites what will be made of them for all? Again, concept plans....
- Give it up already about bike lanes!!! The city's most ridiculous idea ever - in this cold, hilly city, VERY few are going to cycle anywhere for other than recreational purposes and there are quieter back roads where they can do this. Having them on ANY major road is simply insane and dangerous. We don't need another Amsterdam, with cyclists, pedestrians and cars colliding regularly and it's so totally unreasonable to narrow down the driving lanes to create them. Narrowing driving lanes anywhere is hazardous and dangerous - 4th St. NW for instance. Creating concrete obstacles all over does not help calm traffic! It creates crash hazards and is a primary reason I am leaving Calgary as soon as I possibly can.
- I think the proposed design is acceptable provided alternative 1 or 2 is selected for vehicular traffic.

## Question 7

The City is looking for ideas on how to enhance public open spaces by adding new features as the communities grow. What improvements would you like to see in the existing open spaces in your community?

- Green space with park benches & kids playground - functional & safe
- Art, art and more art. Beautiful installations, nothing like the (in my opinion) ugly containers on the corner of 26 and 17 St.
- More art, and a signage policy that encourages [word crossed out] and beauty. Awnings, patios, places for people to go and socialize.
- Enhanced lighting, especially along pathways.
- Garden plots, parks like in Montreal (every block), playgrounds, benches.
- Outdoor exercise equipment, bike or (?) tracks, safe areas for children to ride bikes.
- Safer parks / ie needles, junkies, prostitutes and drunks.
- More green space.
- More murals & statues works of arts.
- 19 Ave SE. Soccer field.
- Park
- Create small parks along 17 ave for merchants or pedestrian to sit and have lunch.
- Skating rink, roller blade rink

- Art spaces, art gallery, & art performance space brings traffic.
- Fresh market? Special events? Boutiques?
- Pathway along 26th Street SE. "The Ridge" better lit or scaling back of off leash area to encourage bicycle connection to 17th.
- Well kept grass, benches, shade trees.
- What about a "sign" park for our historical signs.
- Recreational facilities - tennis courts etc.
- We want to KEEP the PARK in our neighborhood. The city has changed the zoning, despite opposition from the neighbourhood. With the plan to create more housing, we need to KEEP THE OPEN SPACE we currently have!!
- turning elliston park into a functioning swimmable body of water.
- To be Safety.
- The sidewalks are a joke. They are small and not wide enough to protect you from the fast cars on the road. There is no foliage, and the little trees we have are concentrated on pockets of the street. More green spaces, street lights, benches, and wider side walks. Right in the heart of International Avenue, at the intersection of 36th Street and 17th Avenue SE, lies this empty plot of land which has been idle for a decade. Please do something about this intersection. Make it beautiful with a plaza, nice cross walks, even a gate or something. Do something to show people that this is the centre of the neighbourhood. Please turn that empty plot into a plaza.
- Swings for adults
- Splash park or basketball courts
- Skateparks
- people gathering places - ornamental park spaces
- Natural playgrounds, pathways and dedicated bike lanes. And just green space is nice too. Pedestrian crossings that are safe, there's a lot of traffic around here and as a pedestrian I often don't feel safe crossing the roads.
- More trees, benches, picnic areas. Any lighting should be non-glaring (yellow/orange such as in Elliston Park).
- "More places to sit and talk
- Playground spaces"
- Mixed use green space. Skate park.
- Make them worth visiting instead of investing it all into newer communities or more wealthy "trendy" neighbourhoods.
- Make 17th ave more appealing
- LIGHTING! LIGHTING! LIGHTING! Open public spaces that can be nearly enjoyed year round (3 seasons). Yes it is tough but can be done. Beatification that can be easily maintained, and is actually maintained by the City not the BRZ or the communities.
- Less drugs, hookers, stabbings, shootings, overdoses, sleeping drunks and 10 year old gangsters.
- I like to see Little Free Libraries incorporated in the design. May be one LFL every 5 blocks or by the transit stops. I find LFL to act as neighbours hubs and a conversation starters among neighbours
- "Get rid of bollards and offset gates in pathways. Pathways should terminate with ramps, rather than square curbs. The existing pathways in Dover (including an official bike route between 31a avenue and 32a avenue) are hazardous and not up to the standards set by the complete streets guideline. Otherwise. That being said, they are a gem that deserves long-awaited reinvestment.



- Bollards are hazardous. If they don't also function as lamps, they have no places in our public spaces, especially on our pathways.
- Too many trees in our city are in ill health. The wrong trees seem to be chosen for site conditions, planted too close together, and perhaps without large enough soil beds. Save money and create nicer streetscapes by planting trees properly the first time."
- Enough police in district 4 to actually respond to calls.
- Derelict buildings/establishments need to be renovated.
- "Better accessibility
- Public art
- Green spaces"
- Any think
- Make a park out of the vacant school site just north of 16th Ave. SE near 34 St.
- I believe the current open spaces are adequate provided that new construction or zoning changes are not permitted to develop these area's.

## Question 8

The areas around the 17 Ave S.E. Main Street have distinct urban character. What urban design elements are important to you?

- Historic & modern, classy looking
- More clean, clear and welcoming.
- Neons like the bowling sign! We need more, it injects life and personality to the street. Gives it a "hub" feeling, like it's a place to be, a destination. Patios are essential and welcoming.
- Lots of independent shops. Mix of shopping, restaurants, coffee shops.
- Lampposts, trees, flowers, parks, book stores, coffee shops, decrease pawn shops & liquor stores, head shops, etc.
- Continuity. Currently too much shabby.
- Clock
- Traditional blended into modern.
- Water feature
- A comic book store.
- There are too many pawnshops, loan companies & liquor stores. They should be limited.
- Part of the history of the area remebered.
- Clean, neat, tidy
- Like that it is unique. Don't like that it may become commercialized & upscale boutiques like Kensington & Bowness.
- Public art, public art spaces.
- Lighting, walkable area, benches.
- Imitating Inglewoods design/density, may be a square/lot for special events/markets.
- Small, unique shops but they have to be kept up & maintained. No pot shops! No \$ loan places!
- I think that is great choice to improve (about time).
- Easy walking & parking to stores and parks.
- Colour, mixed use, some elderly friendly places, general gathering spaces.
- Walkability. Ease of driving, ability to park. Quicker bus access to downtown. Trees - neat, clean look.
- "The small businesses, this has a wonderful abundance of businesses with a variety of ethnic backgrounds, keeping their signage and enhancing pedestrian access to their store fronts



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

- Low buildings abutting the main street, makes it feel more like a neighbourhood"
- The signage is important along with the multicultural character of the area. It is International Avenue after all. Unlike other areas in the city like Inglewood, Marda Loop, and 17th Avenue SW, International Avenue is one of the few places that actually showcases the city's immigrant heritage. Most of the stores you will see cater to different communities (e.g. Ethiopian, Somalian, Sudanese, Filipino, Vietnamese, Chinese etc.). Likewise, most of the citizens of the area are visible minorities, mostly Newcomers, and low income. We are not Cranston or Auburn Bay, we are International Avenue. We are home to Buddhist temples, Ethiopian restaurants, large murals, and Sari Sari stores. Please include street furniture (i.e. street light banners, gateways, benches) which reflect this diversity. Incorporate the textiles, colours, and patterns of the communities in this area.
- The distinct Urban Character in this area isn't on we should be particularly keen on preserving. Take cues from the best examples in the area (a small minority) and allow those to proliferate. Natural materials, wood, stone, brick' deep porches and appropriate setbacks, trees.
- the boardwalk style feel in some area, the ability to walk along and view all of the stores and restaurants.
- Seventeen AV does not have many "urban character" its a Hodge Podge of things. There is no historical buildings on the Avenue. One neon sign does not make it unique. It is really hard to answer, it is International avenue after all, and it is not easy to make everyone happy. But if design elements are kept simple and relaxed at the same time, you may allow for unique designs or feature blocks. Can't be a little Italy or little China, but I am sure a block by block theme could be achieved.
- Safe Walkable spaces.
- Removal of Pawn Shops, Cash Stores. Derelict buildings/establishments need to be renovated.
- Parking and automotive throughput.
- Nothing about 17th avenue s.e. character should be memorialized. Ever.
- No urban
- Natural elements and consistency. Colour is nice but needs to be done in a timeless manner so the style is still nice to look at 20 years from now.
- Low rise 1-3 storey buildings along 17th SE make it seem more lively and accessible, whereas tall buildings do not. However, with our current governments, businesses are failing due to an inhospitable business climate - over-regulation, high taxes, and increased crime rates.
- I really like the looks of the medians done along inner city 16th Ave NE. Raised stone beds with lots of flowers and trees.
- Human scale buildings with a lot of details
- emphasis on international avenue theme
- Absolutely none! City hall worries all too much about artsy fartsy [objectionable language removed] "artwork" make it functional. Instead of the [objectionable language removed] brt we need more lanes for cars. Follow edmonton's lead. I can't believe how much easier it is to get around that city compared to calgary. We're going to turn into a pain in the [objectionable language removed] commute city like Toronto and Vancouver. Not the aspects of those cities to emulate.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard  
December 2017

- NOT loan shark establishments like "Payday Loans" and their ilk.
- Limit new buildings to low rise guidelines and choosing design & building materials to compliment existing adjacent structures.

## Question 9

As we move forward with the planning process, The City is looking to continue a dialogue with the community about specific aspects of place making and community-building. The City has some ideas for possible discussion topics. Please indicate if you would be interested in further discussing:

Urban Design	Heritage Conversation	Public open space	Understanding planning policy	17 Ave SE redevelopment	Other
28	22	30	15	39	3

- Messages like this help busy working class slave folk such as myself keep up to date on our ever changing cage that poverty has trapped us in. Please continue sending these, best regards. one of the tool monkeys building our city.
- Lane width, speed limits, CPTED, benches, trees, raised crosswalks, RRFBs, roundabouts, transit service frequency, station design, edge conditions. A lot, actually.
- Asking what people want and not telling them what they want. [objectionable language removed] surveys like this with only answers that tell the city how great they are doing. When in reality they are doing a [objectionable language removed] job.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Question 10

In the last year, we've talked to Calgarians, completed market analysis, reviewed City policies and goals for each of the main streets. All of these factors will be considered when planning the future of these main streets.

What about the unique factors for 17 Avenue S.E. below, do you find most interesting or relevant and why? Select a maximum of 4 factors.

<b>Important to main street users</b>			
Vibrant public realm	Want more amenities	Variety of business	Improved connectivity to the city
39	22	31	22
<b>Market outlook</b>			
1794 residential units are expected to be built over the next 25 years		Many sites along 17 Ave SE have potential for larger scale project... including residential, office & retail	
7		18	
<b>Local planning/policy</b>			
Current zoning does not match up with City Council approved Southeast 17 Corridor	Current zoning does not allow population and employment to reach the targets outlined in the Municipal Development Plan	Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse	
7	9	17	

## Why are these factors important?

- I want more restaurant like Una pizza, vegan shop, vegan restaurant, a coffee shop like analog, Rosso or Phil & Sebastian. A vibrant place is important for my mindset, because I want to be proud to live in this area. I hope that the plan will help revitalize 17 Ave.
- "[Pointing to bullet 1] Places for people to go, like cafes and bakeries and arcades and skate parks and...
- Changing zoning is only the start, 17th is outdated and has amazing potential to become a destination of choice for foodies and youth and everyone who likes going out Right now it has too much ""cash moneys"" and ""instant cash"" places and not enough entertainment. The restaurants are either ignored or not seen because of a lack of cool signage and/or an outdated facade, a month other things."
- The type of redevelopment should make areas more accessible safer, and diverse. Increased density allows more businesses to be supported.
- "[pointing to want more amenities...] Just space to connect; we don't need the cultural diversity [objectionable language removed]
- Time to move away from [personal information removed]
- The GFLA has long been a dumping ground. I hope that the addition of residential units is not low income. I feel the area is already doing a good job of low income. A diverse

option for housing will enrich and encourage higher scale businesses to invest.

- There needs to be a dentist & program to increase the tax base and to justify commercial investment. There's too many bars & liquor stores.
- Having safe main street gets rid of crime like drugs & pedestrian - More of a neighbour belonging to the city - Let's face it forest lawn is wide spread community...having more apartments or townhouses helps with urban sprawl
- It is sad the way that the city of Calgary Planners are ruining Forest Lawn & trying to make ALL communities look like New York City. Forest Lawn was a nice, quiet, unique community.
- Travellers coming into Calgary (on 17th St) are welcomed by Forest Lawn. Grt trees, flowers, interesting features, are all vital to give a good impression.
- To improve the community.
- "All connected.
- Interested in zoning issues as do not want ""negative"" businesses along 17th eg pawn shops. Liquor stores, cannabis. Or be very limited.
- We are culturally unique - promote in a positive way. Signage should be creative - get rid of bold signs."
- We do NOT need higher density housing in Radisson Heights. The city needs to STOP changing/adding projects, starting those projects and THEN consulting the affected neighbourhoods.
- "We are close to downtown yet our current connectivity to downtown by transit is painfully slow.
- The current sidewalk situation is an embarrassment and unsafe. Many people in

this community do not drive. The sidewalks are right next to the road and 17th is a busy street. Unsafe, loud and unpleasant to walk around as it is."

- This whole development really makes no difference to me, nor do I see how developers will be interested in this area for perhaps decades, as there is no growth to speak of happening in Calgary. The important 'things' in a city are the people, not places. Low income residents need more cops and social services, not pretty streets.
- The area is kind of grungy and run down in lots of places. Having a revitalized higher density space with new amenities will not only look and feel nicer but it will be safer too.
- Rezoning will allow more units to be built. We need more middle class hard working families to move in the area which will raise the profile of Forest Lawn as a safe place for families.
- Proper lighting & safety go hand in hand. I am strongly opposed to changing current R-1 zoned area's as I specifically chose my house in this area for this reason (minimal traffic, parking, etc. issues). I understand the city is pro high density housing, but it should not be at the expense of current R-1 zoned area's.
- personal think
- Improvement on the falsely nick name forest hood ( which resembles crime and poverty)
- If you want to increase traffic on 17th ave, then allow multi family zoning for 2 blocks at least on either side! There are RC1 homes located in walking distance on either side, which makes no sense!
- I would need more information to form a valid opinion.





- I think the area has the possibility to be a cultural hub and safe space for people to enjoy the community
- I chose nothing. All of this is the opposite of what I want.
- I can't choose most of these predetermined factors. I don't find most of them relevant, helpful or useful. Just more wastefulness by the city.
- "I am a fan of cultural diversity being showcased. I like encouraging business.
- The two about it not matching the council approved goals and targets is an area for concern."
- I actually chose all of them. There are many conversations to be had on these topics.
- Honestly I didn't understand a lot of the answer options. I want a safe place that doesn't feel seedy and dirty. I also want a space to reflect the rest of the city, bike lanes and safe pedestrian crossings.
- Forest Lawn and International Avenue deserve more than what it has today. I am glad that the city is finally considering East Calgary in their urban plans. What we desperately need is a way to bring pedestrians back to International Avenue. The Avenue was originally built for cars, which has caused a dangerous, uninviting place for people to walk along due to their close proximity with cars. Our area is also home to a lot of empty lots and parking lots which are eye sores. Please increase density in the area. Ensure that there is adequate transit to support this growth.
- Because it ISN'T a safe, nice neighbourhood now. With the many months of road destruction, there are holes in the pavement, it's been hard to get into the businesses I frequent, and every time I drive up (east) 17th Ave. SE, I wonder where are the lanes going now? And what other concrete obstructions have they put in the road? And are we ever going to have enough street lamps to see them??!
- "As a resident and visitor safety and vibrant main street sidewalks is paramount. Only because of its current state, but design can be applied to allow for better public space.
- The last three, are mainly regarding the zoning. Increase it! diversify the zoning! More Mixed Use! and it will grow.
- The strip mall looks are nice if your driving to the site, but all that room can be used up to densify and diversify. Increase the zoning around so the local business can rely on local residents to walk and shop at their places. allow for parking relaxation. a handful of sites are PARKING LOTS for who?"
- area need to be revitalized
- "a safe a vibrant street life is key to an active mixed use neighbourhood
- 17 th ave is a very ethnically diverse area of Calgary, this should be enhanced and celebrated with a complementary public space
- Better connectivity to the city encourages more connectivity to socialize across the city"



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard  
December 2017

## Question 11

The yellow areas of the map (labelled as Neighbourhood Limited) are being considered as a transition area where future development would allow for apartments, row houses and townhouses. This would provide a variety of housing forms and likely increase the local population and sustain the local retail and commercial businesses and other services, and make the best use of existing infrastructure.

How well do you feel this area fits with your vision of 17 Avenue S.E. main street neighbourhood?

Very Much	Somewhat yes	Somewhat no	Very little
17	23	6	13

What are your thoughts about this location for this type of growth?

- Nothing for the moment.
- How will redevelopment be encouraged?  
What does it mean for landowners in the area?
- See comments on question 10. We need to attract higher income to round out GFLA. We need to elevate the area. Make it desirable. I am tired of people looking down their noses at me when I say I live in F.L.
- We are happy with the proposed plan.  
Location for this development & is excellent, in proximity to downtown area and to identified areas east and south of this area.
- I don't want to see housing projects that are dead end housing complexes.
- More single residence housing.
- Keep all along 17 Ave SE and not past 16 Ave or 19 Ave SE
- Let's hope the people moving into the area are good neighbours & the community charter of small business are preserved.
- WHY??? It is sad that Forest Lawn, a nice quiet community is being totally ruined by incompetent planners. They made a horrible mess of Kensington & Inglewood & now they want to ruin Forest Lawn too? WHY???
- This makes sense.
- Fantastic improvement has been a long time coming it sounds great what is being proposed.
- But make sure seniors are considered. There is many resources in area so [up arrow] density is appropriate but some infrastructure may have to be expanded. Eg. Gym between pool and arena = leisure centre.
- Zoning needs to be restricted so that higher density housing cannot be arbitrarily added to a low density/single family home neighbourhood without consult to that neighbourhood.
- Yes keep it to 17 Ave don't spill over to the existing residential areas. I understand the need for increased population and I think more people would make it generally safer. But we need to provide alternatives to driving for people who will move here. Such as bike lanes and pedestrian friendly crossings.
- Would be great.
- Well be growth more
- unknown
- To be better.



- There doesn't need to be any more dense low income housing
- The area needs growth but the way the city goes about it is ineffective. Much like most of the city planning for Calgary for over 40 years.
- The area is situated close to downtown and I feel it's a great place to gentrify and improve the transit to.
- Stay out of it.
- Scared it'll be all low income housing. We need to attract more property owners in this area not more low income renters. The east village project has attracted million dollar condos. We need property owners and not slumlords to create change.
- It is long over due and a welcome change
- increase population numbers around major transportation routes why protecting nearby neighbourhoods from the congestion allowing both to co-exist
- Increase boundary, and increase growth. Positive :)
- if you increase population density around a major street you increase the number of vehicles using that street and create traffic issues.
- I would like to see significantly higher residential and retail density.
- I like transit oriented design, 17th Ave is a neighbourhood that needs better systems of public transportation
- I don't fully understand what type of growth you are referring to.
- Forest Lawn is in dire need for such growth and redevelopment.
- Desperately needed. Greater Forest Lawn has been a neglected region of Calgary. Our reputation for being the "rougher parts" of the city has been a stain on our amazing neighbourhood. I dream of a Forest Lawn where International Avenue receives the development it deserves. The original International Avenue was built in the 1970s onwards, which was built on the design principles of "car first, pedestrian second." This must change. I want Forest Lawn to be a destination in the same vein that Inglewood and Marda Loop are desirable locations. Please reduce the amount of empty parking lots and empty plots of land and transform them into shops, housing and amenities. More density as possible, more mixed use.
- A little bit like lipstick on a pig, don't you think? It's the people that make a community great or not so great...and well, this is the heart of "Forest Harlem", and the people who bring the area down are not going anywhere...
- Increasing density along this corridor makes a lot of sense.
- I'm most concerned about the useless bike lanes narrowing our already inadequate roads here. And I don't feel safe on public transit so use it as little as possible - drunk and disorderly passengers have spoiled it so until those issues are addressed, I won't use it.
- I would be more in favor if there was a guarantee that adequate vehicular parking would be provided, and that a plan to move the extra traffic to 17 Avenue was in place. I understand the City would like to see everyone walk or ride a bike so they make driving inconvenient, but driving is still the most convenient way to get around.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

## Question 12

Do you have any other concerns/comments you would like to share with us?

- "1. I am a senior and would like to stay in area but row houses & townhouses do not meet my needs, stairs are an issue so need apartment style. And close to groceries especially.
- 2. Educational facilities could be built in to area.
- 3. More Habitat for Humanity Housing areas - they look great"
- Keep all open places & parks.
- I'd like to see continued bike land growth North and South. I think there is great green space opportunity along Barlow Trail (Max Bell area) south to 26th Street SE & 34th Ave SE. Great connection (bike/walking) paths to zoo, park, and the core.
- Improved lighting, benches, greenery, bike lanes
- "Adapting the ARP to allow for needed change - I support this! ARP Area Redevelopment Plan.
- Tim's Café, Barber Shop, grocery store, Chicago (?), hair dresser & (?) at 42 block permanently lost their parking! Where is construction mitigation program funding? They need it!"
- Why does the City Planners do what they want & ruin a perfectly fine community? Why do the City Planners Never listen to citizens? We need more WIDE roads to drive on NOT WIDE sidewalks, that nobody walks on anyway!!! This is Calgary NOT New York City. No comparison whatsoever.
- Will there be a safe injection site put in?
- Concerned about single lots being rezoned to infills.
- I think the BRT is a complete waste of money. The Town & Country Hotel should be a heritage building.
- Believe area should be re-zoned to include higher density housing.
- We are in full support of this plan. We are excited to see this long awaited plan coming to execution. Great job!
- Having been raised in F.L. and now living in Southview I have seen many changes, and not all good. In the sixties/seventies 17th Ave had many reputable companies/shop. i.e. Peoples jewellers, fine clothing stores, Boston Pizza, and others. While mom & pop operators are great, many are missing the quality component. If 17 Ave is continuing to be known as International Ave. Let's make it international. While I like and eat my share of Pho, a Greek, Japanese or other would be a nice addition.
- "Bike path plan = awesome.
- Bus path plan = awesome.
- Can't wait to see what's in the works for 17th ave. It's one thing to make bus lanes and new sidewalks, but if people don't walk them it's no use. To me this plan should go hand in hand with a revitalization plan for 17th and it's businesses. To have a "vibrant" community and area, you need places for people to go, we need a reason to walk down 17th. A cinema, more good coffee places, an arcade, a skate park, music venues, patios, and so on. More art, more entertainment = more people.
- Sorry for rambling. I just [heart] this place."
- Vegan restaurant, boardgame café, coffee shop (good one) not Tim Hortons or other similar. Independent cinema (world cinema).

What I care about is to have a place to hang out and have varieties, but good one...The best.

- What is the budget?
- This survey has convoluted and confusing vocabulary. the individuals actually living in these neighbourhoods are going to feel like the survey is not approachable. when you use urban design terminology and then don't define what those terms are people cannot possibly provide any kind of insightful input.
- "This community is already [profanity removed] up without adding more people and transit access. Driving is a nightmare and crime is ridiculous.
- Stop inventing problems to solve and focus on the basics. More police, widen the road, make auto traffic easier, and [profanity removed] with the yuppie pedestrian and bike lane development that nobody will [profanity removed] use anyways.
- Doubt you'll take this seriously. I have an opinion that doesn't fit your narrative."
- The green space in Radisson Heights is dwindling, due to overzealous city 'planning'. There is a distinct lack of consultation with the neighbourhood (for example, the 8 parcels along 36 street from 8 ave to 17 ave SE which are currently planned for low-income housing). Plus, the city wants to cram higher density housing on our park (former David D Oughton school - currently zoned SINGLE FAMILY HOUSING and PARK space)
- Rezoning and redeveloping the area will raise the profile and enhance the safety of the community after it has been neglected for a long time.
- Please create concept animated videos. People understand that better, people enjoy watching that. more pictures, more pictures.

Sorry for my repetition, but that is my honest opinion.

- Please be cognisant that this is a multicultural neighbourhood where Newcomers, refugees, and low income Calgarians alike call home. Please ensure development benefits the locals and doesn't exhibit the worst aspects of gentrification (i.e. local displacement, increased income inequality among neighbours, loss of immigrant character). This is International Avenue, and must remain International.
- nope
- No as no one will probably oh any attention to this survey anyways. Even if they do, it will be ignored much like the majority of citizens.
- Keep Calm.
- Improve our schools and people will choose to raise families here.
- I would like to see more information involving community development publicly available without having to search for it. People such as myself work 10 hours a day or more and barley have enough time to spend with our family's let alone research political ambitions. Meetings where these are discussed are not available for the average person because losing a days pay is a drastic financial hit to a lot of the population, therefore is unrealistic. That is my concern.
- I still don't fully understand how any of this will impact me. I'm just curious about my home being in that yellow area. What does it mean?
- Higher population leading to higher crime rates
- Dressing up the streets doesn't actually get rid of criminals, just look at Bridgeland and East Village to see how development has made no difference to safety, just added more potential crime victims.



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard  
December 2017

- Bike network on 17th
- "And well be really good for our city and work and business and school and good for city of Gastmar
- feel free to contact me [personal info removed]"
- That it's taking so absurdly long to get this done, and what's with the mess at Deerfoot and Blackfoot??



# 17 Avenue SE Corridor Design Study

Stakeholder Report Back: What we Heard

December 2017

