



# Parkdale Neighbourhood Activity Centre

## AREA REDEVELOPMENT PLAN

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**CALGARY**

**NOTE:**

This office consolidation includes the following amending Bylaws:

<u>Amendment</u>	<u>Bylaw</u>	<u>Date</u>	<u>Description</u>
1	35P2018	2018 June 11 <i>Signed: 2018 June 19</i>	a) Under Subsection 1.11, Land Use, at the end of Policy 2 add new text.

Amended portions of the text are noted with the specific amending bylaw.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

**Publishing Information**

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### 1.0 About this Plan

The Municipal Development Plan (MDP) supports the creation of Local Area Plans to help guide redevelopment in developed communities. This document, called the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (referred to as “ARP” or “Plan”, provides policy and vision for the future redevelopment within the Plan area boundary shown on Map 1. This Neighbourhood Activity Centre (NAC) was established as part of the approved South Shaganappi Communities Area Plan.

### 1.1 Who uses this Plan?

This plan should be used during development application review, as well as during the design and implementation of public realm infrastructure such as sidewalks and roads. The users of this document may include:

- Implementation Planners
- Community Associations
- Developers
- City Departments (Roads and Transportation)

### 1.2 How this plan is adopted

The *Municipal Government Act* (MGA) enables municipalities to create statutory and non-statutory planning policies to guide redevelopment through a set of rules and guidelines. An Area Redevelopment Plan is a statutory policy document, this plan will be adopted as an Area Redevelopment Plan as defined in the MGA.

### 1.3 Authority of the Plan

ARPs are adopted by bylaw passed by Council in accordance with the *Municipal Government Act*

(MGA). Section 635 of the MGA states that an area redevelopment plan must describe:

- a) the objectives of the plan and how they are proposed to be achieved,
  - i) the proposed land uses for the redevelopment area;
  - ii) if a redevelopment levy is to be imposed, the reasons for imposing it; and

- iii) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary.

- b) may contain any other proposals that the council considers necessary.

### 1.4 Non-Statutory Components of the Plan

All appendices attached to the Plan are to be used as supporting information only and do not form part of the statutory area redevelopment plan.



### 1.5 Objectives of the Plan

The Plan is future-oriented and depicts how the area is to be developed over an extended time. The Plan does not have a specific timeframe, although some redevelopment is expected within a 25 to 30 year horizon.

The Plan is intended to:

- Provide a long-term vision for the redevelopment and improvement of the area
- Provide a design concept is provided to address parking reconfiguration and public realm improvements for Parkdale Crescent NW
- Promote the use of Low Impact Development technologies
- Provide policies for land use, urban design, and mobility
- Provide key action items required to realize the vision
- Provide a clear design approach for new development, which will guide decision makers including Council, Administration, Calgary Planning Commission and the Subdivision & Development Appeal Board on Outline Plan/Land Use Amendment and Development Permit applications
- Integrate higher order transit service & stops and improve transportation choices

### 1.6 Map Interpretation

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road and utility rights-of-way.

### 1.7 Policy Interpretation

Where “shall” is used in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy (e.g., density policies), the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved.

Where “should” is used in a policy, the intent is that the policy is to be complied with. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible or to allow an acceptable alternate means to achieve the general intent of the policy to be introduced.

Where a policy requires compliance at the Outline Plan/Land Use Amendment stage, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage without requiring an amendment to the Plan.1.4 non-statutory components of the Plan.



## Parkdale Neighbourhood Activity Centre

### 1.9 Design Concept

The following design concepts were developed based on information gathered at a planning workshop. The concepts illustrate a potential future for the Parkdale Neighbourhood Activity Centre, which balances parking with an improved public realm. This concept incorporates Low Impact Development (LID) Technologies, such as silva cells that would help the City of Calgary improve the quality of stormwater runoff. The design concept establishes the orientation of parking, appropriate locations for Low Impact Development, public realm enhancements, and considers all underground utility locations in its layout. The next stages of technical design and construction for Parkdale Crescent NW will be informed by this concept.

#### Key elements of the design include:

- Increasing the sidewalk width
- Rearranging parking stalls to be perpendicular to the sidewalk
- Adding street trees that are planted in silva cells
- Adding rain gardens along the sidewalk edges
- Creating small outdoor seating areas for local residents and visitors
- Identification of potential public art locations

### These images represent some of the improvements envisioned for the Parkdale NAC



#### **Implement** in Low Impact Development\*

\* Low Impact Development (LID)

Two LID technologies are proposed for the Parkdale NAC, such as the use of Silva Cells in which street trees would be planted. An LID system provides vegetation, while also capturing stormwater runoff from the street, which is filtered through soils layers, and ultimately directed back into the Bow River. Other infrastructure improvements are provided throughout this Plan.

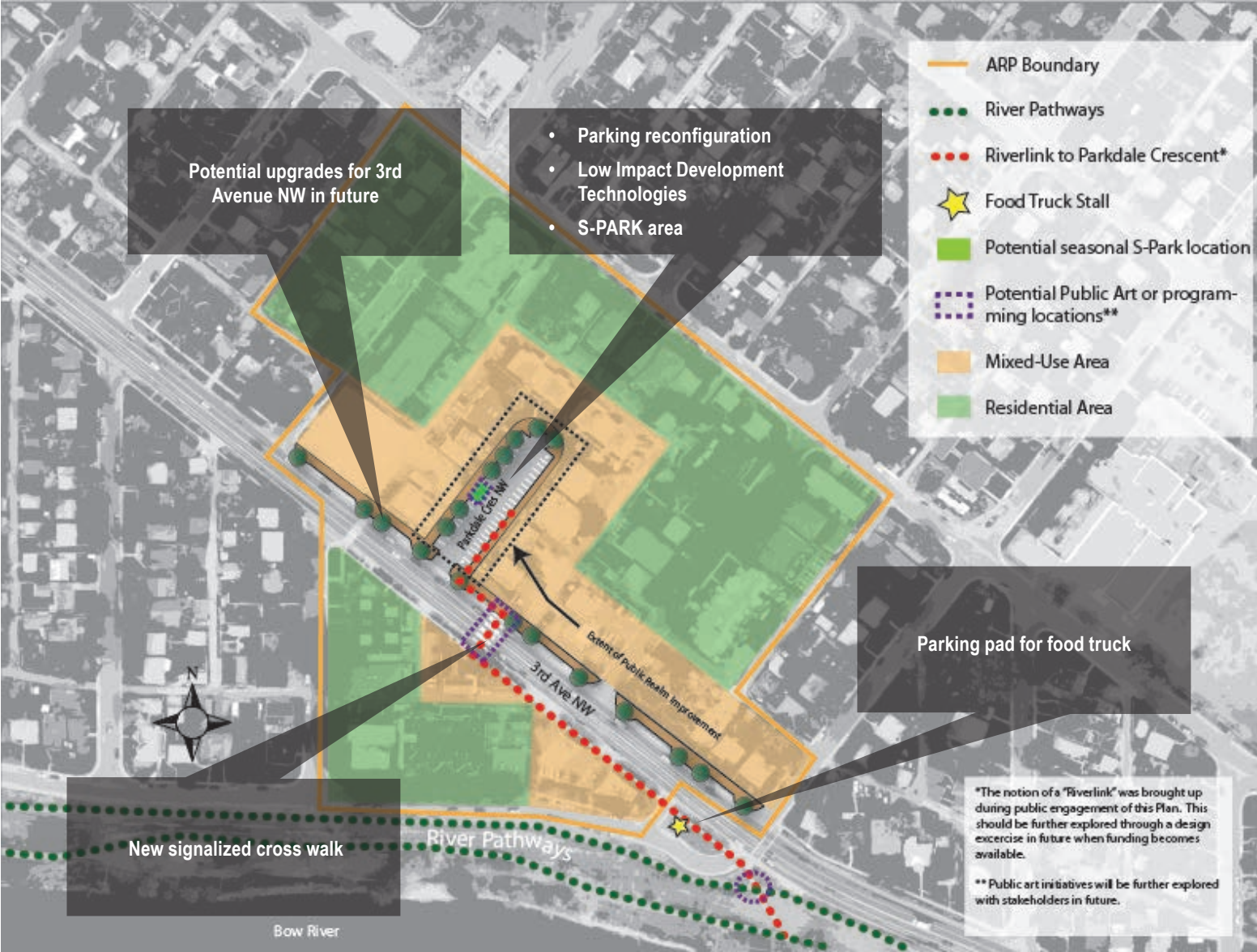


#### **Create** Active Edges and **encourage** Mixed Use



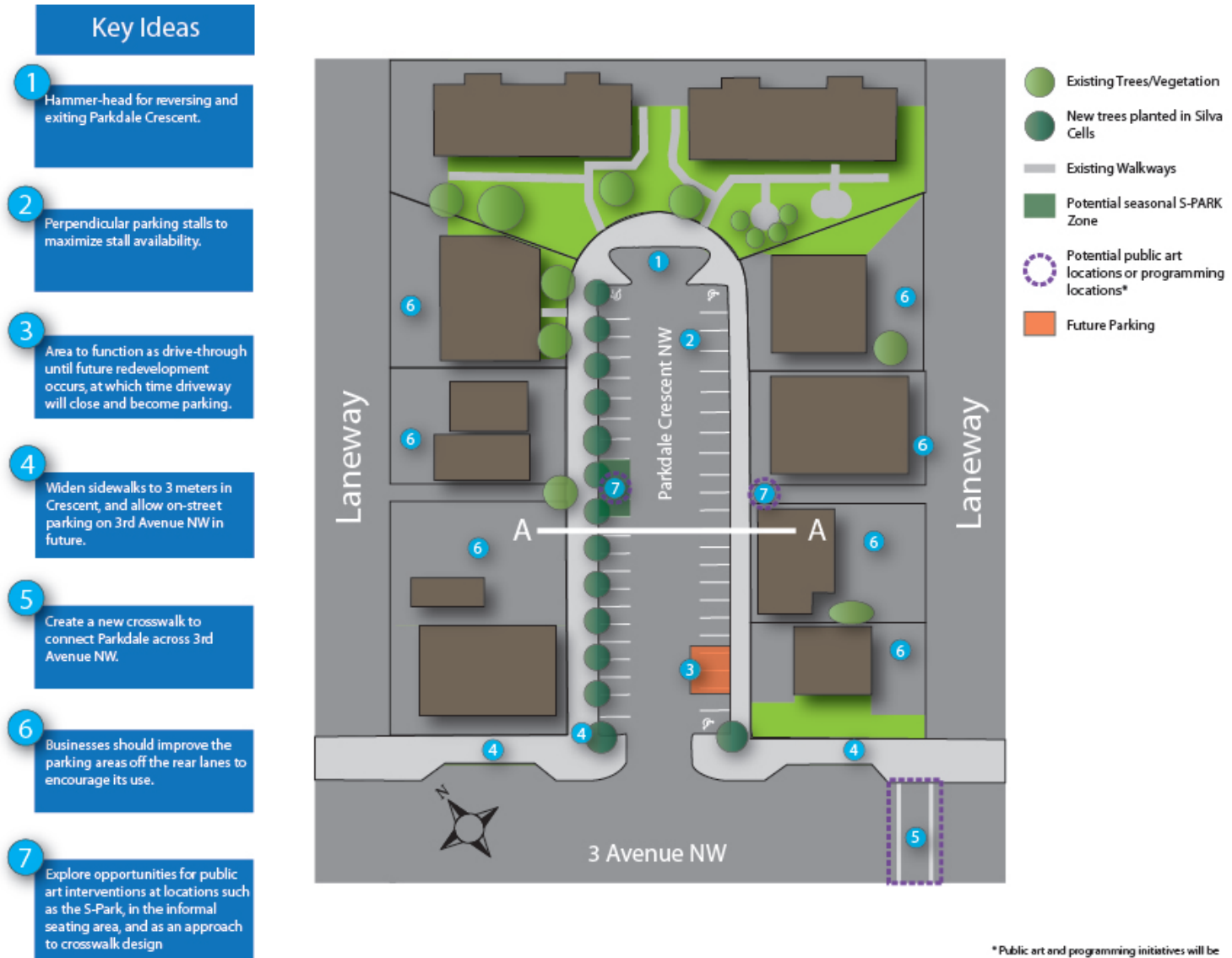
#### **Create** a Gathering Space

Figure 3: Proposed Parkdale Crescent Concept



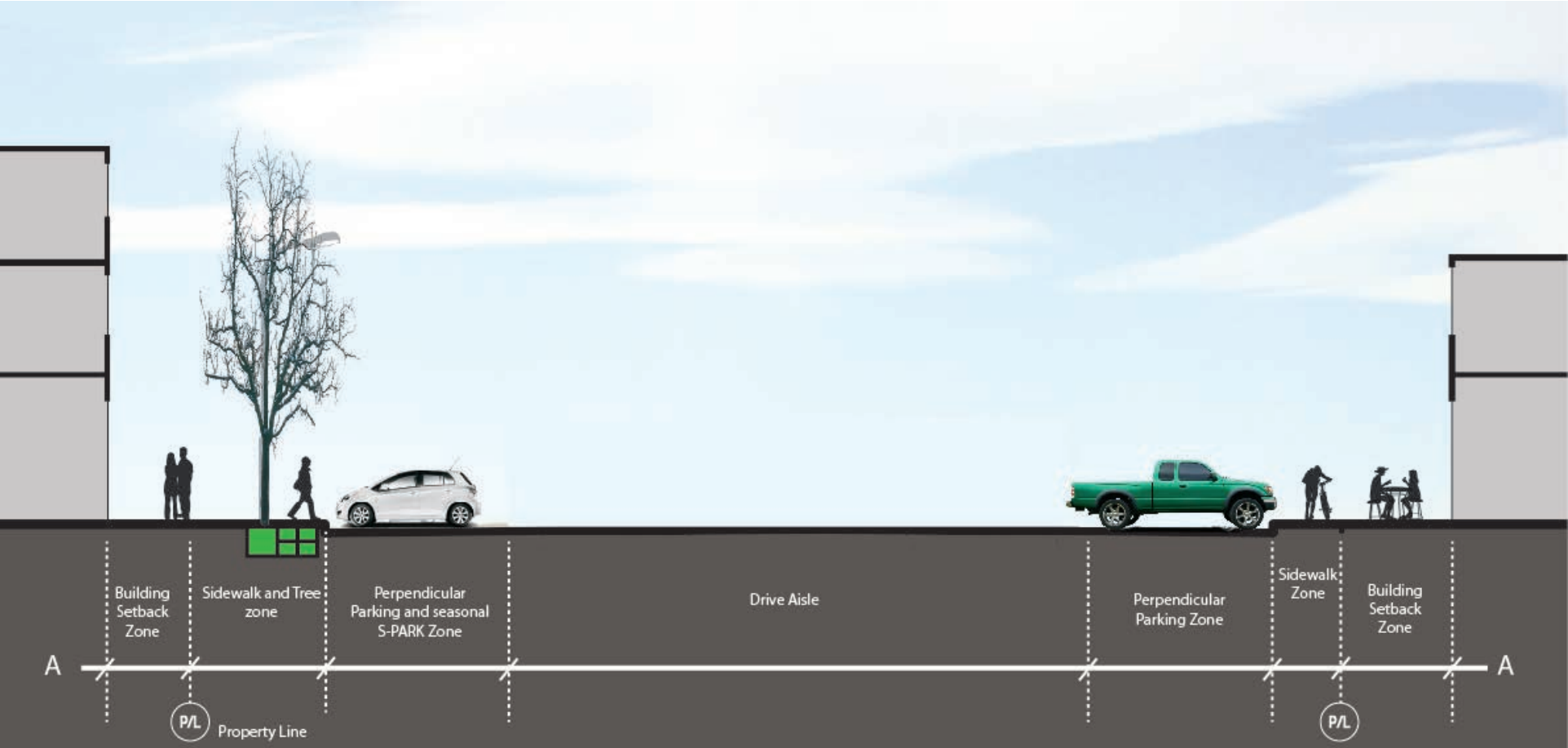
# Parkdale Neighbourhood Activity Centre

Figure 4: Proposed Concept



\*Public art and programming initiatives will be further explored with stakeholders in future.  
This illustration is conceptual only.

Figure 5: Parkdale Crescent Cross Section Concept



### 1.10 S-PARK - A Seasonal Public Space for Parkdale Crescent NW

The modes of transportation used to access the local shops and services differ with the change of seasons. Businesses have indicated that in the summertime, transactions are more frequent. This is due to an increase in pedestrian and cycling visitors to the area, both local and from the river pathway system.

The proposal of a permanent public space within Parkdale Crescent NW raised concerns for businesses with respect to the parking for their customers. As an alternative, a temporary seasonal public space, called a S-PARK, would help create a public space during the warmer months when more people frequent the local shops and services.

A S-PARK is a publicly accessible space. The intent is to liven the public realm, by creating opportunities for community building and neighbourliness, providing temporary open space to supplement neighbourhoods where public open space is lacking and to create a new sense of place within Parkdale.



Figure 6: Cross section illustrating edge desired along 3<sup>rd</sup> Avenue NW and Parkdale Crescent NW

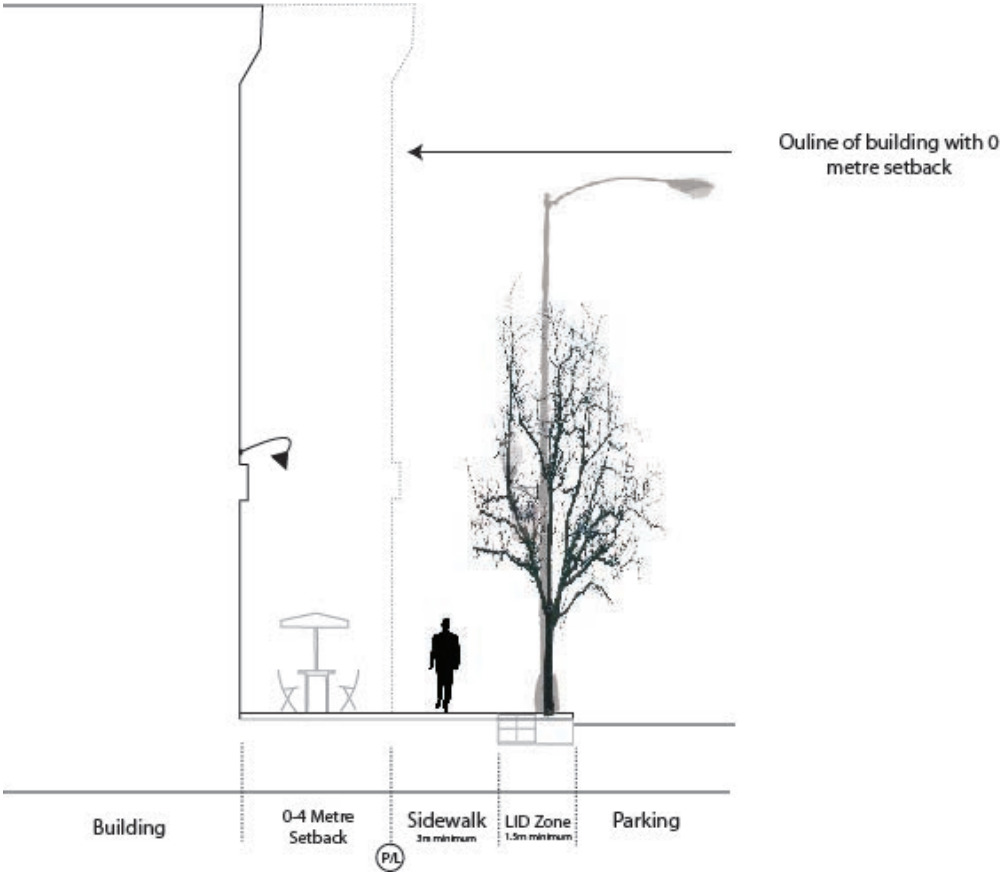
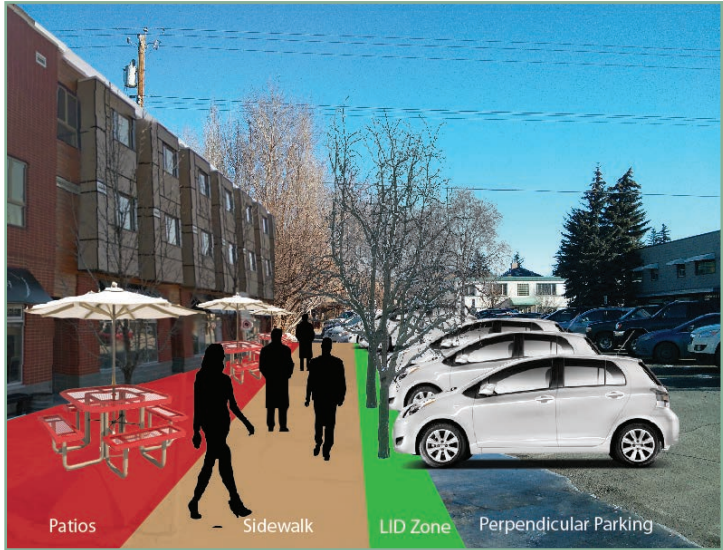


Figure 7: Existing Public Realm



Figure 8: Proposed Public Realm Concept



## 1.11 Land Use

Parkdale is located adjacent to the Bow River, and South of the Foothills hospital. The Plan area has a diverse mix of land uses providing for single family housing, semi-detached, multi-family mid-rise buildings, and a range of retail, commercial, and automotive services. Future land uses within the Plan area are envisioned as remaining the same, except for the commercial areas in Parkdale Crescent NW and along 3 Avenue NW where opportunities for residential units are encouraged above ground floor retail/commercial uses. Map 2 provides a general land use concept for this area.

### Policy

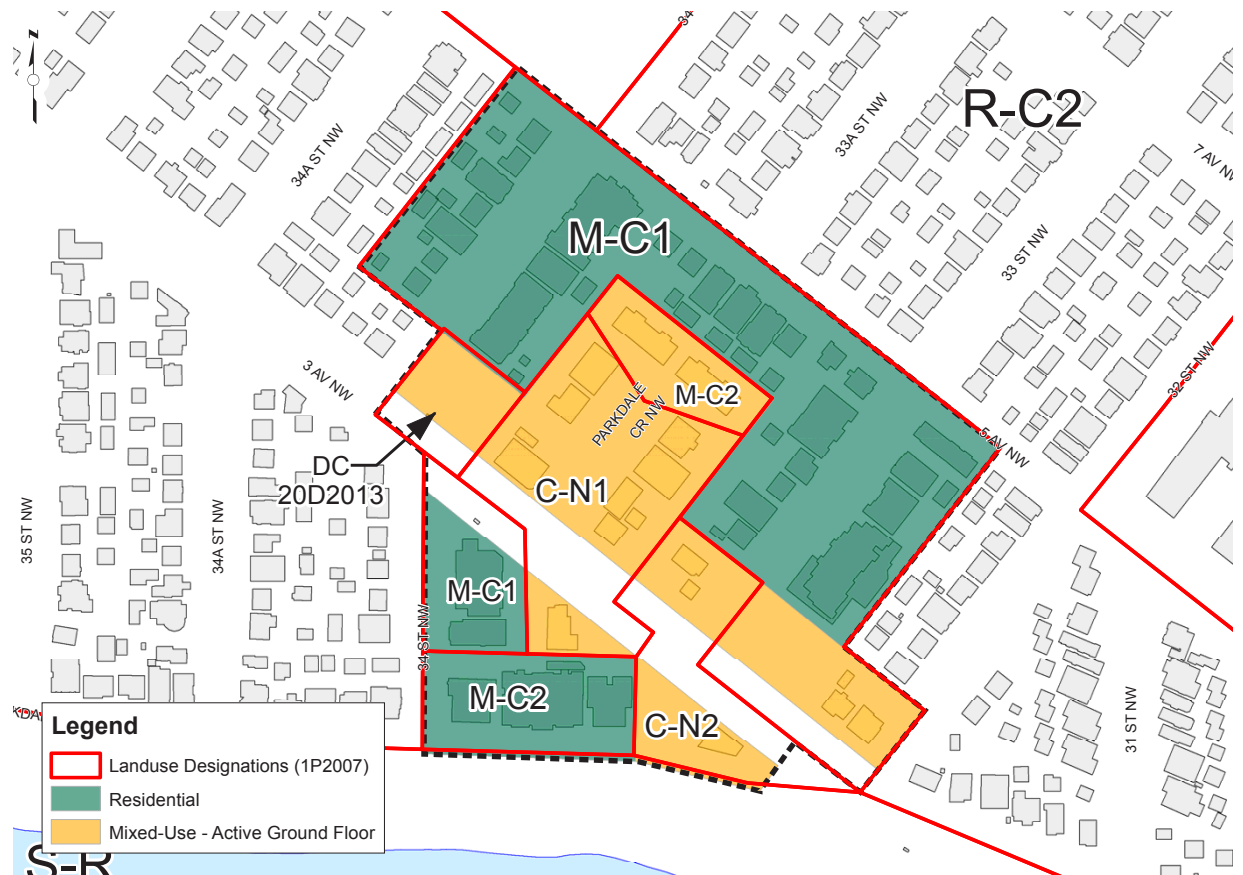
1. Future development in the Mixed-Use area is encouraged to provide:
  - a) Ground floor retail and commercial
  - b) Residential units above grade
2. Two distinct areas are shown on Map 2: A Residential area (green) and a Mixed-Use area (orange). The existing land uses in place are appropriate for these two areas, with the addition of the following districts for the Mixed-Use area from Land Use Bylaw 1P2007:
  - a) M-X1 (Multi-Residential - Low Profile Support Commercial)
  - b) M-X2 (Multi-Residential - Medium Profile Support Commercial)

The sites at 3431 and 3435 5 Avenue NW are allowed a density of no more than 173 units per hectare. Any development on the sites should setback the upper floor from the lower floors in order to reduce the massing of the building.

**Bylaw 35P2018**

3. Retail uses under 300 m<sup>2</sup> shall be allowed for M-X1 and M-X2 districts within the mixed-use area (orange).

Map 2. Land Use Concept



### 1.12 Urban Design

Due to the success of the unique local services provided for in the area, Parkdale has become a popular destination. To ensure future development contributes to the further improvement in the quality of the area, the following policies should be considered.

#### Policy

1. Future development should:
  - a) Maintain distinct residential and at-grade commercial edges as shown on Map 3.
  - b) Provide transparency through the use of glass at-grade on all ground levels.
  - c) Use high quality and durable materials at-grade.
  - d) Not be more than 4 storeys (16 metres) in height.
  - e) Have a 4 metre front setback for patios, or a 0 metre setback where no patios are proposed (See Figure 3).
  - f) Provide signage designed to improve the appearance of the area. Front-lit signs are acceptable.
  - g) Integrate bus stops into the frontages of new buildings.
  - h) Provide prominent architectural landmark at buildings located at Parkdale Crescent NW and 3rd Avenue NW.



Map 3. Urban Design

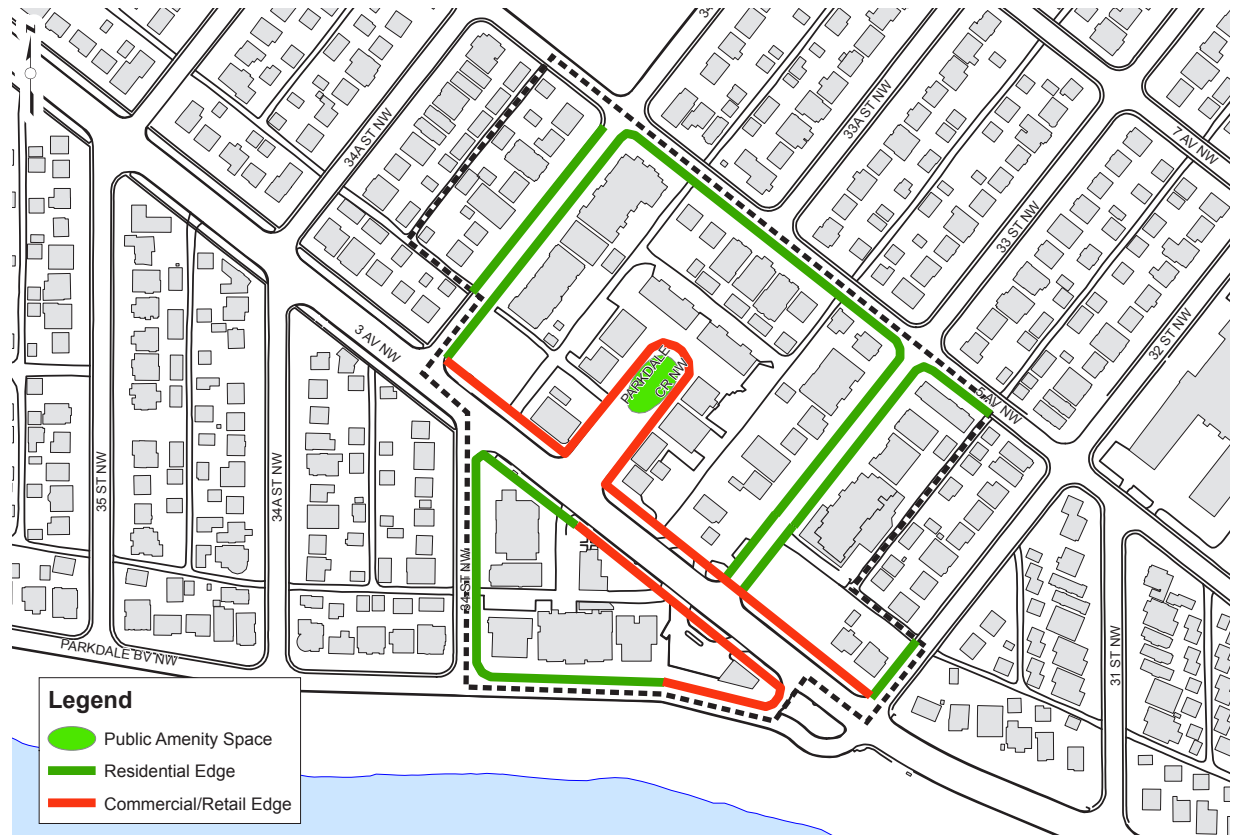


Figure 9: Example of Appropriate Signage

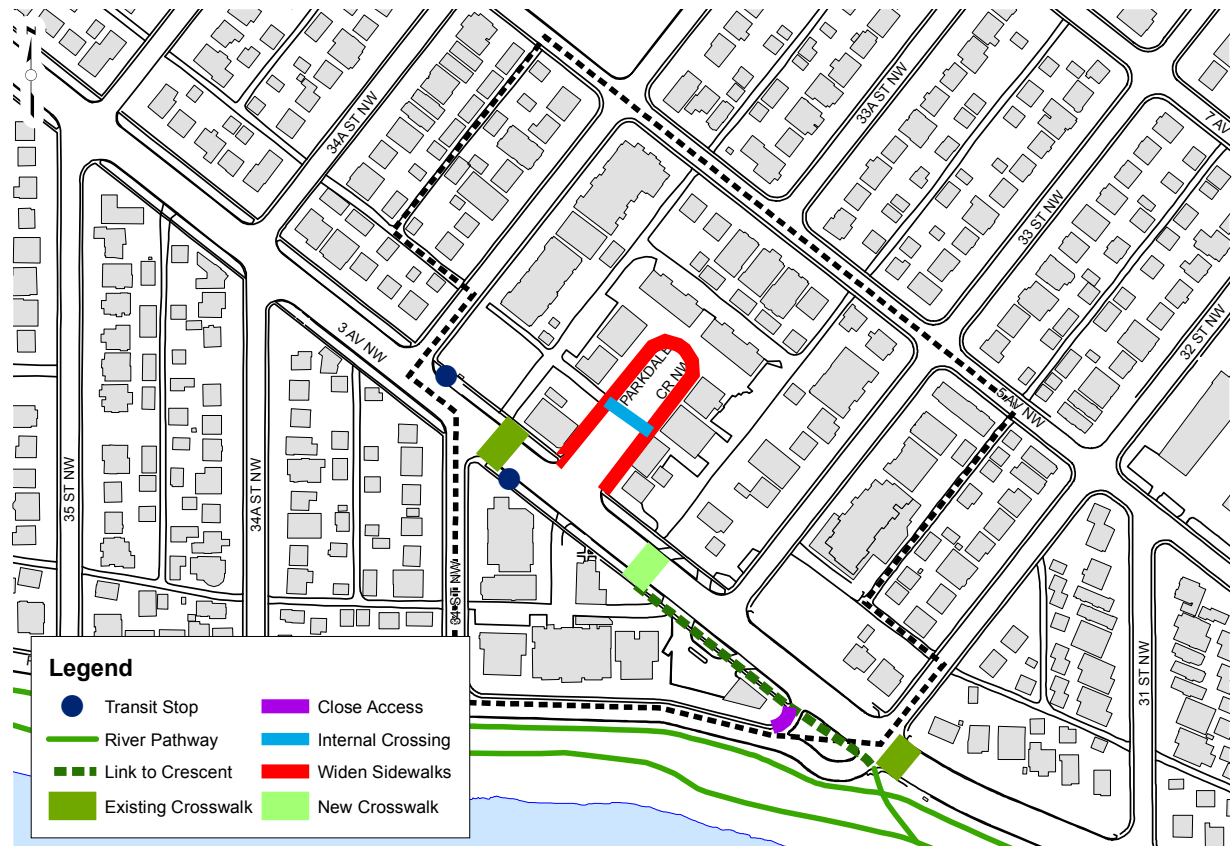
## 1.13 Mobility

Local and regional visitors to Parkdale arrive through a variety of modes including on foot, cycle, transit via the Primary Transit Network, and automobile. Improving the connectivity to Parkdale Crescent NW and the parking configuration is an important step towards creating a safer and more accessible mobility network. Map 4: Mobility identifies key improvements to be made.

### Policies

1. New development should provide the minimum required parking on site, either on surface or in a structure below grade, with access from the rear lane.
2. No new drive-throughs shall be allowed in the Plan area.
3. A road closure process should be initiated to close access to 3rd Avenue NW as shown on Map 4: Mobility.
4. A new controlled crosswalk should be constructed as shown on Map 4: Mobility. A traffic warrant will be completed to investigate need by The City.

Map 4. Mobility



### 1.14 Actions

Implementation of the Parkdale Crescent NW improvements within this Plan may be achieved through a variety of processes and will likely be funded through several different sources, which will occur over a long period of time. The table below identifies specific improvement projects, timelines, costs, funding sources, and identifies an associated responsible City business unit, and in some cases identifies the Community as an initiator where small public realm interventions may be done by the local community residents.

If funding becomes available from any of the sources in Table 1, there will be a process through which The City will work with the Community on more details relating to the design of infrastructure. This document is intended to help inform City Business Units about the agreed upon concept.

**Table 1: Area Improvements List**

Improvement	Short	Medium	Long	Funding Source	Initiated by
Fence Painting	X			Business/Community	Community
Planters/Street Furniture	X	X		Business/Community	Community
Public Art	X	X		Public Art Grant	Community
Pedestrian Crossing		X		Transportation	Transportation
Cycle Lanes		X		Transportation	Transportation
Street Trees		X		Roads	Roads
Lighting		X		Roads	Roads
LID Improvements		X		Water Resources	Water
3rd Avenue Redesign			X	Transportation	Transportation

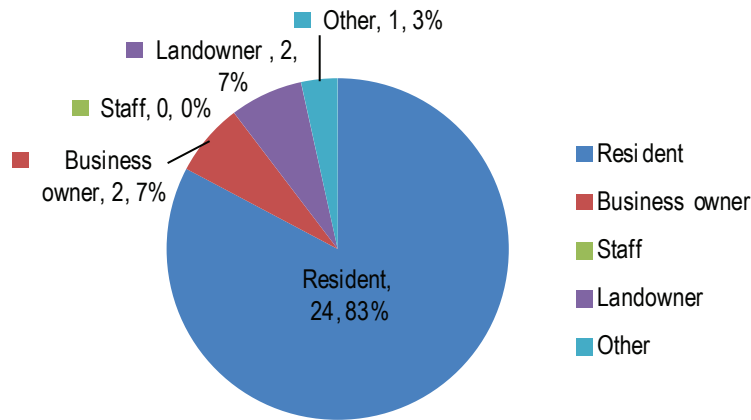
### Action Items

1. Explore opportunities for incorporating unique and interesting bike racks should replacement be required through redesign and construction of Parkdale Crescent NW.
2. Increase sidewalk widths to incorporate rain gardens and trees to both beautify the area and improve the storm water quality being diverted to the Bow River.
3. Encourage partial seasonal road closures in Parkdale Crescent NW to encourage the use of outdoor space for patio or other activities.
4. Support seasonal use of public right-of-way in Parkdale Crescent NW for expanded patios. (Licence of Occupation applications required).
5. Improve quality of stormwater runoff for Parkdale Crescent NW through the use of Low Impact Development Technologies.
6. Create an additional controlled pedestrian crossing at the location identified on Map 4.
7. Ensure that City Administration consults further with the Parkdale Community Association, affected businesses and landowners during the future design of 3rd Avenue NW.
8. Improve the quality of transit stops along 3<sup>rd</sup> Avenue NW through the addition of transit shelters with seating.
9. Close one vehicle access from southbound 3<sup>rd</sup> Avenue NW as shown on Map 4.
10. Work with the Parkdale Community Association, other stakeholders, and partners such as Utilities and Environmental Protection and Public Art to explore opportunities for public art in Parkdale.
11. Working with the community association and businesses in Parkdale, find a suitable location within Parkdale Crescent to pilot a S-PARK during the spring and summer months (May-September).
12. Initiate parking enforcement in Parkdale Crescent NW.
13. Endeavor to plant as many street trees as possible in Parkdale Crescent NW.

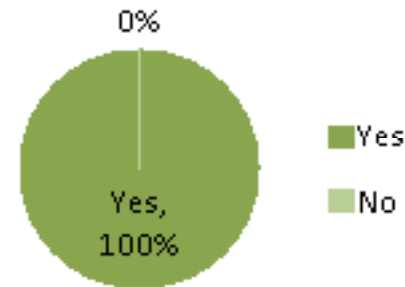
## Appendix A: Feedback

The following information summarizes responses from the feedback received at the Draft Parkdale ARP Open House. In essence, there is broad support for improvements to be made to Parkdale Crescent NW, however there were concerns raised by businesses that a reduction parking loss would negatively affect their business.

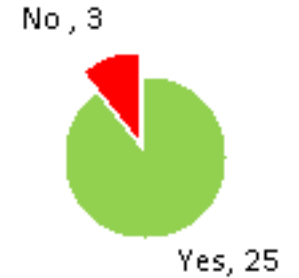
What is your interest in Parkdale? I am a:



Do you support using low impact development technologies to improve the public space in Parkdale Crescent?



Do you agree that different types of land uses, including residential units, would be appropriate for the mixed-use area as shown on the map?



Do you think that the transition between residential and commercial areas shown on the map is appropriate?



Do you support the addition of a small public space within Parkdale Crescent if it means losing parking stalls to gain the required space?



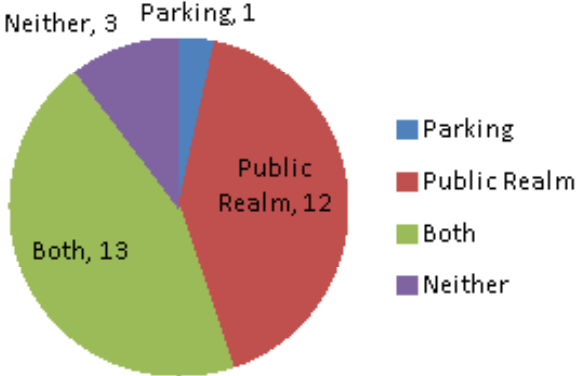
Do you support the addition of a cross walk across 3rd Avenue as shown on the map?



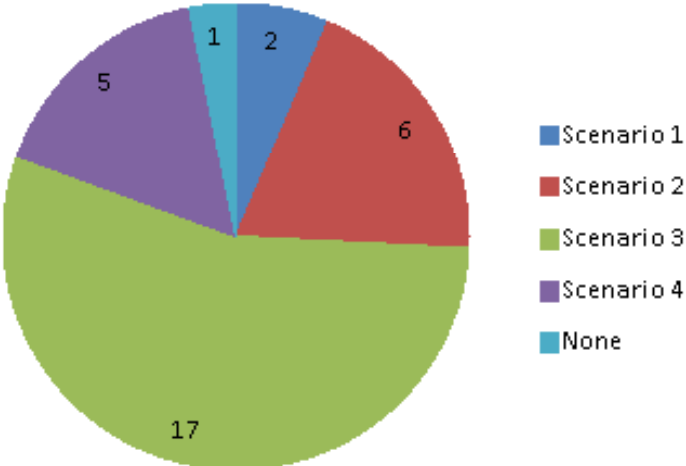
Do you support the widening of sidewalks within Parkdale Crescent?



What is most important for successfully making Parkdale Crescent a local and regional destination?



Which scenario do you think would be the best option for Parkdale?

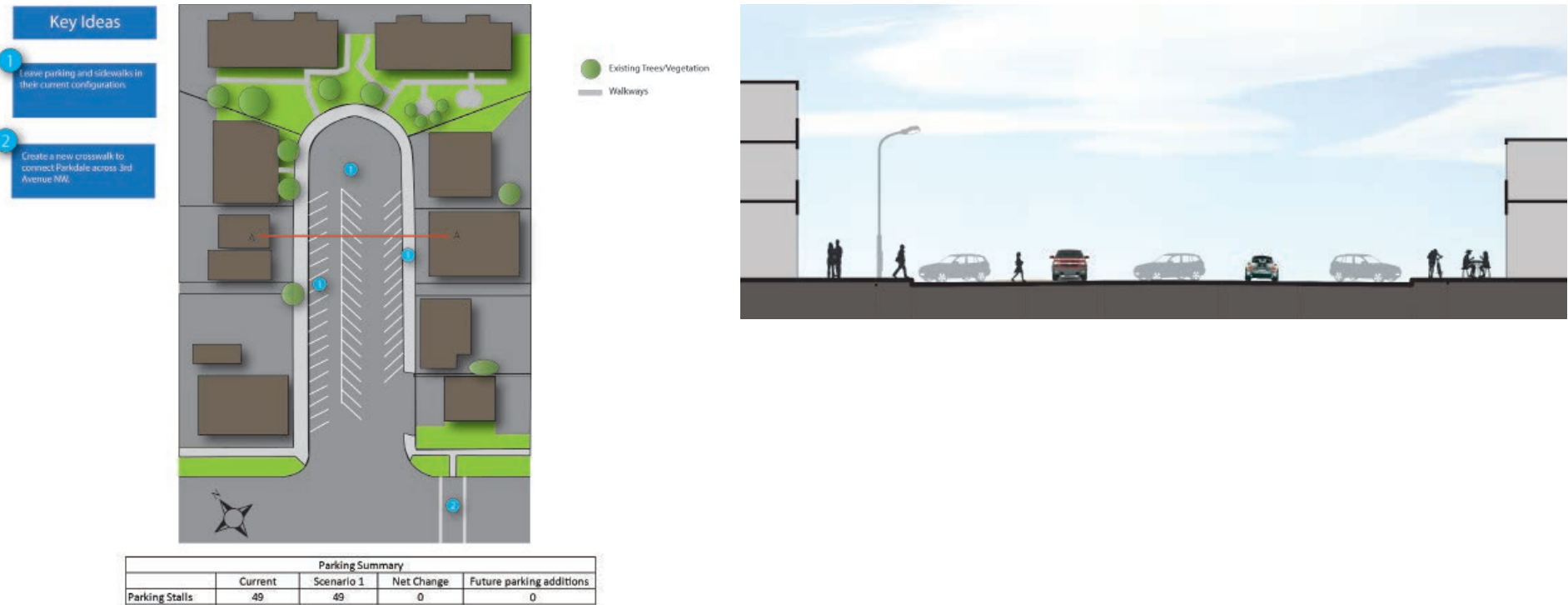


## Appendix B: Design Scenarios to the Parkdale ARP

### Scenario 1

Scenario 1 proposes minor interventions to the activity centre. Parking configuration and sidewalks would remain the same as they are today. A new crosswalk could be built across 3rd Avenue NW.

The following 4 scenario's illustrate what Parkdale Crescent would look like if the policies and action items contained within the Parkdale ARP were followed, such as the 0-4 metre front yard setback, and building height rules for the land use districts that would be supported by the ARP. These scenarios provide 4 different potential designs for Parkdale Crescent which increase the amount of public space available. Using the feedback we receive from this open house, we hope to strike the right balance for public realm and parking. In the proposed design concept for Parkdale Crescent, which will be contained within the Parkdale ARP.



Scenario 2

Scenario 2 proposes a reconfiguration of Parkdale Crescent. Low Impact Development technologies with tree plantings are provided, as well as a wider sidewalk.



1. Improve front for reversing and exiting Parkdale Crescent
2. Perpendicular parking stalls to maximize road usability
3. Small seating areas, sheltered with trees with pedestrian crossing zone
4. Wider sidewalks to 3 meters in Crescent, and allow on-street parking on 1st Avenue SW in future. Should the developer request, all future site redevelopment in future should access from the Crescent and complete sidewalks and parking stalls.
5. Add to front door address through walk to site redevelopment. Allow, as well to take a building with lot and face car parking.
6. Create on-street crossing to protect Parkdale across 1st Avenue SW.



Parking Summary				
	Current	Scenario 2	Net Change	Future parking additions
Parking Stalls	49	46	-3	5

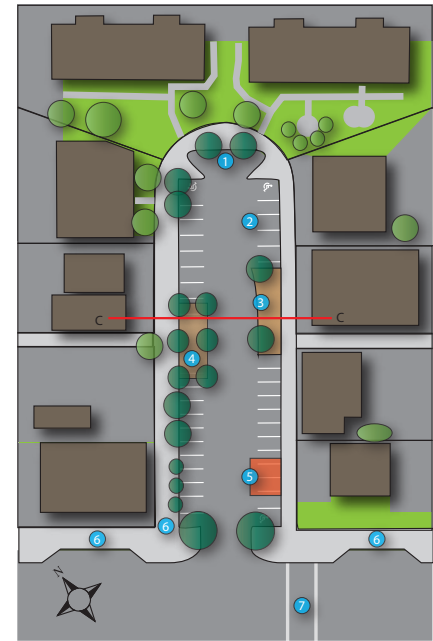
# Parkdale Neighbourhood Activity Centre

## Scenario 3

Scenario 3 is similar to Scenario 2, but with an emphasis on creating a larger, more usable public space within the Crescent. Low Impact Development technologies with tree plantings are provided, as well as a wider sidewalk. A small public space for public use could be created with a small reduction of parking stalls.



- ### Key Ideas
- 1 Hammer-head for reversing and exiting Parkdale Crescent.
  - 2 Perpendicular parking stalls to maximize stall availability.
  - 3 Multi-use area for outdoor seating/patio use or parking for compact vehicles.
  - 4 Large public amenity/gathering space, sheltered with trees with seating. Safe pedestrian crossing area connecting both sides.
  - 5 Area to function as drive-through until future redevelopment occurs, at which time driveway will close and become parking.
  - 6 Widens sidewalks to 3 meters in Crescent, and allow on-street parking on 3rd Avenue NW in future. Should the drive-through oil change site redevelop in future, close access from the Crescent and complete sidewalk and parking stalls.
  - 7 Create a new crosswalk to connect Parkdale across 3rd Avenue NW.

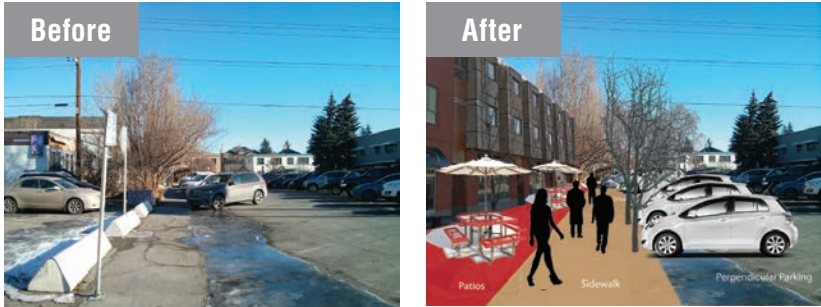


● Existing Trees/Vegetation  
 ● New trees planted in Silva Cells.  
 — Existing Walkways

Parking Summary				
	Current	Scenario 3	Net Change	Future parking additions
Parking Stalls	49	30	-19	5

Scenario 4

Provides for a redesign of the parking area, but no public spaces.



- Key Ideas**
- 1 Hammer head for reversing and exiting Parkdale Crescent.
  - 2 Perpendicular parking stalls to maximize stall availability.
  - 3 Area to function as drive-through until future redevelopment occurs, at which time driveway will close and become parking.
  - 4 Widen sidewalks to 3 meters in Crescent, and allow on-street parking on 3rd Avenue NW in future. Should the drive-through oil change site redevelop in future, close access from the Crescent and complete sidewalk and parking stalls.
  - 5 Create a new crosswalk to connect Parkdale across 3rd Avenue NW.



Parking Summary				
	Current	Scenario 3	Net Change	Future parking additions
Parking Stalls	49	46	-3	5

### Appendix C: Initial Engagement Report

The Parkdale Village Centre Plan will be The City's first stand alone plan for a designated Neighbourhood Activity Centre. The Plan will contain land use policies, urban design guidelines, a public realm strategy, and an implementation strategy that will guide the transformation of Parkdale Village Centre (PVC) into an attractive, vibrant, and desirable place to live, work, and visit.

Prior to any design concept or policy development, an extensive engagement strategy will capture the thoughts and ideas of residents, business owners, and visitors to the Centre today. These thoughts and ideas will form the basis of the concepts in the Plan. A key focus of engagement process will be on the preferred design concept for the Office of Land Servicing and Housing (OLSH) site located within the Plan area. In the near future, this site will be redeveloped into an affordable housing building, and the Plan will provide the necessary urban design guidelines and public realm concept to ensure the redevelopment will be aligned to the wants and needs of the residents and users of the area and will serve as an example for the redevelopment of the rest of the Centre over time.

In May and June 2012, an initial set of engagement activities were undertaken to discuss community views on the Parkdale Village Centre Plan. This was intended to give an initial understanding of the existing conditions and to gain insights into opportunities for the future of the area. Key highlights from the initial conversations included:

#### What do you like about PVC?

- Diversity of services provided
- Accessibility
- A gathering space for the community

#### What do you NOT like about PVC?

- Impact of automobiles
- Lack of aesthetic beauty

#### Ideas for the Future

- New services and activities
- Public realm improvements

Overall, most respondents felt that Parkdale Village Centre has a strong foundation, but there is much that can be done to improve it. Looking to the planning process, key challenges to consider will be:

- Finding a balance between creating a pedestrian-friendly experience while addressing parking needs -both for local businesses as well as the parking impact from the Foothills Medical Centre.
- Enhancing the aesthetic and functional elements of the area. There are a number of ideas to improve the experience within PVC and in providing access to PVC. Investigating ways that public infrastructure can address these issues and catalyse private investment to address the aesthetic and function will be a key element for the planning process to address.

Two quotes from the process provide somewhat of a summary of these issues:

*"It works in spite of itself, there are some bones, strong bones!"*

*"A bit ugly, but with some great businesses (Château, Country Lace, Lazy Loaf, Oriental Palace, Lic's, Quilt store) but does not feel pedestrian friendly – more like a chaotic and massive parking lot that is often full."*

The following pages provide a more detailed look at the process and what was heard to date.

## The Parkdale Village Centre Engagement Process

### Engagement by the numbers

During the initial phase of engagement, a number of approaches were used to hear the views of the community between May 31 and June 30. These included;

- A walking tour with members of the community (20 participants)
- Sounding Boards placed at the Parkdale Community Centre and in front of Lic's Ice Cream (59 post it notes filled out)
- An online survey on calgary.ca (6 surveys completed)

In total, 85 individuals contributed their ideas through the engagement process to date.



(Left) Parkdale community members and City staff discuss Parkdale Village Centre during a walking tour on May 31, 2012.

(Right) A Sounding Board at Parkdale Community Centre.

### Engagement Feedback - What People Are Saying

#### What do you like about Parkdale Village Centre?

Through the various engagement techniques, thoughts about what citizens like about PVC were queried in a few different ways:

*What do you like about Parkdale Village Centre?* (Sounding Board/online survey question) *What are the things that need to stay?* (Walking tour question)

Parkdale Village Centre is appreciated for a number of reasons:

#### Diversity of services provided

- The mix of shops and services are a key asset of the area. With a cafe, ice cream shop, corner store, restaurant, hair salon, lube shop and more services, residents and visitors appreciate the diversity and scale of the existing facilities available.

#### Accessibility

- The ease of access is a key attribute about PVC. Respondents identified proximity to homes, the river pathway system and Foothills Medical Centre as being a positive element.

#### A gathering space for the community

- PVC is seen as a great place to meet neighbours and bring people together. This view on the area certainly benefits from the ease of access and the draw of the various services as identified above.

*"The Crescent has a good feel with the services already present."*

*"Convenience, meeting area designed to bring people together from all walks of life."*



### What do you NOT like about Parkdale Village Centre?

Through the various engagement techniques, thoughts about what citizens don't like about PVC were queried in a few different ways:

*What do you NOT like about Parkdale Village Centre?* (Sounding Board/online survey question)

*What are the things that need to be changed?* (Walking tour question)

#### Impact of automobiles

The impact of automobiles is seen to have a negative impact on PCV in a few different ways:

- Parking: There is a dissatisfaction with the existing parking situation in the area. Inefficient use of space, the creation of an unfavourable pedestrian environment, inadequate allocation of parking stalls and the unaesthetic appeal that the existing parking layout creates were all identified. At the same time, there is a recognized need for parking for the various commercial activities in the area. There continues to be a parking impact from Foothills Medical Centre in the area as well.
- Noise and safety: Respondents were concerned about the noise levels associated with auto traffic and with safety issues, including crossing 3rd Ave NW.

#### Lack of aesthetic beauty

Respondents identified a desire to improve the aesthetic value of PVC in two primary ways:

- Natural landscape elements: The relative absence of trees and other natural elements, particularly in the Parkdale Crescent area, is seen as a detriment to the area. Proximity to the natural beauty of the river pathway system likely makes this difference that much more stark.
- Built landscape elements: Many feel that the built environment needs updating and modernizing. The disconnected visual feel of the area and the run-down nature of buildings and public infrastructure is seen as something that needs to be remedied. The impact of automobiles was seen to be a negative impact on the area from an aesthetic perspective as well.

*“The sidewalk along the main road of Parkdale Crescent and the store fronts do not provide a sense of safety. As well, the parking space in the middle of the centre is not conducive to an active pedestrian friendly environment.”*



### Ideas for the future

Through the various engagement techniques, new ideas for the future were queried in a few different ways:

*What type of activities do you want to see take place at Parkdale Village Centre?* (Sounding Board/online survey question)

*How can we make Parkdale Village Centre better?* (Sounding Board/online survey question)

*What is missing?* (Walking tour question)

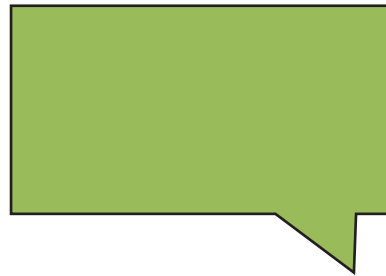
*What do you envision for this place to be in the future?* (Walking tour question)

A number of ideas came through about the future of PVC:

### New activities and services

There were a variety of ideas for new activities at PVC. Although a single primary theme didn't emerge, respondents are looking for the area to be enhanced with increased diversity of activities. Ideas included:

- Festivals
- Play area
- Bank
- More restaurants
- Street hockey
- Beer and wine
- Fresh fruit and vegetable
- Grocery store
- Community commons
- Passive community space
- Garden
- Farmers market



### Public realm improvements

*Increase pedestrian comfort and safety*

- There is a desire to enhance the pedestrian environment at PVC through a number of interventions identified. Not surprisingly, the existing parking in Parkdale Crescent is seen as a detriment to the experience of pedestrians. Multiple mentions of providing additional seating occurred as well.
- Safety for pedestrians was brought up a number of times. A particular area of concern are crossings at 3rd Ave NW & 32 St NW and 34 St NW.
- Traffic calming interventions, such as textured crosswalks, speed bumps and curb extensions were recommended as well.

*Visual upgrades and consistency*

- Respondents felt that the area could be enhanced by improving the visual quality of the area, addressing the lack of aesthetic beauty mentioned in the previous section.
- Under the banner of making PVC “less ugly” and “beautification” intervention ideas that respondents thought would improve the area from a visual perspective included:
  - A consistent theme between the buildings and public realm
  - Increased landscaping, flower beds, hanging baskets, etc.
  - Public art
  - Street lamps

*“An activity node to be sure, better en try features, consistency (in edge condition (materials, dimensions).”*





## Appendix D: Complete Responses for Phase One of Parkdale Village Centre Engagement

### Sounding Board & Online Survey Responses

#### What do you like about Parkdale Village Centre?

- Convenience, meeting area designed to bring people together from all walks of life
- Good selection of shops
- Chinese restaurant, Lazy Loaf, convenience store, ice cream shop, hair salon, bus stop, lube centre (convenient)
- The diversity of businesses, types of housing (I like the variety), nice mix of old and new
- The 'idea' that we can get together outside
- The Crescent has a good feel with the services already present
- Ice cream and coffee shops
- Easy to get to
- Close to river
- Theatre rehearsal spaces
- Proximity to river/ paths and parks (Point McKay), the community and community hall director (Bill)
- Quality, diversity of shops
- Great place to meet neighbours
- Small stores, places to sit outside
- Close to home
- Mix of food services (ice cream, corner store, cafe, Chinese restaurant) proximity to pathway system, foothills hospital & University of Calgary.
- Nothing really. The Lazy Loaf is good to have but it also needs to be renovated and cleaned up. Patio is nice and would be nicer if there was less traffic in the cul-de-sac.

- My wife and I have been living in Parkdale for four years now and we enjoy the community because of its close proximity to downtown and the river access. We believe the Parkdale Village Centre has tremendous potential because of its character and uniqueness. The space is in a ideal location and for all city of Calgary residents to enjoy. There is an opportunity to provide essential services to attract individuals with young families and enhance the value of this beautiful inner city community. I like the character of the Lazy Loaf Cafe and the ice cream shop. However, the layout of the commercial space for these shops has to be reorganized and proper planning must occur to optimize this space to its full potential.
- Small scale business, good location near the pathway, close to transit and walkable to several key employment areas (Foothills Medical Centre).
- The current draw to the Parkdale village is the actual tenants. Lic's ice cream turned into a meeting point for many walkers and bicyclists. Lazy loaf is a staple for many who visit the hospital north of this site. Avatara Pizza is well visited, and creates activity during later hours between 6 -11pm (due to the small store size, only one person can order pizza at a time, which means that is always looks busy).
- The shops, lazy loaf etc. The concept of a square, even if it is poor quality.

#### What do you NOT like about Parkdale Village Centre?

- Ugly building, no greenery, parking lot, poor lighting
- The minute lube destroys the 'environmental' image
- Empty of trees, bushes and benches
- It looks ugly! Poorly maintained buildings and store fronts
- There is no 'gathering place'. Ideally it should be in the parking area outside Lazy Loaf
- Clean up the green spaces between street (3rd Avenue) walkways

- Not enough parking
- Need traffic lights so it's easy to get onto Memorial Drive
- Not enough stores
- Do not like old apartments there
- The place itself
- Too much traffic – noisy
- Dangerous to cross Memorial Drive
- Too many dandelions
- Trying to get onto main road (Memorial/Parkdale/3rd Street)
- Not enough dances, could have dances as fund raisers for the centre
- Dances, need more
- Traffic!! Speeding!!! Danger at crosswalks (particularly 32nd)
- No trees or natural beauty
- Parking lot for transit? What about the 305 express, Parkdale needs a stop too or else the lot should not have a transit sign. Fix that please thanks!
- Demolish crappy looking stores, owned by crabby people
- It's too small
- People who park like idiots
- The traffic, no music
- Gas stations should not be here anymore, change the zoning
- All the wires and poles on the river side – can they be underground?- few trees - noisy
- Dominated by cars
- Service stations that are unattractive hide the plaza area - lack of wine/ beer store
- The whole village centre needs to be renovated. The area is very outdated. It is a bit of an eye sore and needs modernizing. The parking loop is inefficient.

- The layout and the existing businesses that operate in this region must be given further consideration of whether or not they should continue to operate in this region. For example, the Chinese restaurant and the Country Lane are shops that do not provide the best value to the community. The layout of these businesses and the appearance are obsolete and need to be removed. The urban planning and design for this area needs to be modernized. The proper services are not available for the local community to prosper from such as a local community grocery store.
- The parking in the cul-de-sac area should be removed to optimize the efficient use space. This is an inefficient use of space.
- Street parking in Parkdale Crescent. The parking in the centre is unsightly and awkward to use, better usage for bike parking or landscaping area.
- The sidewalk along the main road of Parkdale Boulevard and the store fronts do not provide a sense of safety. As well, the parking space in the middle of the centre is not conducive to a active pedestrian friendly environment.
- There appears to be no specific design guidelines for the area, so it is a mixed bag of styles. Many buildings are run down.
- The oil change station and the now defunct gas station does not help to provide an active environment.
- Public realm is akin to a third world city

### **What type of activities do you want to see take place at Parkdale Village Centre?**

- Active festival, funny shirt store, Aeropostale, Lic's
- Resource centre for new people moving into the area highlighting community centre, skating, playground and community service to kids and new Canadians

- Block party, meat shop, tea house, speciality stores, Lazy Loaf, Avatara Pizza
- More restaurants, cafes, a bank, more bicycle parking, more benches
- Buskers, music performance
- Grocery store, bakery
- More dances
- A festival once a year
- Street hockey
- Wine & beer purchase
- Play area and activity centre for kids (satellite of community centre?)
- Fresh fruit & veg purchase, cheese, etc in a true grocery store that is oriented toward cyclists and pedestrians
- We would like to see a wine bar, or small restaurant, a boutique grocery store, preferably that sells organic produce such as Market 17 in the Casel building on 17th Ave SW, a new cafe. No franchises.
- In the cul-de-sac area a cobble stone area can be developed for the community to enjoy along with the proper planning of shops. A common area for community and businesses to interact. Optimize the inner city land available.
- More restaurants, better outdoor seating for restaurants.
- There should be a focus on passive space in this area rather than active space. This is a place where people come and sit and visit. It is an area where people congregate to talk.
- Any future development should provide opportunities for current stores to continue and thrive.
- If you provided an opportunity to develop a garden, I'm sure the people at lazy loaf and Avatara Pizza would be all for it.
- Farmers market, street cafe's more mixed use development, a flexible space which is more usable for events and activities.

#### How can We make Parkdale Village Centre better?

- Stop long term parking in the square
- Create a better more usable, flexible space, not just a parking lot
- Better wide sidewalks which you would expect in a proper city, not in a third world city
- Better crosswalks which put pedestrians/cyclists first and allow them to safely cross the road
- More wheelchair/stroller access (to shops and sidewalks)
- Less parking, more housing, more shops, better crosswalk, more shopping, local pub, local family restaurant
- Accessing Parkdale/3rd Street could be safer
- More options for shops
- Better wheelchair access and curbs
- More patio space
- Move parking out of Crescent, especially in summer to encourage people!
- Green (trees, planters)
- Slow traffic (make lanes narrower by 18-20"), have speed 'valleys' before crosswalks, more boulevards, make 'bump out' at 32nd crosswalk
- Make sure garbage is out before starts of next evening
- Have fridge empty when rented
- Have chairs outside
- Ladders not in main hall
- Make crossing lights flash red
- Crossing light needed at 32nd Street too
- Large public art

## Parkdale Neighbourhood Activity Centre

- Move parking out of the Crescent in the summer, giant patio instead
- Parking in front of Lic's, Avatara, lube, etc
- Texturise pedestrian crosswalks, make it uncomfortable for vehicles to race
- Close the road and have block parties, plant gardens, festivals
- Traffic calming – bumpers, flower beds, one lane to slow down traffic – more pedestrian friendly
- Traffic turning lights, speed bumps on 35th Street
- Install a traffic light so people can enter and exit with a chance at some sanity – getting in is one thing, getting out is nuts!
- Free art zone, to create art on. Music or speakers, cows on the road
- Make a median in the middle with grass like on Elbow Drive, no retaining wall like Memorial Drive. Elbow median you can get up on easily if you are a pedestrian trying to avoid fast cars that can't see you due to the sunset in west. The new Memorial Drive is not so good for this
- Fewer cars in parking space outside Lazy Loaf
- Planters and hanging baskets
- Store fronts made more attractive
- Mix up high end homes with beautiful looking affordable housing so people can feel proud of where they live
- More trees, benches, make it nice, attractive place to gather
- Housing, other uses/businesses
- I support the affordable housing
- Slow down traffic
- No cops
- Library
- Coffee shops
- Better crosswalk
- Slow down traffic
- Beautification
- More seating
- Liquor store
- Speed up traffic, then the sidewalk doesn't look so bad
- Improve landscaping (trees, shrubs, tall grasses) and streetscape to appeal to pedestrians and cut down on noise -get rid of parking in the middle and convert into a plaza
- Improve surface on parking lot to reduce dust
- Convert alley perpendicular to memorial and that joins up with the crosswalk into a bike-friendly route (get rid of parking against building that poses a hazard to cyclists, especially kids, many of whom are attracted by the ice cream shop)
- Put in a bike crossing to facilitate access from Parkdale to the pathway system
- Keep with the local character of the Parkdale community but it just needs updating. Not allow parking in the cul-de-sac. It would be nice to have a walking only area and then just have the existing parking lot an area for people to park. The signs such as the Oriental Palace restaurant is a terrible eye sore and needs to be removed.
- Efficient planning and design to use the space for the most appropriate businesses to operate and for the residents to enjoy in a common area as well. No large franchise development such as Tim Hortons or McDonalds. Minimize traffic on Memorial and the community and avoid signage and billboards.
- Update some of the facades, consistent character theme to the streets and sidewalks, strong visual connection and better wayfinding between centre and pathway, public art.
- Support higher density residential. There are a number of large lot infills that could be redeveloped into multi's (4plex and higher).

- Create a pedestrian safety barrier along Parkdale Blvd/3 Ave NW/Bowness Rd NW. This could be done a number of ways: developing a tree line, creating parking along 3 ave, Moving the building farther back (but still along the sidewalk). traffic is posted at 60kph, but usually travels at 70-75 kph.
- Design standards : Defining a high level of minimum architectural standards that would match infills that are currently being developed in the area.
- Gas stations should be strongly discouraged along 3rd Av. They are barely used, and they aren't monitored (Re: Gas Plus). My concern is that by not having any staff on site, any spills will contaminate the site. I believe that this was the problem for the riviera on the bow site.
- Remove visible surface parking along 3rd street
- 3rd av should be designed like a high street.
- Create architecturally interesting transit stops that would mimic the minimum design standards
- There is a telephone booth in front of Avatara Pizza that no one uses (since everyone has a cell phone now). It would be fun to turn it into something interesting, Like a miniature phone booth library (These are starting to become popular in NYC).
- Improved public realm and streetscape, especially for pedestrians. Better crosswalks to get to and from the river. High quality materials and more space for pedestrians, and less space for cars, better landscaping both soft and hard. Removal of long stay free parking from the square!

## Walking Tour Responses

### Urban Design Elements

- Parkdale people (the heart beat of the community)
- Any heritage elements to be retained
- Some homes
- Mixed land uses
- Trees and vegetation
- Preserve 'public' trees and insist on replanting when trees removed
- We are losing trees in Parkdale at an alarming rate
- More planters, trees
- Circulation, Transit, Parking
- Parking is an issue throughout Parkdale
- More walkability, need parking to support business but must be short-term
- Public Realm (sidewalks, street furniture, plazas, gathering places)
- Needs to be enhanced
- Lack of street furniture, plazas, gathering places
- Benches by Château, sidewalk is messy
- Pedestrian movement, bike movement
- Needs to be respected and enhanced
- More bike racks, sidewalks - improved
- Activities and activity generator

### Area A – The Cul-de-sac area

#### 1. How do you describe the place as it is today?

- Uninviting, parking lot, single-parent destination....then leave. Lacking continuity, more inviting to car traffic than foot/bike traffic. Parking lot for hospital staff.
- Vibrant businesses, shabby, cluttered, sidewalk partially obstructed by bike racks, sign posts, functional but ugly parking, poor lighting
- Unique – Lic's signage. Apartment buildings are heritage structures. Mixed use-some businesses. A parking lot. Not appropriately landscaped. Only good sitting space is private – except for sign kiosk. Only one pedestrian access point.
- Confusing – no common theme, a parking nightmare, a mish-mash of 50+ years of lack of planning
- A bit ugly, but with some great businesses (Château, Country Lace, Lazy Loaf, Oriental Palace, Lic's, Quilt store) but does not feel pedestrian friendly – more like a chaotic and massive parking lot that is often full.
- Congested with parking, nice retail feel
- Parking lot and pretty ugly space except for store fronts
- It works in spite of itself, there are some bones, strong bones!
- Give Château credit for effort – thanks Doug! Perfect weather (today), mix of uses – residential, commercial – needs work but has great potential, busy, some art
- Dominated by cars! In a cramped parkade! Poor lighting at night, noisy, not enough seating
- Many cars, unique businesses, loud, sunny south facing, more trees on west side, tight for parking, broken pavement, bench, ladies sitting on concrete barrier, uneven grade
- Busy, parking nightmare, village focus, misuse of parking, nice old trees

#### 2. What do you envision for this place to be in the future?

- Multi-destination area, where residents feel like staying to shop, visit, hang out. eg: mini/small scale Garrison Woods, McKenzie Towne
- Friendly, better lighting, public seating, public WiFi, landscaping mixed with parking
- Sitting space, open air tables, landscaping, more retail.
- A place where people work want to congregate/socialize, a consistent parking policy
- More pedestrian friendly and attractive space; access from rear (not just front as it is currently)
- An activity node to be sure, better entry features, consistency edge condition (materials, dimension)
- More seating, food trucks, parking must be scaled back!
- Attractive! (like Britannia or Elbow), central gathering place, hug, art – buildings, sculpture, street lamps, garbage containers, need parking for business or business will die
- A great public space with 'smarter' parking arrangement
- Mostly private space – not much public, strange housing
- Better landscaping/street furniture, branding of Crescent, art

#### 3. What are the things that need to stay?

- Trees, half the parking (with enforcement, like locks)
- Businesses! Bike parking
- Existing businesses – especially retail at grade.
- Trees, retail businesses
- Small, independent businesses; trees

- Retail, building height (16m max?), more mixed use
- Outside café, store fronts
- Trees, bike racks, art
- Businesses, greenery – trees, Lic's, Lazy Loaf
- Lic's sign
- Old trees, outdoor seating areas, gathering bench, poster stand

#### 4. What are that things that need to be changed?

- Parking, signing, noise. Need foot access beyond 3rd Avenue NW. Currently, to avoid busy street, have to cut through alley, difficult in winter. Therefore, require crosswalk into north neighbourhood.
- Better lighting
- Long-term parking needs to end. Lube shop waste of space. Pedestrian corridor from 5 Avenue to Parkdale Crescent
  - through/between apartment buildings
- Apartments at end of circle look old and tired, no way to walk onto the Crescent along busy 3rd Avenue or down an alley
- Make it less ugly, get rid of vehicles, do something with space behind LICs/ beside Château Country Lane, not safe especially for families; move signage away from street – back of sidewalk (posts in the way)
- Parking – reduce to enhance pedestrian connections, landscaping, etc – central parking area (regulated parking?), look for additional parking solutions near??
- Parking must be scaled back. Oriental Palace sign should be scaled back.
- Overhead power lines need to go
- New street lamps. Penzoil please leave. Parking for businesses and how to stop staff from parking here – sidewalks, vehicles, big trucks over/sidewalk – signage – theme and consistent
- Cars dominating the middle of what could be great public space – space needs to be shared

- Focused branding, consistent signage, bright awnings, more plants, parking regulation enforcement

#### 5. What is missing?

- Pub, boutiques, garbage cans, more seating and bike locks
- Public art, better lighting
- Comfortable public seating
- Consistent theme, why would I want to walk here? Areas to congregate and socialize
- Something to attract residents to use the space besides businesses; additional space for small businesses. Gardens? Marketplace? Rear access
- Artwork, activity generator, commercial/retail at end of cul-de-sac
- Outdoor stage for musicians at end of cul-de-sac. Seating and green spaces on road (cul-de-sac)
- Benches, planters, garbage receptacles, recycling bin (attractive theme), colour, art
- Plaza, seating, better lighting, more bike racks, public art, free Wi-Fi
- Weather protection
- Hanging plants, awnings, more benches, street art, statues

### Area B – Parkdale Blvd area (3rd Avenue NW)

#### 1. How do you describe the place as it is today?

- Thoroughfare
- Busy major roadway, empty of trees, poor landscaped, vibrant businesses, unsafe feeling
- South crossing sidewalk link to Condos – redirect
- Noisy thoroughfare. Even with Lic's and Avatara – still not a fun place to sit
- Ugly, not family friendly, noisy, traffic often does not stop at pedestrian crossing. 3rd Avenue/Parkdale boulevard is major thoroughfare
- Loud, high pedestrian and vehicular traffic, lacking in landscape, poor street finish
- A little shabby/strip mall in disrepair, uneven payment
- Noisy, busy
- Unprotected from traffic, I feel really vulnerable
- Noisy, busy, lots of concrete, bike parking
- Busy, noisy, no barrier between sidewalk and road

#### 2. What do you envision for this place to be in the future?

- Thoroughfare always – but with tree corridor on boulevards
- Safer, slower traffic, more 'residential' and less 'thoroughfare' appearance (drivers should know to slow down by trees)
- Quieter, street front retail, mixed use with residences above retail
- A tree-lined boulevard that looks nice and a place that I would want to walk along
- More pedestrian friendly, family friendly area
- Enhanced street interface, affordable housing will be great feature, higher quality building
- Interlock brick, plant some trees – 10' trees

- More stores I want to shop in
- Quieter, more protected
- New pavement, trees, more seating
- Better natural building businesses, more benches, street furniture

#### 3. What are the things that need to stay?

- Ped-crossing (sufficient, close to Area A, but poor crosswalk at 32nd Street/3rd Street NW), maintain lack of street lights
- Green space, crosswalk, lighting, parking
- Large setbacks should stay and increase, add trees and more sitting areas, Leavitt's and Avatara
- Lic's/other retail
- Small local businesses – Lic's, Avatara, convenience store
- Transit
- Storefronts
- Controlled crosswalk, link to river path, Lic's!
- Lic's, convenience store
- Lic's
- Bike racks

#### 4. What are that things that need to be changed?

- More trees, sound, wide sidewalks
- Better pedestrian/cycle access
- Improve road markings at crosswalk. Parking along boulevard should be emphasized.
- Dress it up – it looks like a . Sidewalk on 34 Street towards the river path should be wider
- Pedestrian crossings – flashing lights at 32nd Street & Parkdale Boulevard. Also make this one and the one at 3rd Avenue & 34 Street more obvious – traffic calming measures? No one observes speed limit on Memorial Drive
- Higher density/missed use, better entry conditions
- Signage (very ugly), create traffic calming, lighting
- Provide some protection
- Too much pavement, slower traffic
- Empty sidewalks

#### 5. What is missing?

- Sound barriers, trees, planters, maintenance free boulevards, too many weeds, tall grass
- Trees! On-street parking (will slow traffic)
- Residential
- Trees along boulevard – should be a tree corridor. Add a crosswalk at 33rd street
- Trees, consistent street edge, art
- Trees, character
- Focus – theme – colour, art in many forms (garbage bins, street lamps), more benches, public art, median with -trees, banners, lighting
- Protection

- Seating, 2 crosswalks
- Landscaping improvements, softer interface at road, planters, better awning, signs

### Area C – Back Lanes area

#### 1. How do you describe the place as it is today?

- Back alley, useless to residents and eyesore. Single use: drive
- Gravel, unsafe access to main road, no graffiti
- Parking for apartments not adjacent to building – Lazy Loaf. New units at t-intersection nicely done. Dusty wide back lane. Large amount of underused space – no parking layout. Garbage enclosures.
- Ugly
- Old and ugly, not used, derelict, weird space between Lazy Loaf and Oriental Palace, spacious potential to be more than it is!
- Utilization
- Unattentive, spacious – huge area
- Good unused space just waiting to be re-designed. Quieter than the road
- Garbage disposal, power lines, recycling, existing walkway to Lazy Loaf
- Ugly, too much gravel, better lighting
- seems like it has

### 2. What do you envision for this place to be in the future?

- Paved
- Safer, paved lanes in public areas
- Better entry off 3rd Avenue NW. Paint rear walls and fences. No auto service
- Dress it up
- It would be wonderful if some of the parking from 'A' area could be directed into the back lane
- More landscaping for screening, better lighting
- IF – Parkdale Subs and Penzoil moved, then there is enormous potential for commercial – restaurant – shops, right now – not much hope for change
- Same as now, need garbage truck to drive through

### 3. What are that things that need to stay?

- Access to residential and business deliveries
- Parking for business staff at rear of buildings. Keep existing trees
- Trees
- Access for garbage and recycling, condo building with entrances in alley
- Functionality
- Business parking – their garbage bins/one for residential

### 4. What are that things that need to be changed?

- Build-ins for dumpsters. Oddly, plentiful alley parking is underutilized. Lazy Loaf reserved parking not in use. Therefore, conclude park in Area 'A'
- Tidier, more consistent parking barriers and signage
- Gravel removed, fences painted, garbage bins to be hidden
- Close the alley access onto 3rd Avenue. More efficient use of parking behind businesses, especially the Quilt shop
- Everything else

- Pave alley, garbage enclosures, utilities
- Maybe art project to improve lighting, garbage receptacles
- Could the public space of the laneway be linked to the cul-de-sac somehow?
- Better garbage enclosures

### 5. What is missing?

- Pavement, parking adjustment to Area 'A' that is utilized
- Landscaping, trees
- Pedestrian access through to Crescent
- Enclosures for dumpsters. Pathway between 2 apartment buildings at end of circle connecting C to A
- Public art, other beautification elements, public parking
- Lighting landscape, paved finish
- Better parking – need some help with organization

## Area D – The interface of NAC with the surrounding streets areas

### 1. How do you describe the place as it is today?

- As you see it
- Residential, quiet, friendly, trees, landscaping
- Residential charm, good housing stock, large bungalows disappearing
- Pleasant neighbourhood, well treed
- Attractive, lots of trees, reasonably quiet, playground
- Quiet, warm, peaceful, transition area to Memorial Drive
- Nice community, lots of green/parks and trees
- Dramatic change past 10 years, new development is appropriate, more density attractive

- Quiet, residential
- Pretty quiet, green, human-scale, mix of housing
- Attractive interface, adequate setbacks, pedestrian friendly

## 2. What do you envision for this place to be in the future?

- New developments need to maintain the residential character
- Vibrant community
- Park like environment
- Traffic calming (playground zone not observed)
- Same as existing, retain quality (residential)
- Maintain green space, enhance it with adding trees each year
- Maintenance of sidewalk, accessibility, pedestrian friendly

## 3. What are that things that need to stay?

- Lack of speed bumps
- Good sidewalks, good set back, good high density, development at ‘Riverton at Parkdale’ (34 Street & 5 Avenue Condos)
- Housing mix, lower density ie: R2, contextual guidelines
- Trees/Greenery
- Landscaping, setbacks
- Trees! Park, baseball diamond, community centre, playground
- Playground

## 4. What are that things that need to be changed?

- Get rid of 30 K zones. Too much street parking. If density, make parking off street mandatory
- In Park ‘n’ Ride site, streetscape should
- Poor access to playground. Field needs to have ped-pathway
- Need sidewalks around city park area surrounding PCA Campus

- Different street stones at intersection of 5 Avenue and playground, sidewalk to playground
- Higher density would be acceptable, parking problems
- Lots of multi-family housing possibly needs to be toned down. Don’t forget what happened in Sunnyside 30 years ago with apartment blocks.
- Stop loss of forest – developers clear and do not replace trees, stop FMC parkers
- Build a link somehow from the businesses to the playground

## 5. What is missing?

- Sidewalks on both sides of street
- More trees Urban Forest concept
- Street crossing, more art needed
- Perhaps a flow to connect the areas to one another? Themes

## General Notes:

Picnic table at playground at 5th Avenue and 34th Street needs to be cleaned and varnished \*Need to issue a clipboard with this type of survey.

Good information in Parkdale Plan – I think it still fits and could/should be re-visited/ introduce some new elements.



THE CITY OF  
**CALGARY**  
LAND USE PLANNING & POLICY