

The Glendale Community Association conducted an online survey of its ~550 member database during the first week of January. Of 96 responses received;  
16.8% (16 people) supported the City's Westbrook LAP,  
73.7% (71 people) supported the Glendale Community density plan  
9.5% (9 people) wanted no density development in Glendale

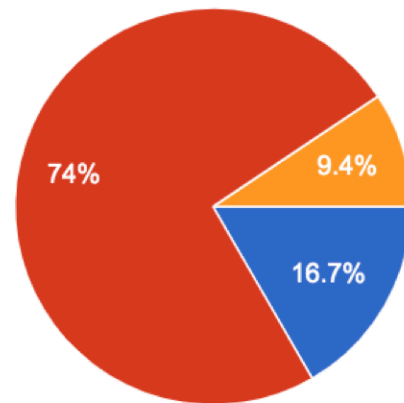
Residents' comments are included below with email addresses and house numbers blacked out for privacy considerations.

Chris Welner, President, Glendale/Glendale Meadows Community Association

When it comes to increasing density in Glendale, which approach do you support?



96 responses








- I support the City of Calgary's Westbrook LAP density plan which would allow duplex and triplex developments throughout Glendale.
- I support the Glendale CA density plan, which would focus density development on the perimeter streets of the community, including 17th Avenue SW, 37th Street SW and 26th Avenue SW.
- I do not support any density development in Glendale

When it comes to increasing density in Glendale, which approach do you support?	Comments on the Westbrook LAP	The Street You Live on is	email address
I support the City of Calgary's Westbrook LAP density plan which would allow duplex and triplex developments throughout Glendale.		Not going to answer	
I support the City's Westbrook LAP	<p>I strongly support this plan and believe it should have gone further. I would also like to clarify that the plan does not mandate new density but acts as a guide for where density may be appropriate in the future. All new developments would still have to go through the planning process. I think it is important that this point is clarified in future communications for the sake of accuracy.</p> <p>I would also like to add a comment that density doesn't only belong on main, busy roads. Everyone deserves a high quality of life in our city and carefully planned density in other areas is beneficial to the entire community.</p>	25 ave and 39 st sw	
I support the City's Westbrook LAP	Ideally the City will also commit to pedestrian and cycling initiatives to support increased density. eg. separated bike lanes on major roads such as 45 St & 26 Ave, scramble pedestrian crossing at 45 St & 17 Ave and eliminate right hand turns on red light. Increased density will create more pedestrian/cycle conflict with cars and needs to be anticipated and managed.	41 St & 19 Ave SW	
I support the City's Westbrook LAP		Glenwood Cres.	
I support the City's Westbrook LAP	I believe giving broader options for density development will benefit the community. Mixed housing and increased density in the community will improve amenity access which will maintain housing value. I believe that the Westbrook LAP has provided those broader options and I support that.	Grove Hill Rd SW	
I support the City's Westbrook LAP	If we don't do something to increase population we'll lose more than just the Rosscarrock School.	Glen Ridge Rd	N/A
I support the City's Westbrook LAP	The LAP doesn't go far enough in encouraging density, we should be allowing more along with upzoning.	15th Ave	

I support the City's Westbrook LAP	I do not believe that density should be confined to arterial streets where desirability is lower. We need to have additional density throughout the entirety of the neighbourhood. I believe the CA's approach is wrong-headed, discriminatory, and not useful to the conversation. I expected a more thought out and more well-rounded position to be put forward and I am disappointed in the CA.	38	
I support the City's Westbrook LAP		Gateway drive	
I support the City's Westbrook LAP	Density and affordable housing is critical for the wellbeing of our community and environment	45 Street	
I support the City's Westbrook LAP		45 street	
I support the City's Westbrook LAP	The city proposal seems like a fair and gradual change that will likely take more than a generation to evolve. Creating a density doughnut around the community sounds untenable and would choke the life out of the inner community.	Glenmount Drive	
I support the City's Westbrook LAP	This misinformation campaign is totally inappropriate and reflects poorly on the CA. Where can I escalate my complaints? Why is this CA so opposed to housing for people?	25 ave.	

<p>I support the City's Westbrook LAP</p>	<p>Your "survey" above is misleading, as the Westbrook LAP does NOT support "triplex developments throughout Glendale", and it largely DOES focus density development on the perimeter streets of the community. Section 2.2.1.6.c of the LAP states that building forms that contain 3 or more residential units should be supported on parcels with rear lanes located (1) within transit station area Core and Transition Zones; (2) along a Main Street or separated by a lane from a parcel along a Main Street; (3) on a corner; or (4) adjacent to or across a road or lane from a school, park or open space greater than 0.4h. Accordingly, as clearly shown on the supplementary Limited Scale Map that was Attachment 9 to the City Administration Report that went to Committee on December 8, the LAP only supports triplex developments on a limited number of Glendale's "interior" parcels.</p> <p>Although the LAP does support duplex developments throughout Glendale, those developments are subject to the same maximum building envelope restrictions, including height and parcel coverage, as single detached homes. Accordingly, the only meaningful difference between a new duplex development and a new single detached development is that the duplex development will have 2 front doors, instead 1, and will end up being occupied by 2 households, instead of 1 – or up to 4 households, instead of 2, if secondary suites (which are already allowed throughout Glendale) are included.</p> <p>It is unrealistic to expect that Glendale and Calgary's other established R-C1 communities, which 70 or so years ago were brand new suburban bungalow communities on the outskirts of town, should continue to largely remain limited to single detached homes even though they are now effectively inner city communities. After all, 100 or so years ago the Beltline was also largely a community of single detached homes -- do we think it too should still be that way today?</p> <p>It is good that the Community Association is taking steps to inform and seek input from Glendale residents regarding the Westbrook LAP, but when doing so (including when conducting the door knocking campaign referred to below), please ensure that you are providing accurate and balanced information to residents, not misinformation.</p> <p>Thank you.</p>	<p>19 AV SW</p>	
<p>I support the City's Westbrook LAP</p>		<p>Glenmount Drive</p>	

I support the Glendale CA density plan, which would focus density development on the perimeter streets of the community, including 17th Avenue SW, 37th Street SW and 26th Avenue SW.		Georgia	
I support the Glendale CA plan	Glendale supports adding density where it makes sense - on the perimeter of the community. Once development of row housing begins, the City will lose a gem of a neighbourhood that exists today. We are not Toronto or New York. We are Calgary.	Georgia Street SW	
I support the Glendale CA plan		Glenfield Road	
I support the Glendale CA plan		Glenmount Dr SW	
I support the Glendale CA plan	Suggested increased traffic around park area a big concern. 45 street should have decreased traffic, not more as suggested	Glenmere Road SW	
I support the Glendale CA plan	We moved to Glendale in 2021 BECAUSE of the current zoning of the neighbourhood and the fact that it's not crammed with infills. I understand the need for increased density but definitely worry that the move to having more density throughout will dramatically change the feeling of this neighbourhood and the unique character of it.	23 Ave SW	
I support the Glendale CA plan	Council should review and listen to CA and local residents comments not just administrations.	Grove Hill Rd	
I support the Glendale CA plan	The city's LAP as it stands has not been thought out properly and is pushing density for the sake of density with little to no regard for our beautiful community. The Glendale Community Association proposed an alternate and detailed density plan with density in appropriate areas within the neighbourhood, and the city didn't even consider it. Proper consultation with the community of Glendale has not taken place. Instead, we were told what was going to happen under the guise of consultation, when our feedback meant nothing and was not considered all along.	Glenmount Drive	
I support the Glendale CA plan		Gateway drive	

I support the Glendale CA plan	I believe the city's plan is an extreme one that would negatively impact the character and charm of Glendale if implemented as is. A more balanced plan such as Glendale's is an appropriate compromise.	Grand Oaks Drive	
I support the Glendale CA plan	I have provided feedback to the city throughout the process and have continuously felt my voice hasn't been heard. I have appreciated the work done by the Glendale community association and feel the density proposal you made is a good balance of increased density and preserving the community. Having moved back to the area to raise our family largely because of the RC-1 zoning, we are incredibly concerned at the prospect of 4 story apartments along 45 street where we now live. I hope the city will give greater consideration to the wishes of current residents.	45 Street	
I support the Glendale CA plan	The plan appears to be favoring developers. We have already been approached to sell our home. Glendale is a well defined community, like a few others, which is being targeted with a major change which will quickly change the feel of the community. And most of us groan if we are faced with construction véhicules as we walk around or drive around an area like Killarney. The plan is also neglecting seniors' need to remain in their homes with caregiving available and reasonable property taxes in the future.	Kelwood Dr SW	
I support the Glendale CA plan	The whole identity of glendale is based on the uniqueness of having one home on each lot. As it is right now, homes that sell are being replaced by multi million dollar homes. Having 2-3 duplexes blended in would look extremely funny. Isn't it about time big pocket developers stay on the sidelines and stop infiltrating neighborhoods?	Green ridge rd	
I support the Glendale CA plan		 Glenfield Rd SW	
I support the Glendale CA plan	It's key to attract families to this district to capitalize on current infrastructure of many schools, sports fields and centres, etc. Eliminating yards and over densifying does the opposite: compliance with playground zones is already non-existent; multi units attract renters yet the city/province continue to allow rent prices to sky rocket without restriction which creates another bucket of issues; and new duplex units (infills) are selling well beyond a local young family's affordability making theses units available more to foreign investment or only high income earners. My new neighbours in a single unit home on 26th ave are a lovely family from the Philippines with an extended family of 6 members. They could no longer afford to rent separately so combined their efforts to live as one family in a home where they have a yard for the kids, and are close to transit.	26 Ave	

I support the Glendale CA plan	I am concerned about parking and our neighbourhood looking like Killarney or Marda Loop if there is too much density increase allowed. I do think some increase is good, especially on busy streets, but we bought a house here because it didn't look like those other crowded neighbourhoods	19th ave	[REDACTED]
I support the Glendale CA plan		[REDACTED] Glenfield Rd SW	
I support the Glendale CA plan		2735 Grant Cres SW	[REDACTED]
I support the Glendale CA plan	My husband and I moved into the Glendale community 6 years ago. It is a vibrant and active community that provides stability and ownership consistency and pride. Just walking across 37 St and 17 Ave, there is a totally different feel in these communities that have more diversity of homes. Multi-family housing is more transient. We have witnessed more homelessness around the periphery of our community. We know that housing is and will always be a concern however it is also important to protect the community feel that residents work hard to create and maintain. I have experienced the change in the Harvest Hills community. The golf course was the priority of that development. It is now non-existent. The feel has completely changed due to the housing density. There were "open houses" that sought residents' input/feedback but in the end the decision was already pre-determined. We all know it is a business scheme by buying homes and making them into larger housing complexes. In speaking with several residents, many of them voiced that they have been fighting to keep the zoning as is.	Kelwood Drive	[REDACTED]
I support the Glendale CA plan	Not all of 26 Ave only 2 streets closest to 37 St	25 Ave SW	
I support the Glendale CA plan	This LAP is driven by a misguided planning department and will destroy the fabric of a family friendly R1 neighbourhood The city council is working for the benefit of land developers as all of them had their campaign funded by them A R1 home is not an evil thing My kids grew up With a front and a backyard and they want same for their families Calgary is not Amsterdam as we need cars to get around the city's large footprint All of this plan does not address the parking issues or even where someone might be able to plug in a electric car	Glenfield Rd	

I support the Glendale CA plan	I am wary at how the plans have evolved from what is presented to us as community members to what has been buried in fine print. While I support densification in Glendale we want it to be smart and hope that there will be true powers to ensure that densification is following the plan that ends up being approved.	Granada	
I support the Glendale CA plan	<p>We moved out of Glenbrook and one of the reasons was all the large duplexes and less and less of a community feel. We love the area we moved to in Glendale and in a year and a half have met more of our neighbors then we did in 10 years living in Glenbrook. Glendale feels like a little town inside a large city and it would be a terrible shame to have this taken away.</p> <p>We do not want to see large developments in our community as the congestion on our roads will severely be impacted as well as the feel of the community.</p> <p>No one wants to see change and we have all seen the changes this type of development has had in marda loop and Killarney and none of us want to see that in Glendale.</p>	Grove Hill Road	<div></div> <div></div>
I support the Glendale CA plan	<p>We moved to the Glendale two years ago because of the RC-1 character of the neighborhood. I support the densification of the neighborhood on the perimeter streets of the community as outlined in the the Glenda CA density plan proposal but oppose the densification of our community until other more central downtown neighborhoods have their zoning changed first, particularly affluent communities such as Elbow Park, Mount Royal and others. The ability for middle class families to have the luxury of front and back yards should be a choice in mid-priced homes and should not be reserved for the only for the children of wealthy families.</p> <p>Densification Killarney has created traffic problems, parking issues and snow removal challenges. It would be a shame to have such issues permeate to Glendale without proper consideration of how to mitigate for the issues that arise from densification.</p> <p>The Westbrook LTR station area should be developed before looking at densification of the Glendale community. The opportunity to turn vacant land into viable dense family options before changing the DNA of the Glendale community should be the priority of Council. The Westbrook LRT area is a major concern of the residents of surrounding neighborhoods because of homelessness, drug trafficking and abuse that is seen on a daily basis when people go to the train station. It is to the point where security guards are having to be stationed on the property, not just to monitor the LRT station, but to mitigate people building tent camps.</p> <p>It seems ludicrous to impact the Glendale community's fabric before realizing the opportunity present in the problematic Westbrook area.</p>	23 Ave SW	<div></div> <div></div>




I support the Glendale CA plan	On street parking would be an issue	Glenside Drive	
I support the Glendale CA plan		19th avenue	████████████████████ █
I support the Glendale CA plan		Gateway Drive sw	
I support the Glendale CA plan	The so-called "Limited Scale" policies are inappropriate in the interior of Glendale which is solid R-C1 and should remain so. The term "Limited Scale" is a misnomer. It actually allows for tearing our house down and replacing it with 3 housing units or more. It is a Trojan Horse aimed at people who have worked hard enough to own their own single family home.	25th Ave SW	████████████████
I support the Glendale CA plan	I support densification of Glendale but with a balanced and common sense approach. The "roots" and foundations of what made and makes Glendale a great community needs to be kept.	████ 25th Ave SW	████████████████
I support the Glendale CA plan	Current nearby areas that have duplex and triplexes throughout are an unattractive mishmash with parking and crowding problems (Killarney, Westbrook as examples). Glendale has the opportunity to keep it's essence but accommodating controlled growth to ensure a highly livable, sustainable lifestyle for it's residents.	Grovehill	████████████████
I support the Glendale CA plan	I think it's fair to say that most residents of Glendale understand that cities and communities evolve and change in response to changes in demographics and the demand for different types of housing. Not everyone wants or can afford a single-family home, and I think most residents appreciate there is a need for some degree of densification in Glendale. Clearly, it's a question of how to densify and provide new housing options while minimizing the potential for widespread negative impacts on existing R1 properties. In my mind, focusing density development on the perimeter streets like 17th Avenue, 37 St. and 26 Ave -- which is currently well underway with what appears to be good success -- is the best solution.	Glenview Drive SW	████████████████ ████
I support the Glendale CA plan	I support the Glendale CA density plan because it would meet the needs of the City of Calgary in a way that would have the backing of the local citizens.	Glenwood Drive	████████████████
I support the Glendale CA plan	I do not support density throughout the community. Part of the reason we live here is for the neighborhood feel. Previously We lived in a community with duplexes and the parking was atrocious and it did not feel the same. I support some density and I think on the busier roads and perimeter it would be ok.	Glenwood Drive	████████████████
I support the Glendale CA plan		Green	


		Ridge Rd SW	
I support the Glendale CA plan		39	
I support the Glendale CA plan	Please allow for proper urban planning and not just something that the developers will want to do.	Glenmount drive	
I support the Glendale CA plan	Terrible plan from the city, no thank you.	Georgia Street	
I support the Glendale CA plan	We support increasing density but not at the expense of the beauty of the neighbourhood including loss of trees. We can understand the City's perspective because many small homes in our area have been replaced by very large homes inhabited by only a couple of people. The City would probably prefer that these people buy in the suburbs because the City's goal is to increase inner city densification and affordability.	Kelwood Drive	
I support the Glendale CA plan	Glendale us a very residential neighborhood with schools, parks Narrow streets and an incredible sense of community. Expanding density will reduce community commitment as we have seen in Glenbrook and Killarney rental homes. Allowing duplex , triplex and multi family rental units destroys the strong community sense we have in Glendale	Glenmere Road Sw	
I support the Glendale CA plan		Glenwood drive	
I support the Glendale CA plan	As new residents here (2+years), we chose Glendale because of its RC-1 zoning, parks, and family-oriented neighbourhood. However, we respect urban growth, but not to the extreme of infill developments which greatly impact traffic and therefore safety.	Georgia Street SW	
I support the Glendale CA plan	I'm concerned by the latest proposal to significantly increase the allowable height of that comes with the rezoning. It's my understanding that buildings could be up to 6 storeys above grade based on the latest letter from the city. This would have a negative impact on the amount of available sunlight on properties such as ours which are across the alley from the proposed developments on 37 street. I'm also concerned about possible difficulties in accessing my garage if more cars park in the alley. Lastly, I know a few young families who moved to Glendale so they could be close to downtown and have single-family dwellings with yards in which their children can play. I believe the yards and green spaces in Glendale are a precious resource for such families. If more and more homes are replaced with higher density housing such families will be forced out of the neighbourhood and they, in turn, are a valuable resource to the community.	38 street	
I support the Glendale CA plan		Kelwood	

		Place SW	
I support the Glendale CA plan		Georgia st	
I support the Glendale CA plan	I am not confident the City has adequately planned for the infrastructure needs for this level of density - i.e. roads (safety, parking, repairs after service connections etc.), fire and police protection, utilities, schools etc. The infrastructure investment should occur before the Plan is implemented to ensure that the densification does not have a detrimental impact on the community. This concern comes from direct experience with densification in Marda Loop and Killarney, and the negative impacts it has had there.	Garland Street	
I support the Glendale CA plan		36 St SW	
I support the Glendale CA plan		Grove Hill Pl. SW	
I support the Glendale CA plan		gateway place sw	
I support the Glendale CA plan	We chose to live here because we wanted to live in a neighbourhood of single-family homes, liked the look and feel of this neighbourhood, liked the canopy of mature trees and the sense of space, wanted a house with a yard to raise our family, like the interesting diverse, historical architecture, like the character that has evolved over decades and is difficult to find in newer communities. The current Westbrook LAP will detrimentally change these features and eliminate the reason we decided to stay in Calgary to work, raise our families, and spend our money.	Grosvenor Place	
I support the Glendale CA plan		Georgia Street	
I support the Glendale CA plan	I understand that the need ? For multiple family dwellings however I notice on Bow Trail between 33rd street and 26th street there are numerous apt. buildings with " For lease/for rent signs. also two new multiple family dwellings have been built on 33 rd street between 17th ave and Bow Trail. How many multiple family dwelling does this area need? Glendale as an older community will totally lose its identity as a R1 status.	Glenmere Road	
I support the Glendale CA plan		Grosvenor Place SW	
I support the Glendale CA plan		glenfield rd	

I support the Glendale CA plan	I support transit oriented development. I disagree with earlier assertions by the City that ringing parks with density is a way to get amenities brought in. Ringing parks with density creates island effects and cuts off biological corridors (refer to City's BiodiverCity Stragegic Plan). People can walk or travel to parks, they don't need to live in density directly adjacent to parks. Density should be thoughtful and phased/tapered from concentrated areas, not applied uniformly across an entire region.	Glenside Drive	
I support the Glendale CA plan		Grove Hill Road	
I support the Glendale CA plan		Grove Hill Rd	
I support the Glendale CA plan	We left Killarney because of the increased density - streets are crowded, there's no parking, etc. - so are not excited about the proposed zoning changes to Glendale.	Gateway Drive SW	
I support the Glendale CA plan		Kelwood Drive	
I support the Glendale CA plan	Engagement was high but consultation and incorporation of feedback was not evident. Not every neighborhood has to look the same. Many corner lots in our neighborhood would look ridiculous if 4 unit or 4 storey development was permitted on a blanket scale.	19 Ave	
I support the Glendale CA plan	I understand the importance of densification to the City of Calgary. My biggest beefs with the current proposal is that densification strays beyond the perimeter, the nasty little clause on p.30 of the plan that states: "Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas: .... iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares. I confess to resentment that ownership of the plan is falsely attributed to the residents (i.e. "Your plan") while the practical consequence of the plan will be to displace most of us. Lots of spin that is misleading.	gladys ridge rd	
I support the Glendale CA plan		38 street	
I support the Glendale CA plan		Gladys Ridge Road SW	
I support the City's Westbrook LAP		37 street	

I support the Glendale CA plan	The City of Calgary has misled the citizens of Glendale. The residents had spoken loudly against multilevel housing, especially around the green space and parks. The city simply lowered the levels around the park and green space from 6 to 4. The city does what it wants and has not listened to the residents at all!	Glenmere Road	
I support the Glendale CA plan		Kelwood	
I support the Glendale CA plan		Gladys Ridge Road	
I support the Glendale CA plan	<p>Early in the process references to diversity of housing included elderly people being able to move to smaller housing within the community. The Phase 4: Realize document in the section "Increase Housing Choice" says</p> <p>"...Increasing housing variety and choice is key to helping people to stay in the area as they age or their needs change, as well as to help attract new families to the area. Housing variety and choice helps a community's population stabilize and grow..."</p> <p>The Core Ideas in the plan include:</p> <p>"Support the development of high quality and diverse housing types throughout communities in the Plan Area to meet equitable socio-economic and demographic needs close to key services and amenities."</p> <p>However, the final plan appears focused on affordable housing. Many of the areas in which discretion (use of should) and relaxations are identified are related to affordable housing. The term "affordable" appears 24 times in the plan, while "high quality" appears four times. People moving from a single family home to a smaller living space, who want to stay in the area, will likely be more interested in the quality of the unit than its affordability.</p>	Glenview Drive	
I support the Glendale CA plan		Gladys Ridge Road SW	


I support the Glendale CA plan	<p>Here is a little background on myself I purchased my home in Glendale in 1979. The reason I purchased this home is because it was in a great area all with well-built small to medium single-family homes, as I'm sure most of my neighbors had similar reasons. Most of the homes were and still are bungalows some with single or double garages and a few without them. Over the last 15 years or so many of these homes have been upgraded in ways that just make this neighborhood even better. Let's keep Glendale one home, one lot area in Calgary.</p> <p>I would also like to make it clear that I support thoughtful and measured revitalization and redevelopment of Glendale. All of us here in Glendale love to live here in our RC-1 zone and want to keep most of it that way however always ready to listen about new idea's. I just feel as most here do that allowing this LAP Westbrook into the heart of Glendale needs some serious rethinking of what we are allowing in a single-family home community. Mainstreet project on 37 street SW makes a lot more sense for Glendale as well as for 17th Ave in the next 30 years.</p>	Kelwood DR	
I support the Glendale CA plan	There is too much traffic going thru the streets already- lots of vehicles speed past the elementary school. It would make the local parks, skating rink, school playgrounds harder for everyone to access due to increase in parked vehicles and blocked access	25 Ave	

<p>I support the Glendale CA plan</p>	<p>It is my belief that the City of Calgary's LAP, as it applies to Glendale is a step too far for our community. It ignores what makes our community great and puts what current residents value at risk. The potential impact of this will be gradual deterioration of the satisfaction with our neighbourhood for those who have already invested for the long term. I have been a resident for seven years, chose Glendale as the place to start my family, and I intend to remain here for the foreseeable future. Our single detached home has four people in it. That said, I understand increasing density is an important priority for the City of Calgary and to achieve a sustainable urban plan. I support increasing density in the Glendale community using a gradual, thoughtful approach that does not deteriorate what is already here. Therefore I understand things must change; I argue the change should be surgical rather than broad-sweeping. The Glendale Community Association invested great effort to provide an alternative proposal that provides a path toward significant density increase while preserving much of what we currently value. That plan indicates a 166% increase in density is possible without putting every resident at risk of having a sub-divided, or towering property. Many Calgary residents chose to move into Glendale and begin an organic revitalization of our own neighbourhood because it is zoned R-C1. The City of Calgary's planning department has ignored the feedback and suggestion from the neighbourhood itself and failed to collaborative effectively with the residents. What they have approved to go to council is a clumsy, poorly crafted, and risky approach. Also, I have concerns over the integrity and true intent of the "community engagement" process that was deployed. Engagement sessions were poorly publicized, resulting in poor turn out. Packages distributed to inform residents of potential changes had DIFFERENT information than was was discussed and what has been approved to go forward. And the Westbrook LAP website has been clearly prepared in a purposeful manner to veil what the LAP truly entails, rather than providing open, transparent information that allows readers to form their own opinion. If our own councillor, or city planning employees were to spend time in the neighbourhood and engage directly with residents they will find that the majority oppose the intended plan. It does not achieve support from the majority. Finally, I do not support the City of Calgary attempting to strong-arm established neighbourhoods with committed residents into something they don't want when, on the opposite end of the spectrum, the very same departments of the administration allows developers to perpetually build new neighbourhoods and extend the borders of our city. There appears to be zero accountability or consistency across our administration and our council. To conclude, I support increaseing density in Glendale ONLY following the alternative plan proposed by our community association, and I suggest some inquiries are made into the process of community engagement, feedback collection, and collaboration with residents. The City of Calgary does not exist without its citizens and it cannot simply ignore our desires to progress its own agenda.</p>	<p>Glenwood Drive</p>	
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I do not support any density development in Glendale	The city does not seem to be looking at the current infrastructure of the area. For instance when looking at increased density along 45, they didn't think about the exits/entrances from small streets, the fact that there are several schools along the 45/26 corridor, the fact that there are 4 bus stops in that area. This is just one small area, the increased traffic along 37 will be a nightmare, partly because they have "beautified" with wider side walks. They are looking at very tall (for the area) buildings which will block the sun for many of the residents.	Gladys Ridge Road, SW	
I do not support any density development in Glendale	The character of Glendale will change with higher density and that is a shame as those of us who live in Glendale bought our homes for the reason it is still an R1 neighbourhood which is becoming rare in Calgary. I have not heard of a defined plan regarding how roads around Glendale will manage the increase in density - I've only seen "city speak" such as "analyze infrastructure capacity and usage based on potential population growth". The current road system will not handle an increase in traffic. Full Stop. Currently there are times when the traffic south of 17th Avenue on 45th street will stretch towards Turtle Hill. That is completely unacceptable now - what would be done about that if density was increased? Also, 37th street was just "renovated" - what a waste of tax payer money if this plan goes through as there will need to be changes to 37th street.	45 street/26 avenue	
I do not support any density development in Glendale	The thought of increased traffic on my street where my child plays is scary. Considering people currently speed down our street... I believe increasing the volume will only make it less safe and way busier. Not family-friendly at all!	Glenmount Drive	
I do not support any density development in Glendale	As it stands and with my short knowledge of Westbrook LAP, the best place to plan a density development is 17th Avenue SW and 37th Street, and perimeter streets. This in response to the increase of traffic within the neighborhood. Ensuring that our kids and community members remain safe.	26 Ave, S.W.	
I do not support any density development in Glendale	This is a sham that you ask for feedback and it seem to matter, you have a vision and you don't seem to care. We bought into this neighborhood because it was 1 house 1 family. Now I have to deal with extra cars because of secondary suites, plus people cutting through the neighborhood because 45 street gets backed up at the light.	Glenmount Crescent SW	



<p>I do not support any density development in Glendale</p>	<p>Communications were very poorly done. An exceptionally poor plan to pressure people into believing that this will happen, regardless.</p> <p>No serious thought to ecology, health and wealth fare, pollution (light, sound, air) that densification can mean. A massive reduction of the tree canopy that will impact the things that make Glendale interesting, fun and fair. The birds will leave as will pollinators and other critters, which the City is supposed to support--living with non human life.</p> <p>It has only agitated and upset people who want to live in a home and a community, not property. All the promises have been sidetracked or finally stated as not possible--the ambition to have a walkable city to be able to shop, etc? in maybe 30 years.</p> <p>The elephant in the room has been developers, whom never came to the table. They do what they want, when it becomes profitable for them. All this means is that when, not if, they come knocking on doors, the City will merely rubber stamp their proposals. But, in recent weeks, a couple of developments that were supposed to densify? They were backpedaled to quite a bit less. The developers had the upper hand. Where the fair bid was set up and one of the agencies bidding? Coop housing was ignored.</p> <p>Areas where residents put up resistance? the City gives carte blanche to developers, who will do what they will.</p> <p>This plan destroys established community, with nothing to assuage it. Where is the low-cost or cooperative housing? Where are the amenities? Where are the medical services? or even community feeling?</p> <p>The City's crystal ball is cracked and flawed and gets citizens to buy into what they are selling. It's a tiresome, aggravating, and stressful process for volunteers and those who live here. In fact, I'm going to say that this process has been a thorough and terrifying mess that may or may not happen. Getting people upset about an imaginary future? That is just wrong and the City should have asked psychologists to seriously look at what they had in mind. I'm sure there would have been choice, negative words for this process. Ultimately, who trusts anyone anymore?</p> <p>We're living in a weird cold war, where we can not win or enjoy what we have. I've said NO to densification. Even through it will happen, but the way that is being discussed? No. And as someone who lives on the perimeter, no thank you for being just grouped into this, as the City did. Not going to sacrifice myself on that altar.</p>	<p>17th Avenue</p>	
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I do not support any density development in Glendale	We moved here to get away from the densification developments on 37th street. I think that any densification in an older neighbourhood is a bad plan. There is no infrastructure available to support such densification, including plumbing and gas, as well as parking and garbage collection. Increased traffic near schools is also incredibly dangerous, and will most certainly result in more accidents.	Garland Street	
I do not support any density development in Glendale	The City of Calgary has misrepresented its intentions to the populace of the Westbrook LAP. In mid-to-late 2022 the Westbrook LAP proposal did not represent most or many of the streets in the Glendale community would be available to duplex or triplex developments. The true intentions have apparently been withheld from the public. Behind expensive publications and communication, there appears to be an entirely ulterior true intention. It is time for some clarity and honesty. I have indicated that I do not support any density development but this is closer to my truth than either of the other alternatives.	Georgia Street	
I do not support any density development in Glendale	I believe that the neighborhood would lose its appeal with the proposed plan of higher density. We have lived in Glendale for 20 years and love that it is close to the core but has space. We have privacy and a sense of community. That is rare in cities nowadays. I also worry that many of my neighbours home value would diminish with the proposed plan. Traffic and parking would also become an issue.	Glasgow Drive	