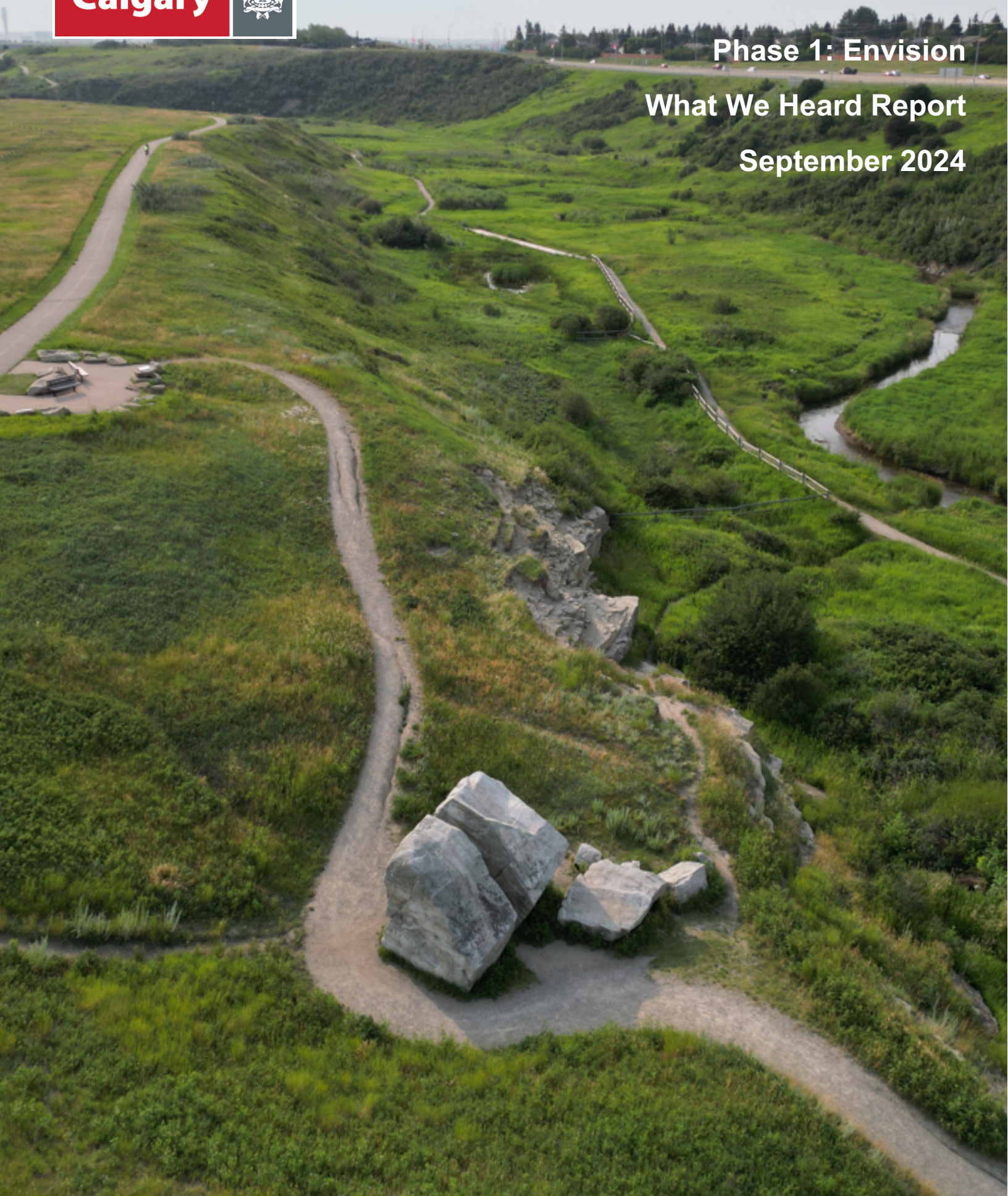
AURORA AREA STRUCTURE PLAN

Phase 1: Envision

What We Heard Report

September 2024



Aurora Area Structure Plan

Phase 1 - Envision: What We Heard Report
September 2024

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What We Heard Summary

In Spring 2024, the City of Calgary kicked off the first of three phases of engagement for the new Aurora ASP. The project team hosted a variety of engagement opportunities, in May and June, to gather feedback from interested parties and the public to inform the development of a new plan for the Aurora lands.

In total, during the Phase 1 engagement process, more than 200 participants visited us at in-person events, and we received 267 responses to the online feedback form from 243 participants on The City's Engage Portal.

The responses we received about the project touched on several key themes, including:

- **Greenspace conservation and community value:** respondents shared that they use the Aurora lands and adjacent green spaces for recreation and off-leash uses. There is concern that any development on the Aurora lands could result in the loss of natural habitats and wildlife and negatively impact public use.

- **Housing diversity, affordability, and density:** respondents would like to see the ASP reflect the development of affordable housing options and options that cater to a variety of living needs and preferences including the unique needs of seniors. We also heard concerns that increased density development could lead to increased traffic and less green space.

- **Connected communities:** respondents let us know that they envision well-connected communities where green spaces, residential areas, and shopping amenities are easily accessible to residents by car, on foot and by transit.

- **Pathways:** we heard that respondents really like the multi-use pathway system in the area and would like to see the system extended in the ASP for activities like walking, jogging, or wheeling.

- **Dog-friendly spaces:** we heard from users of the space that they are concerned that they might lose off-leash areas due to development and that they would like to see designated and larger off-leash areas reflected in the ASP.

- **Support for small businesses:** respondents would prefer to see small businesses enabled by the ASP rather than large retail chains, industrial or manufacturing industries.

This feedback along with technical studies, City policies, and best practices, will be used to develop a first draft of the land use concept, vision and core ideas that will be presented in September 2024 for public feedback and will shape the new Aurora area structure plan.

For more information about the project, guiding City policies, and how to participate in the upcoming phases of engagement visit **calgary.ca/auroraasp**

Project Overview

Calgary is growing. Community planning is crucial for managing growth in a manner that is equitable, transparent, and consistent with Calgary's vision for the future. A new ASP will shape the future of the Aurora lands to make sure that change happens in the right way.

The ASP will guide development and investments over the next 30 years, serving as a reference for landowners, builders, City Planners, and Councillors as they consider future projects. It will also inform land use, transportation and utility networks and implement the broad planning objectives of the Municipal Development Plan, Calgary Transportation Plan and other City-wide Policies & Strategies.

Why is The City developing a new ASP for Aurora?

Here are some of the reasons why we are revisiting the 2008 Aurora Business Park ASP:

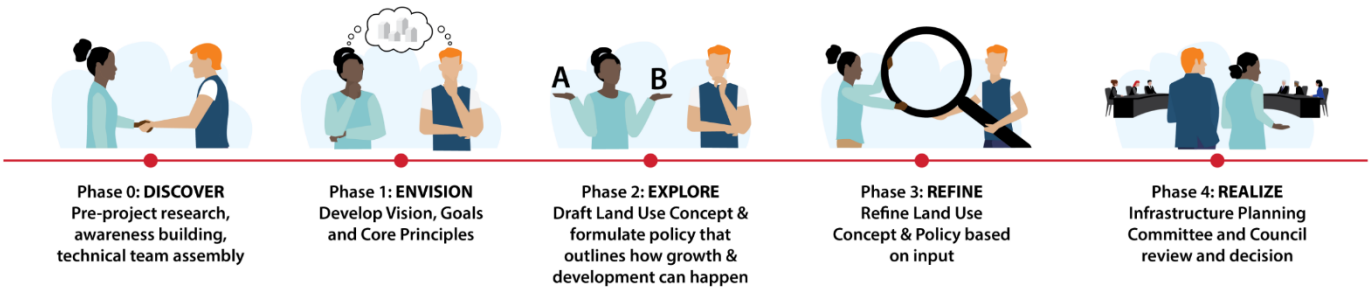
- **Outdated plan:** The Aurora Business Park ASP was approved in 2008 and zoned for a business park. This no longer aligns with The City's current priorities and needs. A new plan for the lands will better respond to the needs of Calgarians.
- **More options:** A new plan will set a vision that allows for a variety of uses such as residential, commercial, industrial, school sites and other community amenities.
- **Housing:** The new ASP provides an opportunity to help address Calgary's housing crisis.
- **Environment:** The new ASP aims to create connections between neighbourhoods and parks, as well as preserving these natural spaces.
- **Complete community:** Creating a new plan will allow for a mix of uses to meet the needs of residents for an entire lifetime.

Aurora Area Structure Plan

Phase 1 - Envision: What We Heard Report
September 2024

Project Phases:

We have just completed Phase 1: Envision



Engagement Overview

The City of Calgary's Engage Policy includes a Spectrum of Strategies and Promises related to reaching and involving Calgarians and other communities or groups in specific engagement initiatives. Phase 1 public engagement for this project was designed to 'Consult' which means we are committed to gathering feedback from participants through events and online opportunities, to analyze issues and explore alternatives.

Engagement phases

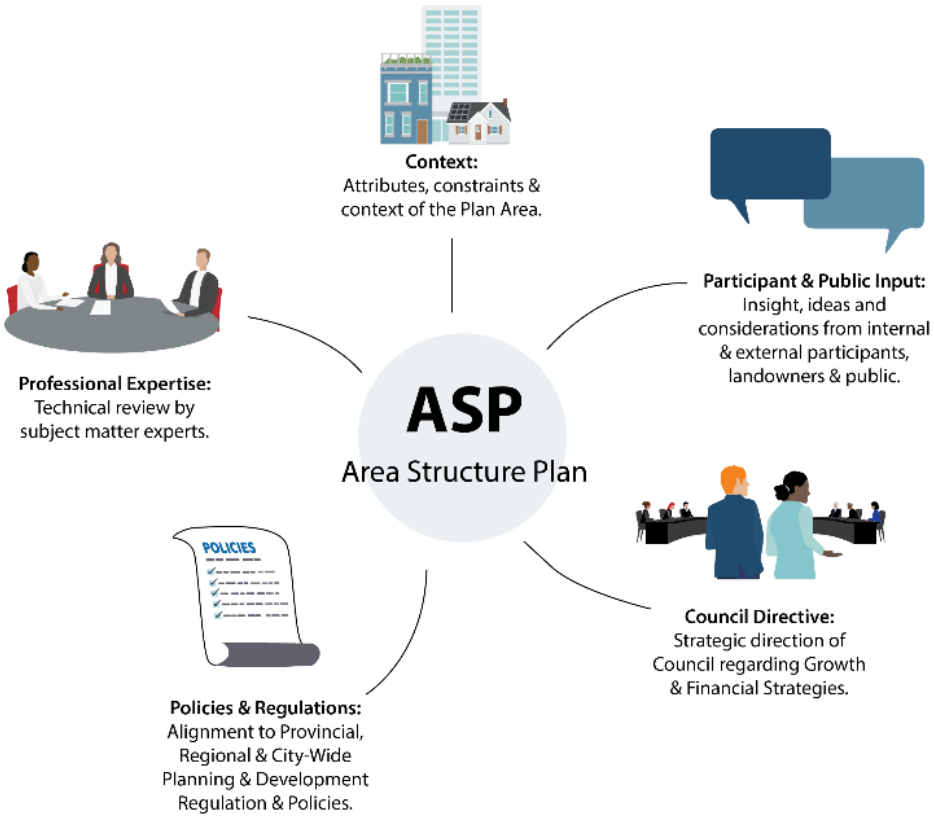
The engagement process for this project is being conducted in three phases:

Phase 1: Envision (Spring 2024) - COMPLETED
During this phase, we asked the public about their questions, concerns, and ideas for the Aurora ASP, to help the Project Team develop a vision and a draft land use concept for the area.

Phase 2: Explore (Fall 2024)
Utilizing feedback from phase 1 and based on technical information, the Project Team will develop and refine draft land use concept(s). During this phase we will present an initial draft of the land use concept, vision and core ideas that will be presented in September 2024 for public feedback with the intent to inform and refine the plan.

Phase 3: Refine (Winter 2024 – Spring 2025)
Based on the feedback gathered on the draft plan and completion of technical studies, the Project Team will update and refine the draft land use concept.
During this phase, we will share the preferred plan with the public and gather feedback to help refine the plan for City review and Council approval.

How participant feedback will be used



Public input is important for creating an ASP that aligns with community needs for the Aurora lands.

Feedback from **Phase 1: Envision,** along with technical studies, City policies, and best practices, will be used to develop a first draft of the land use concept, vision and core ideas that will be presented in September 2024 for public feedback and will shape the new Aurora area structure plan.

During **Phase 2: Explore**, we will also explain in detail what we are proposing and how Phase 1 feedback was used to inform the draft concept, vision and core ideas, and if not, why not.

Engagement and Communications Overview

This section of the report provides a summary of the strategies used to inform and engage the public on the project for **Phase 1: Envision**.

Opportunities for Involvement

To gather feedback, we hosted the following events and opportunities:

In-person events:

- **Open house** – Wednesday, May 29, 2024, 5 – 8:00 p.m. at the Executive Residency by Best Western, 9665 Aurora Park Link N.E.,188 attendees
- **Pop-up event** – Saturday, June 8, 2024, 12:00 p.m. – 3:00 p.m. at the West Nose Creek Off-leash Area, 14 attendees

Online opportunities:

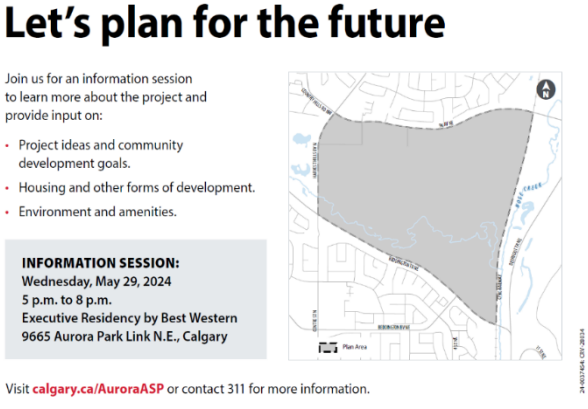
- **Feedback form** – Monday, May 22 to Friday, June 14, 2024. 266 respondents

Getting the word out:

Engagement opportunities were advertised and promoted in the following ways:

- Postcards - 25,580 copies mailed out to homes within 3 km radius from 9660 Aurora Park Link NE, Calgary, AB T3K 0S2.





- Social media Ads with in-market dates from May 20 – May 29, 2024
  - Facebook: 79,134 impressions



  - NextDoor: 374 impressions
  - X (Twitter): 60,799 impressions
- Marketing tactics with in-market date of May 20 – May 29, 2024
  - Curbex signs in seven locations and in-language (Traditional and Simplified Chinese): *not measurable*





  - Premium Banner Ads: 117,000 impressions





- In-language Banner Ads in Simplified and Traditional Chinese – 81,000 impressions



What We Asked, What We Heard

The following section summarizes what we asked and what we heard in **Phase 1: Envision,** during the in-person open house, the pop-up event and through the online feedback form. For more details, see the **Detailed summary of feedback** section starting on **page 11**. To see the comments as they were received throughout Phase 1 engagement, see **Appendix** - **Verbatim Comments.**

High-level themes

We identified several themes from participant feedback provided in Phase 1 engagement.

Theme	Description
Greenspace conservation and community value	• we heard that respondents use the Aurora lands and cherish nearby green spaces for recreation and off-leash uses. There is concern that any development on the Aurora lands could result in the loss of natural habitats and wildlife and negatively impact public use.
Housing diversity, affordability, and density	• we heard that respondents would like to see the ASP reflect the development of affordable housing options and options that cater to a variety of living needs and preferences including the unique needs of seniors. We also heard concerns that increased density development could lead to increased traffic and less green space.
Connected communities	• respondents let us know that they envision well-connected communities where green spaces, residential areas, and shopping amenities are easily accessible to residents by car, on foot and by transit.
Pathways	• we heard that respondents really like the multi-use pathway system in the area and would like to see the system extended in the ASP for activities like walking, jogging, or wheeling.
Dog-friendly spaces	• we heard from users of the space that they are concerned that they might lose off-leash areas due to development and that they would like to see designated and larger off-leash areas reflected in the ASP.
Support for small businesses	• respondents would prefer to see small businesses enabled by the ASP rather than large retail chains, industrial or manufacturing industries.

Detailed Summary of Feedback

The following is a detailed summary of feedback we received through the online feedback form and the in-person engagement events.

In-person open house

May 29, 2024, Executive Residency by Best Western, 5 – 8 pm, 188 participants

We heard several key themes from participants who attended the open house. We have also included the number of comments received for each question.

#	Question	What we heard

1	How Important to you is being able to age in-place in your community?	*18 comments*
		
		• Many respondents mentioned that aging in place was very important to them, being able to stay in their current home or community was a recurring theme. Some respondents also mentioned wanting different levels of support and housing types available as residents age.
		• Some respondents mentioned ensuring that the new community was accessible for seniors, by including local healthcare services, ensuring individuals of all abilities can easily access amenities, and the ability to accommodate aging needs in current homes.
		• A few mentioned the following:
		  ○ Affordability is a significant concern, such as housing and care options for seniors.
		  ○ The importance of having natural areas close to the community, such as parks and nature reserves, was highlighted and that these spaces contribute to the health and well-being of seniors.
		  ○ The desire for a community with mixed-use (retail/small businesses) that is walkable was mentioned.
		  ○ There's a call for subsidized senior care to be reserved for seniors, indicating a need for more targeted support for this demographic.

2	What more could be done to provide suitable housing for people of all ages?	*34 comments* • Many respondents mentioned the need for more diverse, mixed-use housing, with some respondents citing the University District as a good example. However, some respondents mentioned not wanting to see multi-storey units built in the area. • Many respondents called for all housing to be affordable. • Many respondents suggested including options for senior housing such as in-home supports, senior living style apartment buildings, and full senior care facilities. • A few mentioned parking as a potential issue, advocating for ample on-site parking for new housing developments. • A few mentioned concerns about noise levels due to the Aurora lands falling directly under a flight path.
3	What do you like most about where you live and what aspects of that would you like to see in a new community?	*60 comments* • Most respondents mentioned preservation of green spaces being important to them. Many comments expressed wanting to keep the area untouched and maintain its natural state. • Many respondents mentioned wanting to maintain current pathways and integrate new pathways into the new ASP to ensure walking and biking connectivity between commercial, residential and natural areas. • Many respondents mentioned that they valued recreational facilities such as bike paths, walking trails, dog parks, and playgrounds. There's also a desire for indoor and outdoor community gathering spaces. • Many respondents mentioned wanting to see a transit connection, most citing the green line. • Some respondents requested a large, naturalized dog park. • Some respondents wanted to see thoughtful transportation connections and aesthetically pleasing integration between commercial, green spaces and residential.
4	Would you benefit from a greater selection of commercial/retail uses and	*35 comments*

	services within the ASP area?	• Many respondents expressed a preference for smaller, independent businesses over big box stores. A few respondents suggested a mix of businesses and residential areas, like European cities. • Some respondents mentioned not wanting to see industrial development in the area, due to concerns about potential environmental impacts, noise and large truck traffic.
5	Do you think it's important to keep land in this ASP area for manufacturing and employment purposes?	*27 comments* • Many participants expressed opposition to including manufacturing and that preserving green spaces, protecting wildlife and the creek should be prioritized in the ASP. • A few respondents mentioned the need for healthcare services in the area.

6	How do you see this community connecting with the adjacent communities and surrounding green spaces?	*32 comments*
		• Many respondents mentioned the need to improve access in the area for active transportation to:
		  ○ Access amenities easily through active transportation pathways/corridors
		  ○ Safe and accessible active transportation options, including pedestrian overpasses, wide sidewalks, priority corridors, separated bike paths from pedestrians.
		• Some respondents mentioned being concerned about how the new development may impact traffic congestion on adjacent roads, a few citing Deerfoot Trail and Beddington Trail.
		• Some respondents mentioned that transit connections need to be prioritized, including connections to downtown and the airport.
		• A few mentioned wanting to see well planned transportation options for cars, bikes, walking and transit in the area.

7	What types of parks and open spaces do you find most valuable in your community or The City at large? Examples: Small neighbourhood parks, playgrounds, off-leash areas, parks with walking paths etc.	*65 comments* • Most respondents cited the need to maintain and protect current greenspaces. Some mentioned adequate setbacks from the creek and wetlands need to be established and that the space should remain naturalized. • Many respondents mentioned the need for a large, naturalized dog park. Some mentioned concern over the possibility of losing Confluence/West Nose Creek Off-leash Area. • Some mentioned the importance of local wildlife in the area and for information on how The City plans to protect local species and habitats. • Some respondents mentioned they would like to see a variety of recreational facilities in their parks. A few respondents mentioned amenities such as outdoor sport facilities, a pump track, a skate park, playgrounds, and fitness equipment. • Some respondents expressed concern about the impact of development on natural areas, with many comments opposing the idea of replacing nature with housing and commercial buildings. • Some respondents also called for landscaping from residential/commercial areas to blend into Nose Creek Park. • A few respondents expressed that The City should acknowledge Indigenous history and protect historical sites.

8	How often do you commute outside of your community?	*35 comments*
		
		• Responses to the frequency of travel outside the community varied among participants, with some citing traveling multiple times a week and others rarely commuting outside the community. Some respondents also mentioned that they were retired and travel very little.
		• Some respondents indicated transit should be a priority. A few provided suggestions such as:
		  ○ high-speed trail and automated train-buses that operate in dedicated transit lanes.
		  ○ transportation options like an airport connector C-train or train to Banff.

		• A few respondents mentioned wanting to know the timing of the development of the Green Line LRT in the area.
9	What are your primary modes of transportation both within and outside of your community?	*30 comments* • Most respondents mentioned using variety of transportation modes, including cars, bikes, walking, and buses. Cars and walking were mentioned most. • Some respondents expressed the desire for improved public transportation options, including more buses and the introduction of the Green Line. Some community members express dissatisfaction with the current bus service in the area.
10	Additional comments	*63 comments* • Most respondents expressed the desire to preserve existing green spaces, wetlands, and natural areas. Many comments emphasize the importance of these spaces for community well-being, biodiversity, and recreational activities. • Some respondents expressed appreciation for being heard and wanted their concerns to be considered in the ASP development process. A few mentioned the desire for ongoing engagement and consultation, including with Indigenous communities. • Some respondents expressed concern about the potential negative impacts of development on traffic, wildlife, and quality of life. • Some comments express dissatisfaction with high-density developments in Calgary. • Some respondents express a desire for local businesses, community meeting places, and spaces to gather outside.

In-person Pop-up

West Nose Creek Off-leash Area, June 8, 2024, 12- 3pm, 14 participants

Participants shared the following thoughts with the City Team about the Aurora ASP project at the pop-up event:

Housing

- A preference for diverse housing options, including smaller single or town houses, row housing, and multifamily housing as alternatives to single-family homes.
- Feedback on commercial development was mixed, with some mentioning a desire for mixed commercial spaces within the community while others mentioned there was no need for more retail in the area.
- A preference for The City to build housing in the Aurora lands rather than create space for industrial development.
- The importance of affordable housing that is accessible for all people, including those in lower income brackets.
- A desire for seniors housing with more long-term care options.

Parks, pathways, and dog parks

- The importance of community amenities, such as off-leash dog parks (with some advocating for bigger ones), access to greenspace, and parks and open spaces for everyone.
- The desire for a walkable community was also highlighted.

Transit

- The need for transit options, indicating the importance of connectivity and mobility within the community.

Online feedback form

Open May 19 – June 14, 2024, 266 respondents

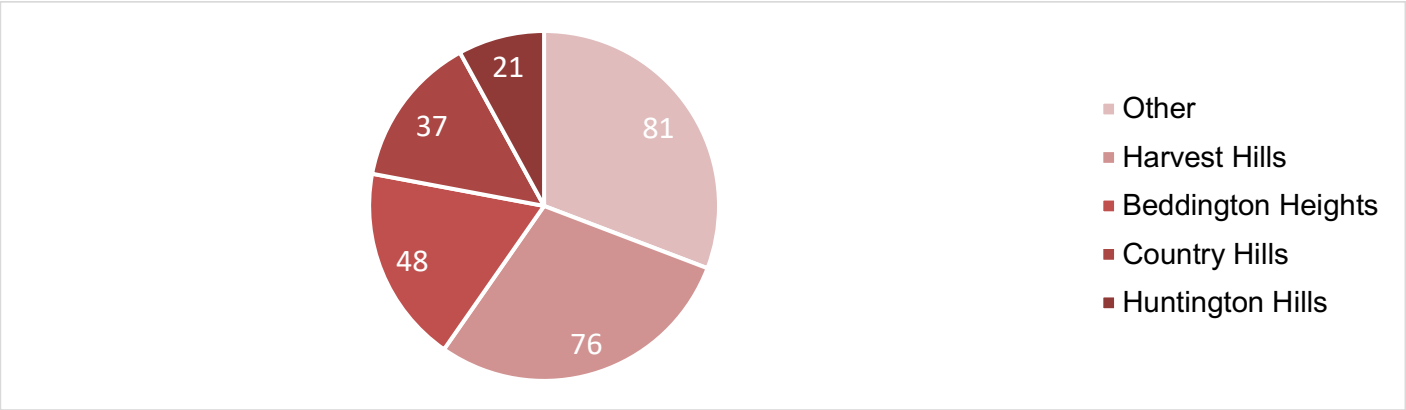
The following is a summary of what we heard from participants through the online feedback form. We have also included the number of total responses received for each question.

Question 1:

Tell us the community you currently live in.

What we heard:

Eighty-one respondents indicated being from communities outside the survey options or 'other' (see list below), 76 respondents were from Harvest Hills, 48 respondents were from Beddington Heights, 37 respondents from Country Hills and 21 from Huntington Hills.



263 total responses

Other:

- 1 Acadia
- 1 Altadore
- 1 Ambleton
- 1 Beltline
- 1 Brentwood
- 1 Bridgeland
- 1 Carrington
- 1 Douglasdale
- 1 Downtown
- 1 Garrison Woods
- 1 Hawkwood
- 8 Hidden Valley
- 1 Highland Park
- 1 Inglewood
- 1 Ogden
- 1 Panorama
- 8 Panorama Hills
- 1 Patterson
- 1 Rosemont
- 6 Sandstone
- 1 Santana
- 1 Somerset
- 1 Sunalta
- 1 Thorncliffe
- 1 Tuxedo Park
- 1 Whitehorn

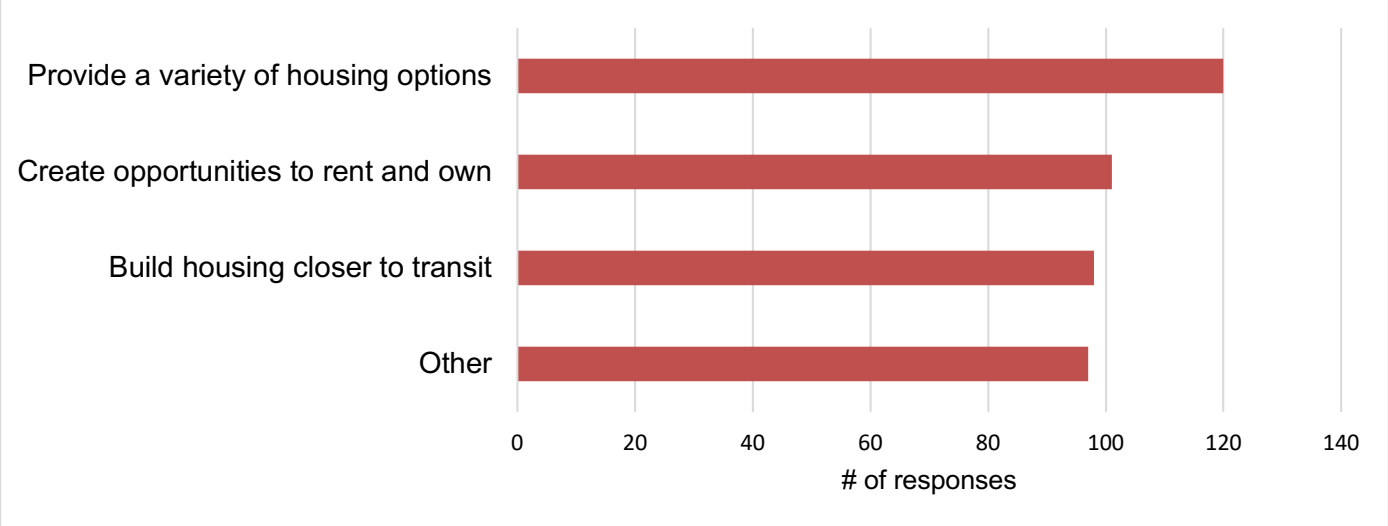
- 1 Collingwood
- 1 Copperfield
- 1 County Hills Village
- 22 Coventry Hills
- 1 Livingston
- 3 MacEwan
- 1 Mount Pleasant
- 2 Oakridge
- 1 Sandstone Estate
- 3 Sandstone Valley

Question 2:

What more could be done to provide suitable housing for people of all ages? (Check all that apply)

What we heard:

Most respondents (120) indicated providing a variety of housing options to support suitable housing for people of all ages should be considered to support more suitable housing for Calgarians. Creating opportunities to rent and own received 101 responses, building housing closer to transit received 98 responses and 'other' (see list below) received 97 responses.



240 total responses

Other:

Preservation of Green Space

- Some respondents mentioned prioritizing the conservation of green spaces over development.

Housing Affordability

- Some respondents suggested developing non-market housing in the Aurora ASP area.
- Some respondents expressed concerns about affordable housing and the desire for The City to develop solutions to cap rental prices in Calgary.

Opposition to Local Development

- Some respondents expressed the desire for The City to build higher-density housing in new developments on outskirts, rather than increasing density within the city.
- Some have suggested repurposing vacant downtown office buildings to meet housing needs, instead of developing in already established residential neighborhoods.
- Some respondents proposed The City should build single-family homes on the Aurora lands only for the following reasons:
    - To preserve the current community atmosphere
    - To prevent traffic congestion

Question 3:

What do you like most about where you live and what aspects of that would you like to see in a new neighbourhood? (*239 total responses*)

What we heard:

Parks and green spaces

Most respondents indicated:

- That they value parks, wildlife habitats, and naturalized areas.
- That Nose Creek Park and the Aurora lands are highly valued and a rare resource in the north.

Preserving green space

Many respondents indicated:

- That they highly value the undeveloped greenspace (Aurora lands).

- Concerns about the impact development may have on Nose Creek Park and local animal habitats.
- Maintaining as much green and natural space in the Aurora lands would benefit the well-being of residents.
- Preservation of Indigenous history in the area is important to them.

Pathways

Many respondents indicated:

- That they appreciate walkable paths connecting to community amenities.
- Pathways within greenspaces/parks are popular for recreation and dog walking.

Proximity to amenities

Some respondents indicated that they value having easy access to shopping, parks, the airport, and downtown by vehicle and walking and wheeling.

Housing types and density

Opinions about housing types and density varied:

- Some mentioned not wanting to see high density development in the area and that they value space, quiet and single-family housing.
- Some mentioned that a variety of housing types should be the focus of development to support accessibility and affordability.

Development views

Some respondents indicated:

- That they oppose development of the Aurora lands, advocating for preserving the green space for recreation and nature preservation.
- That The City should be prioritizing greenspaces and residents' well-being over development.

Dog parks

Some respondents indicated that they would like to see larger dedicated spaces for off-leash activity.

Transit access

Some respondents indicated that reliable transit access is important.

Road access

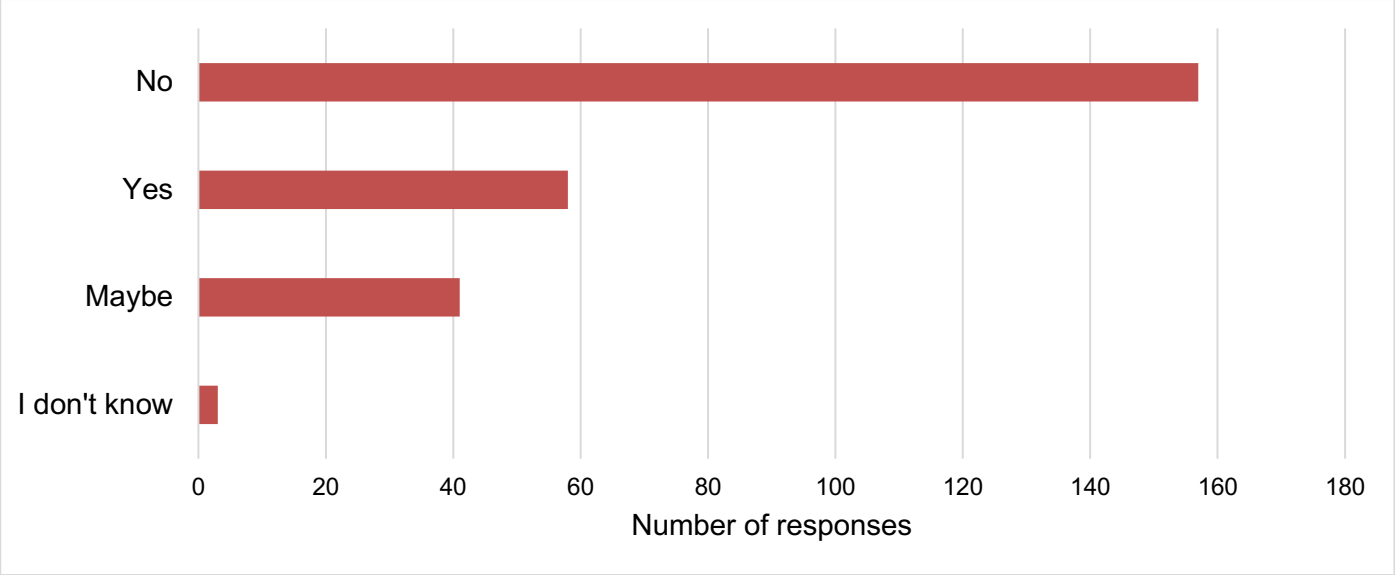
A few respondents indicated that they value easy access to major roads (Deerfoot Trail, Beddington Trial, Stoney Trail) from their neighbourhoods.

Question 4:

Would you like to see a greater variety of commercial/retail uses and services within the ASP area?

What we heard:

Most respondents (157) indicated that they would not like to see a greater variety of commercial/retail uses and services within the ASP area. Fifty-eight respondents indicated 'yes' they would like to see a greater variety of commercial/retail uses and services, 41 respondents indicated 'maybe' and 3 indicated 'I don't know'.



259 total responses

Question 5:

If yes, what types of commercial/retail uses/services would you like to see? (*150 total responses)*

What we heard:

No more commercial/retail spaces

- Many respondents voiced that they do not want any more commercial or retail spaces in the area, with some expressing a desire to keep the area as a natural park for recreational use.

More commercial/retail

- Many respondents expressed desire for more restaurants, cafes, and pubs. Some respondents specified a desire for family-owned, non-franchise, or 'higher-end' restaurants.
- Some respondents mentioned a desire for more locally owned retail options, including small grocery stores, independent shops, boutiques.
- Some mentioned the desire to see big box stores like Costco and Best Buy.

Recreational and entertainment facilities

- Some respondents expressed a desire for more recreational and sports-oriented facilities, such as yoga studios, Pilates, community centers, and gyms.
- A few respondents mentioned the need for more entertainment options, such as a movie theatre or a casino.

Local services/ employment

- Some respondents mentioned the need for office spaces and support for the development of a business park.
- Some respondents expressed the desire to see more childcare services and schools.
- Some respondents mentioned the need for local medical services, including a 24-hour medical clinic and medical center with urgent care.

Manufacturing

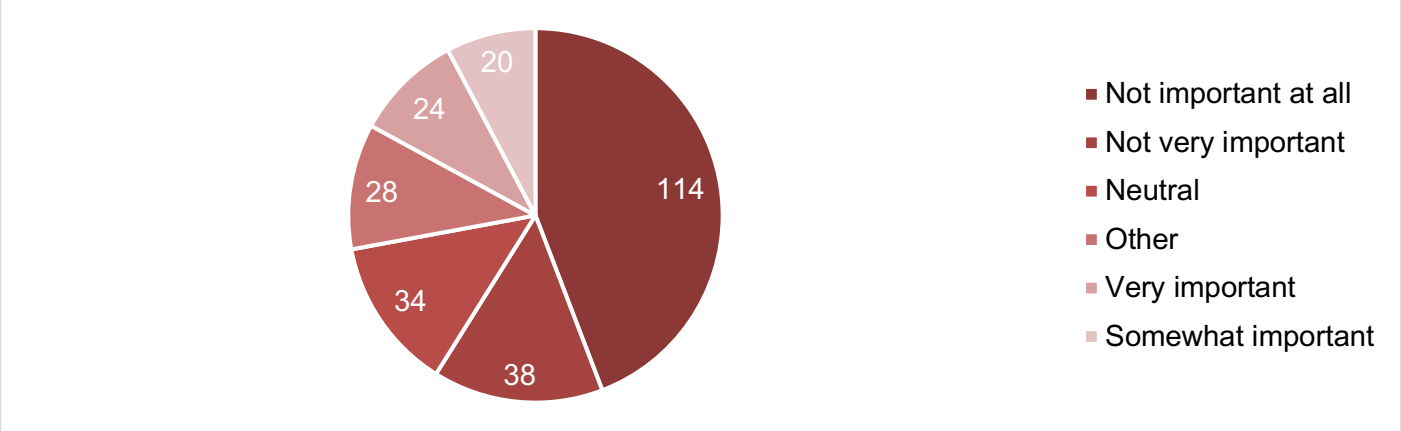
- A few respondents mentioned support for manufacturing businesses in the area.

Question 6:

Is it important to reserve land within the ASP area specifically for manufacturing and employment purposes?

What we heard:

Most respondents (114) indicated that reserving land within the new ASP for manufacturing was 'not important at all', 38 respondents indicated 'not very important' and 34 participants indicated feeling 'neutral' about it.



258 total responses

Other:

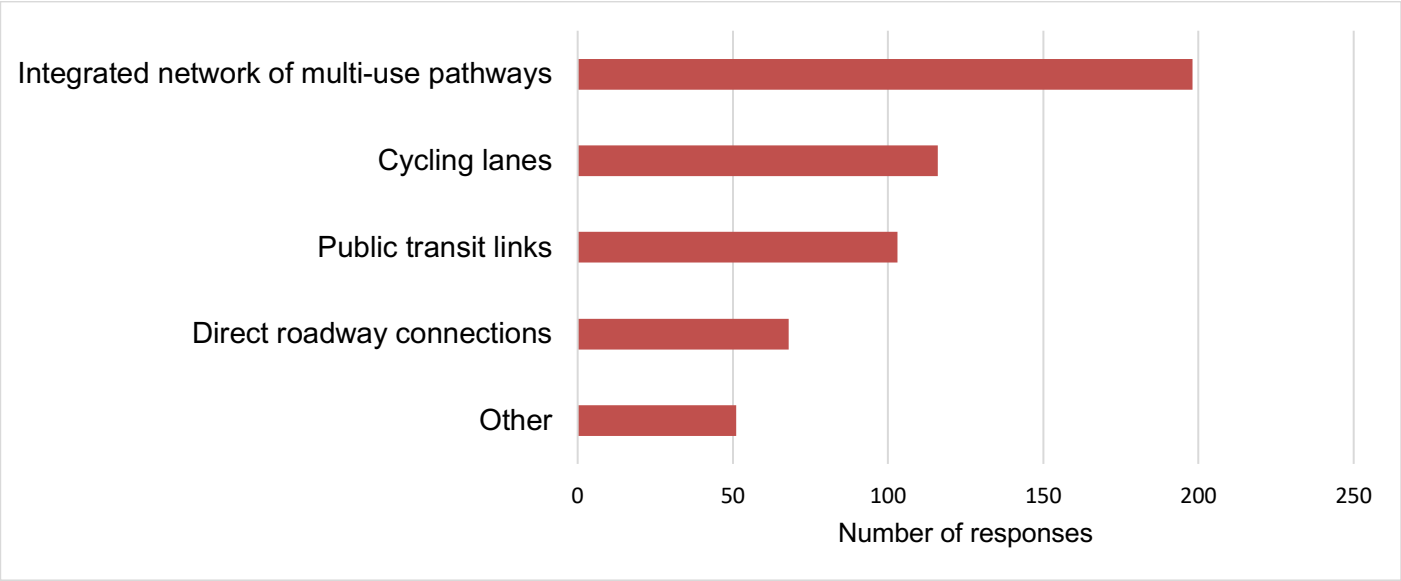
- Some respondents mentioned being concerned about noise and pollution that may be caused by manufacturing. One respondent mentioned that manufacturing isn't viable in Calgary and the area may be too small for industries or the types of manufacturing that may be viable.
- One respondent mentioned that natural areas (Split Rock) and Indigenous historical artifacts and history (specifically the Blackfoot Confederacy) should be preserved over manufacturing or employment.

Question 7:

How should this community connect with adjacent communities and surrounding green spaces? (Check all that apply)

What we heard:

Including an integrated network of multi-use pathways received 198 responses. Cycling lanes received 116 responses, public transit received 103 responses, direct roadway connections received 68 responses and 'other' (see list below) received 51 responses.



252 total responses

Other:

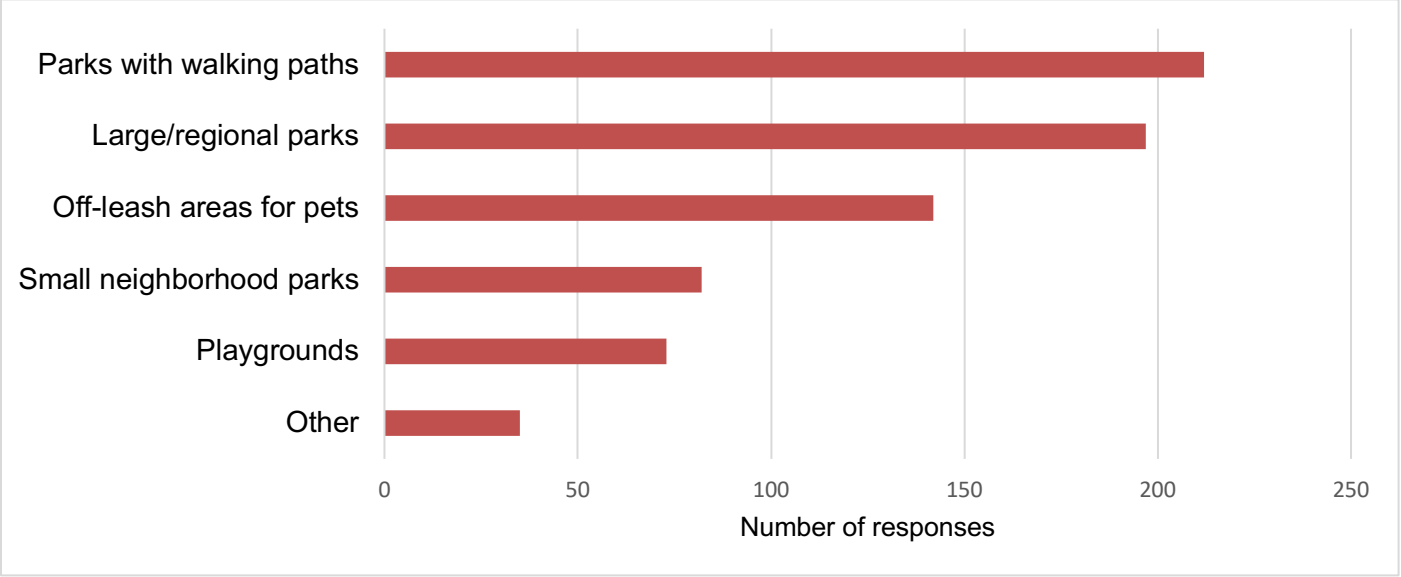
- Many respondents suggested that the space should remain a natural park and not be developed. Some stating the space is used for recreational purpose by many and that developing it would have a negative effect on the well-being of residents.
- Some respondents suggested that the Aurora lands be further developed to include:
  - More multi-use and bike paths
  - More greenspaces and outdoor gathering spaces for the community
  - A large dog park
- A few mentioned the desire to preserve and protect Indigenous history in the area.

Question 8:

Which types of park and open spaces do you value most in your community or in The City at large? (Check all that apply)

What we heard:

Most respondents (212) indicated that they valued parks with walking paths most. One-hundred and ninety-seven respondents indicated large regional parks being most valued, 142 respondents indicated off-leash areas for pets, 82 respondents mentioned small neighbourhood parks, 73 respondents indicated playground and 35 respondents indicated 'other' (see list below).



260 total responses

Other:

Naturalized parks

- Many respondents indicated that they valued large, naturalized parks.
    - Some mentioned they would like to see the Aurora lands untouched and left as green space.
    - Some mentioned protecting the Aurora lands to preserve the natural habitat of animals and plants.
    - Some mentioned they valued the pathways in Nose Creek Park and wanted them protected.
    - A few mentioned The City consider adding interpretative signage that focuses on environmental and historical information about the area.

Recreation/community facilities

- Some respondents mentioned valuing parks with recreational facilities and/or community spaces such as:

- Sport fields
- Golf driving ranges
- Playgrounds
- Cross country trials
- Skating rinks
- Splash parks
- Historical trails with interpretive signage
- Frisbee golf courses
- Picnic areas
- Bike paths
- Parks with art

Dog parks

- Sentiments about dog parks were mixed.
  - A few respondents mentioned that they value off-leash parks, some preferring fenced dog parks, while others mentioned they did not want to see fenced dog parks as it does not encourage owners to bring dogs with good recall and socialization.
  - A few mentioned that dog parks should be separated from natural areas, as they disturb local plants and animal habitats.
  - A few wanted to see larger dog parks considered like Sue Higgins.

Large/regional parks

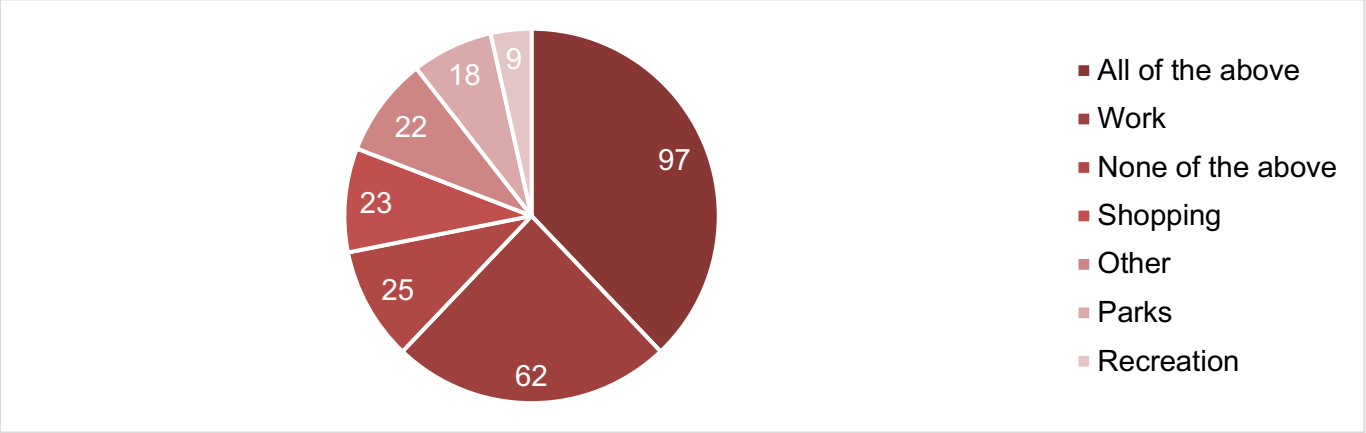
- A few respondents mentioned valuing larger, regional parks over smaller parks and playgrounds in their communities.

Question 9:

What do you leave your community to do?

What we heard:

Most respondents (97) indicated ‘all of the above’, which means they leave their community to shop, work, to go to parks or for recreation. Sixty-two respondents indicated they leave their community to go to work. Twenty-five respondents indicated ‘none of the above’, 23 indicated shopping, 22 indicated ‘other’ (see list below), 18 indicated to visit parks and 9 indicated for recreation.



256 total responses

Other:

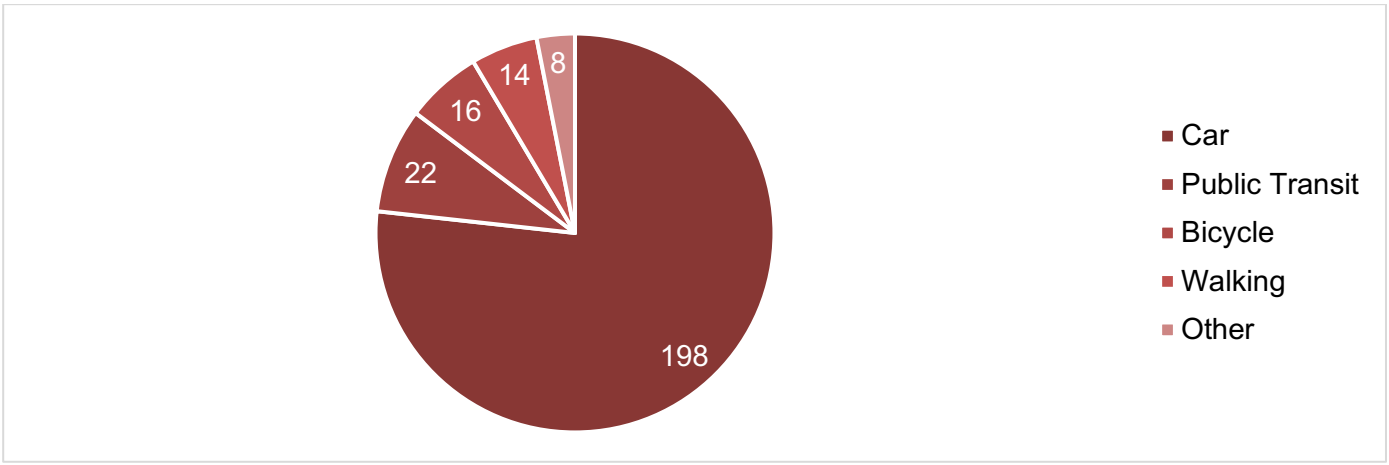
- Respondents mentioned leaving the area to access health services.

Question 10:

What is your primary mode of transportation within and outside your community?

What we heard:

Most respondents (198) indicated that their primary mode of transportation within and outside the community was a car. Twenty-two respondents indicated public transit, 16 indicated a bicycle, 14 indicated walking/on foot, and 8 indicated 'other' (see list below).



258 total responses

Other:

- A few respondents mentioned biking and walking within their community and driving for longer distances outside the community.
- A few respondents mentioned carpooling.

Question 11:

Tell us if you have any additional thoughts The City should consider in the development of the new Aurora ASP. (*266 total responses*)

What we heard:

Preservation of green spaces

- Most respondents indicated that they oppose development of the Aurora lands, advocating for preserving the green space for recreation.
- Many mentioned how the space is currently used by many residents for recreation and that they fear that the new development will negatively impact public use and reduce the green space available in the area.
- Many mentioning the negative impacts development would have on local wildlife species and their habitats.

Does not support the development of the Aurora lands

- Some respondents expressed that new housing development may lead to more traffic, parking issues and reduce the feeling of openness and peacefulness in the area.
- Some respondents mentioned that building under a flight path wasn't desirable and would reduce the quality of life for those who purchase homes there.
- Some respondents cited that there is enough housing and amenities in the area currently that development of housing and retail/commercial is unnecessary.
- Some respondents mentioned that the historical and Indigenous history that should be preserved in the area over development.

Traffic concerns

- Some respondents expressed concern about the potential increase in traffic due to the proposed addition of housing. Some respondents mentioned that existing roads like Beddington Trail and Harvest Hills Blvd are already congested, and adding more vehicles may make the problem worse.
- Some respondents suggested infrastructure improvements to handle the anticipated traffic. Ideas included connecting Centre Street to Harvest Hills Boulevard, creating overpasses at off-ramps to Beddington Trail, and allowing Beddington Trail to go northbound on Deerfoot.
- A few respondents expressed specific concerns about safety issues on certain roads. For example, the merging of traffic on Deerfoot Trail was described as slow and prone to near-miss accidents. Additionally, the blind corner traffic from 96 Ave onto Harvest Hills Link was cited as a safety hazard for homes with front garages.
- A few respondents pointed out specific areas for improvement, such as the need for a bike lane on Beddington Trail. They also noted the increased traffic on 96 Avenue and suggested the installation of pedestrian lights on Harvest Gold Manor.

Next steps

This report will inform the project team's work to prepare for **Phase 2: Explore** in September 2024, where we will share a first draft of the land use concept, vision and core ideas to shape the new Aurora area structure plan.

Appendix - Verbatim comments

Verbatim comments presented here include all feedback, suggestions, comments and messages that were collected online and in-person through the engagement described in this report. All input has been reviewed and provided to Project Teams to be considered in decision making for the project.

Any personal identifying information has been removed from the verbatim comments presented here. Comments or portions of comments that contain profanity, or that are not in compliance with the City's Respectful Workplace Policy or Online Tool Moderation Practice, have also been removed from participant submissions.

Wherever possible the remainder of the submissions remains. No other edits to the feedback have been made, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

In-person open house

How Important to you is being able to age in-place in your community?

- Make it accessible
- Very important! We live in a condo now. Here in Hills since '94.
- Very! And affordable and with mixed use (retail/small buz) walkable
- Very important to agre in place and have progression of options.
- Subsidized senior care should be reserved for seniors. In the same building. No afar of mixed ages in a subsidized senior building. There is such a great need for affordable care. They should not be sing younger residents for filling staff gaps.
- Very important! I have been living here for 24 years. Need more acces to healthcare - hosp. - urgent
- Important to age in place. However, accessibility is very important for any aging populationm I.e sidewalks ramps, wide sidewalks, to arrow for wheelchair etc. Disable access to All.
- Age in place - other (community) options when we can't be at home

- Very important as a senior in Coventry Hills. I dread the day I can no longer drive.
- Very important. Love the existing area now.
- Aging in your community is important. It is also important to have quiet, peaceful, walking spaces that are close to your community.
- Hugely important! And havingthis nature reserve (upper benchlands too) not just nose creek (confluence park). Keeps me (a senior) healthy and happy walking to and from and climbing up and down all the hills (Gods knows I can't afford to do anything else. I love this parkland!)
- I am 72 hubby 80 very important to age in place with help.
- Very important to age in place. Accessibility is a priority. Need more NATURAL areas for the lage number of people in the area (North Central).
- Age in place - Very important! And be affordable. I have researched the area for my parents and no options exist. For affordabililty in their price range. I also consider for ourselves, dow the road. So we can stay in the neighbourhood when our kids leave.
- Gorw old in current home. Adjust to accommodate aging needs (age to).

What more could be done to provide suitable housing for people of all ages?

- Be a leader in sustainable multi-family opportunities
- Not in favour of high density housing here! Sage hill is a disaster!
- I foresee parking as a major problem. Any residental housing must provide on-site parking - no street parking.
- Concerns abuot the level of noise due to flight path
- Multiple options needed. 1. Age in home with supports for seniors 2. senior living style apartments building with supports. 3. Assisted/full senior care to accommodate both partners in 1 building assitance as needed
- Senior friendly housing and high desnity housingis needed. Along with access to public transportation.
- More high density housing

- Progression of senior housing and resources and services
- More high density hsg i.e. multu-family, Row etc. However there also needs to be parking.
- Building all homes (of all types) with accessibility features does not get in the way of those who don't need them but increases capacity for people with disabililties and those with want to age in place.
- Make it affordable!
- Make row houses like Garrison Woods, with opportunities for rentals for young people. No building higher than 4 stories.
- Build the green line north
- Need structured parks to draw in people from other communities.
- Build better 'greener'
- The most important is to rest like a park
- We need green area. Look like residential and buinseses are going to be mix. Calgary appearing going to be changed less residential area more businesse. I think this is not goos for children and older people.
- Diverse multi housing. Not just tall buildings. Consider that it is loud when airplanes fly over this area. Consider the horrible smell of deicing ponds from airport for weeks in the spring.
- VIP! Community health centre
- Multi housing good but lot like the multi storey units in the old golf course too close together
- Look at what University District has done for mixed use housing: retail, housing for seniors, professionals, University students.
- Seniors mobility issues can’t live in houses with 2-3 storeys.What are the plans within the rezoning area for them?
- Multi-level housing not over 3 stories. Agreed.
- If more housing, make sure there is ample parking.

- Make it condo only like Uni district. Market housing with stipulation of living there, no rental investors.
- <3 <3
- Re-zoning. Rethink and reprioritze development on brownfield sites. Redevelop empty offices buildings, lot of examples in Europe.
- Frances WhO S <3
- Limit the development of "LUXURY" everything! That seems to be the trend by developers everwhere. I get the want to make money but the City needs to make change for the homewonership to be afforable.
- Transit and higher density housing and amenities around transit stations will alleviate the concerns about adequate parking! We don't need more CARS!
- What I would like a fully funcitoning mulit-use community centre.
- Affordable housing for seniors

What do you like most about where you live and what aspects of that would you like to see in a new community?

- More small/independent shops and services
- Done the nose creek park and the benefits of the green space biking/hiking travils and wildlife - 3 storey max building types
- Keep the green area untouched
- Pathways, places for recreational activities
- Preserve green space for wildlife and people to enjoy. No big box stores or supermarkets PLEASE! Only smaller independent businesses.
- Large dog park like it was prior to 2088 - space is currently used as such.
- Green spaces and parks. Inside social activity places for winter. Bigger and more pleasant libraries and working areas.

- What I like most about this area is the large area of nature (that you call Aurora Business Park) that I can walk to and enjoy, wihtout being struck right up against and sandwiched closely between houses and roads!! This is our only large natural area in these communities. And we NEED it!!
- Hospital and way better transit. We have everything else.
- Essential services (shopics, clinics ...) Social spaces - affordable, accessible, community cnetre! Access to greenspace!
- Bikepaths. Ability to visit naturalized area for relaxation, mental health and education/ Calgart is easy to travel aroudn to to other amenities.
- The unique and reare prairie ecosystem and significant Blackfoot site. A rare gem to be protected for perpetuity.
- Bike paths. Greenspaces. In an new community more integrated places-buisnesses and residential mixed together like in Europe. More thind places.
- Love the valley green space!! Walkable
- Close to green spaces .. Like the fact that the Aurora area hasn't been developed ... great for walks enjoying [unintelligable]. Close to major roads that connect to the rest of the city. Close to shopping.
- Natural pathways, open fields. The open areas for biking, wlaking and dog parks. Keep it green!
- Mulit-modal integrations w/parksm housing connect the areas. Make the accessible desirable for ppl to walking, bike to the area. Nature areas great. Improve ways to get there.
- Green spaces and parks. Improve transit - I loved to Coventry 25 years ago because of the promised train service. I will be DEAD by the time it comes! 15 minute community concept.
- Keep green areas as it is no more residential nor industrial.
- Kepe green spaces, more resteraunts, mom/pop cafes. City Calgary Rec Centres, poll, hockey, lacrosse
- My concern is preserving the integrity of this archeological and Indigenous site!

- New high school is already full after 1 year and kids going to cresent again!
- Each great communtiy has a great park. In the future it will be more valuable.
- Large off-leasg dog park with natural areas untouched.
- What I like - green spaces to be maintained - like my home.
- Urgent care/health care clinic! + 1
- Affordable and accessible housing requires good transit and accessible services close by because the owners/reuters are less likely to own a car. This supports greater density without congestion.
- Keep recreational aareas, add a city recreatonal facility that is in the community (pool).
- Wildlike corridor should be preserved. Nosecreek and pathways are important.
- If something is to be built, it should be a clone of University District, there is a good amount of parks, and green spaces mixed into condos and vibrant businesses, not a bunch of row houses or industrial.
- Would be nice to have a large off leash dog park incorporated. Maybe along the flight path off runway 27. Not prime house development bud dogs don't mind.
- Nose Creek watershed, walking paths, green line
- Beautiful bike path (nose creek) and green spaces. Minial tall buildings.
- Green space is important and should be expanded. Preserve the creek.
- Dog park larger than Confluence as it is too small and on hill - not good for seniors with dg pet.
- Keep the wetlands, forest, wild areas intact
- Access to everything: airport, downtown, mountains, communuty, GREEN AREA/NATURAL AREA, 25 years ago Havest Hulls ince felt like an island surrounded by natural areas.
- Maintain and keep the green space!! (wetlands, park, pathways)

- Love a natural rea in tis busy community that's relatively flat for walking dogs, off-lead and to meet neighbourhs. A great area as is for social cnnections. Don't change what is working!
- Maintain the current green spaces and add even more!
- People create more opportunities for connection.
- Accesible by walk and cycling
- Improve tranist, greenline
- What I like msot is the ease of moving in ad out of the community. Easy access to major roadways to move in and out and through the city.Like green areas asn access to dog parks (I do not have a dog). Would be nice to have a wider variety of shopping.
- Keep the walking area. Ensure the pathway is linked from nose creek pathway to 96 ave Protected the wildlife found in the area. + 1
- PARKS! Dog walking areas. Nose Creek left alone. Split Rock NOT moved. + 1
- Park usable amenities - skating rink, playgrounds, basketball courts. SCHOOLS! No CBE, at capacity already. Ready for High School!
- More commerical to the left recreation to the right green space to the south
- Green line please! Green space please!
- we STILL don't have a regional park for accesisbke options.
- Outdoor swimming pool
- Green line (capacity) is needed! A re-branded 301 won't cut it!
- Important to not encrouch on the creek. Consider sing muct of the east side as a part of the park and pathway system.
- Why Aurora Park, now? What's happeing with the former Alister Inn and High Wood Golf courses? How can we be reassured Aurora doesn't end uo like the golf course?
- Expand school space!

- More park space, seniors living, off-lease dog park, do not disturb wetlands, no cmmerical development, just leave the park as is
- More senior friendly design. Accessible unit design. No stairs.
- Please, please give us a city-run rec facility - {unintelligable}. Vivo is part capacity! Pod, tennis/pickle ball courts, a running track, a spray park. Please give us some options for active living in a budget.
- Campus style development with green space between like U of C.

Would you benefit from a greater selection of commercial/retail uses and services within the ASP area?

- No industrial it is destroying the valley north of Beddington Trail. Use the 15 minute community concept. Services, businesses, healthcare
- Yes to more variety of retail offerings in particular small business. Small coffee shops, restaurants
- Plan for schools capacity in the community! Took too long to get sc school for the High School students in Coventry Hills.
- Would love to see more shops and recreational spaces.
- Use existing wharehouse and buildings for residential. Saves dollars. Park = green space for recreation. Invest in health and wellness in N.W dog park paths. Sto with interrupted of wildlife. Species that are endangered - birds etc.
- No. We have everything nearby already. Stay green! Natural areas should be maximized.
- No industries near Nose Creek! Eek!
- No industrial more areas for humans to use. Must mintain green spaces.
- We ere fully aware that this area was going to be some form of cmmerical light industrial product. Please make sure that is remains a high end product that the community agreed to years ago. No residential as there will be forever be problems with noise from airport.

- More real restaurants (not more fast food). "Light industrial/office only (no big office buildings. Office in front, workshop in back.
- Small businesses, less industry
- Where's the green line maintenance and storage yard? + 96 Ave station?
- Pave paradise and put up a parking lot. :(
- Local biz focus
- Small bus and co-working spaces for non-profits PLEASE
- No we have plenty already. Development can happen in nearby brownfield sites like Beddington Towne Centre, and Creakside and Country Hills Blvd.
- No industrial
- Yes. More variety of smaller independent businesses.
- Medical services
- Famly biz, bakers, restraurants, repair
- More local businesses, local coffee roasters/brewery restraurants
- There a lots of buinsesses off Country Hills Blvd
- Community amenity growing hemp business! :)
- No! Area hs more than enough malls, shopping, restaurants, employment opportunities etc. Many of which are already under utilized. We need greenspaces, nature, a place to breathe, and have abt of non-capitalism, no-consumerspace
- Industrial in ASP not needed. Some small commercial is OK but greater need in ASP is residential - schools and healthcare to go with density
- No industry and manufacturing. Try to keep the peaceful, country feel of the area.
- Make area condusive for local business i.e. not chains or bug box stores. More community focus. :)

- No more industrial. Family business ok.
- Benefit with hosipital and better transit. You took the bus that would go from here to cross iron.
- More cafes and restaurants
- More retail - farmers market? Community clinic (public health), more restaurants options, walkable, small drop-in pick ip. Walkable and drivable locations.
- University District
- More dedicated commerical space. Local and big box. No industrial.
- Protect Nose Creek -bigger setbacks

Do you think it's important to keep land in this ASP area for manufacturing and employment purposes?

- Urgent care facility would provide employment and greater Health Care access.
- No. Housing, green space, stay back from the creek
- Office space is widely available across Calgary. Manufacturing facilities can be built on brownfield sites without loss of increasingly rare naturalized areas within the city.
- Can we do proper studies about the impacts to wildlife and mitigate as much as possible? We love the animal diversity this area brings and would be addended to see negative imapacts! And also the possible negative impact of the pushing wildlife into peoples backyards.
- Manufacturing BAD so close to sensitive nose creek.
- NO!
- Urgent care needed.
- Do NOT want more commerical or industrial. Please keep as much natural area as possible. People need spaces to breathe that NOT developed.
- Employment yes, but manufacturing not really. Peoplemworking where thet live or easy access is a bonus, business should fit with community.

- Absolutely not, keep it green.
- No!!
- No manufacturing!
- Please leave the pathways alone i.e. where nose creek runs
- Employment yes and manufacturing as long as it does not involve a lot of large truck traffic. There are oops for manufacturing in other areas of the city.
- I agree with more low-rise housing is ok on 96th NOT on Country Hills Rd by the Church!
- Commerical invites trucks warehosues those could be accomodated norht of Country Hills. Develop a better leisure park. For community.
- No. This is a cross roads area that could see so much use by North Hill/South Greenspace and those transiting through. Like Unviersity District and Crossroads area.
- Yes, some but not all save the green space.
- No
- Support - businesses that don't cause pollution, make noise, big truck traffic
- No! Pls no manufacturing too close to residential
- No! Enough stores and rec nearby. And don't need more housing to price trash. High des = more trash
- Don't encroach on creek. Expand and preserve nose creek!
- No - there's already Stoney Ind.
- This whole parkland is and has been well used for decades as a natural area for Calgarians. Hundreds if ppeople use it daily and have volunteered to keep it clean and maintained. South Calgary has an enormous dog park and I would love to see a similar 'north' Calgary dog and hiking park. Low rise senior's housing and services. would be welcome addition along 96 Ave. I know the communities would happily volunteer and participate in creating a 'north' Calgary park.

- More commerical space. Big box stores and local businesses. A mall with a large variety of shops.

How do you see this community connecting with the adjacent communities and surrounding green spaces?

- Trains + Connected Pathways are a MUST !!
- Also make space for wildlife crossings over major roads
- Connected pathways.
- Off- lead dog parks
- better accessibility to enter parks + green spaces.
- please don't let developers build a bunch of tot lots that don't serve everyone + community needs to pay to replace
- more pathways into community
- Can't really connect now - transit routes don't make sense
- More Feeder transit not just to downtown
- and airport.
- Maintain current pathways and ensure a comection between Beddington Trail & 96 Ave on East side.
- Deerfoot can't handle an increase in traffic flow.
- All !
- Onramp onto Beddington Trail would be helpful.
- Easy access far non-velicle transportation
- Low conflict points for pedestrias & cyclists.
- Priority corridors.

- "NW CALGARY RESIDENTS HAVE BEEN ASKING FOR FACILITIES RARELY CONSIDERED IN LARGE DEVELOPMENTS:
- - HEALTH CARE EMERGENCY SERV'S I.E. URGENT CARE CE IN AIRDRIE
- - FACILITIES FOR GROWING SENIORS ACTIVITIES, HEALTH, + SERV'S"
- Build adequate sidewalks paths to services just to West (e.g.T&T complex) & transit (bus/greenline)
- Lighted - cared for all year
- Multi-transport designed well
- ped. Bridge over 96th? Crossing 4-6 lanes is SCARY
- Connections are lacking
- Train to north central should be prioritized.
- I ENJOY COMMUNITIES WITH WIDE SIDEWALKS, WALKING PATHS THROUGH PARK SETTINGS.
- GOOD ROADS FOR ACCESS IN AND OUT OF COMMUNITY.
- "Roads:
- Beddington trail access to Northbound Deerfoot??
- Northbound Deerfoot onto Beddington Trail westbound"
- Transit to airport and downtown would be very helpful
- Transit, Pathways, Car (unless better transit from within Northern Hills)
- Consider impacts of traffic through Country Hills, How to minimize?

What types of parks and open spaces do you find most valuable in your community or the city at large? Examples: Small neighbourhood parks, playgrounds, off-leash areas, parks with walking paths etc.

- maintain green spaces and wet lands

- AGREED !!
- Mantain Nose creek area
- Park system all along nose creek
- CITY PARK
- Acknowledge the Indigenous History. Follow through on previous commitments to protect.
- "Parks with walking paths and space for nature -Keep the green spaces -development is OK- naturalized parks like nose hill park"
- Keep the green spaces
- Yes
- Pathway following. the creek + split rock, Off leash space. Hilltopper Football uses the green space. Make a recreational space.
- SAVE NOSE CREEK: - adequate setbacks! - preserve historical sites
- More of the land should be designated as parks and historical + environmental spots
- preserved!
- Protect wildlife corridors/creek area with a green space buffer between it and housing or other development
- Protect NOSE CREEK + NATURAL
- Give us a decent off- lead walking area.
- Set aside whole area for protected natural park. Restore native grassland plants to areas that have been degraded.
- All types. Larger, more wild areas are rarer and provide important services smaller park cannot. Grasslands are the most threatened ecosystem on Earth and need to be protected.
- ALL OF THE ABOVE

- I like room to roam and be alone in unmanicured nature. This natue reserve that you call "Aurora Busines Park" lets me do that. Every. single. day. PRECIOUS!!!
- Grasslands and the many species & Biodiversity that need them to live, propagate and hopefully still be there
- for our children's children & grandchildren
- are the most endangered and under siege part of our nature.
- DOG PARK LIKE SUE HIGGINS Yes yes yes
- Where does all the wildlfe go if we develop this Space?
- ALL IMPORTANT REMEMBER TO SAVE WHAT WAS THERE - NOSE CREEK
- PARKS WITH WIDE PATHS, BENCHES FOR SITTING, NIGHT LIGHTING, DOG PARKS - FOR LARGE & SMALL DOGS. DRIVING RANGE. KEEP THE NOSE CREEK CORRIDOR!!
- URBAN AGRICULTURE - GROW FOOD AND FLOWERS TO SHARE + SUPPORT. ADD BEAUTIFUL BIODIVERSITY. PROGRESS FOOD SECURITY.
- Need more dog parks. South Calgary has it all.
- Parks with pathways. Minimize noise in residential areas, Play grounds.
- Large parks with pathways, to get away from car noise. Biking on city pathways.
- Pickleball courts
- PLEASE PUSH THE GREEN SPACE UP TO THE SOUTHERN ROAD.
- NORTHERN HILLS NEEDS REGIONAL PARK
- WALKINE PATHS AND BIKE PATHS + SOME BENCHES
- Off leash area preferred - best for v. Large dogs. Existing area of YYC area and aurora area are perfect! (My dog loves it!)

- I would be devastated if we lost Confluence Park. I use it a lot! There are so few parks in North Calgary! We need more parks in the North. I wouldn't want nature to be replaced by housing and commercial buildings.
- Preserve the Confluence Park, Pathway + drivng range - and pool.
- WINTER FRIENDLY SPACES!
- There's not much to do in the city during winter except if you're into winter sports.
- Having inside sitting areas, cafes, socializing spaces within parks & green spaces would be nice, we wouldn't be freezing outside all the time if we needed some air! Winters are long & cold in this city (country), so again closed parking oreas would be useful too! Thanks! (a recent immigrant from a warmer country).
- All of above plus Ice Rink, Baseball couts, somewhere to GO to. Better Playgrounds, Seniors area? Outdoor Gym.
- LARGE GREEN SPACE DOG Park!
- Keep Nature Areas & Wetlands - ie Nose Creek - intact. Walking areas/ paths very necessary
- Ward 3 still doesn't have a regional park so make one! it helps with accessibility and inclusion too.
- - pump track
- - skate pack
- - BMX park
- Please ensure due diligence is done to protect Nose Creek. More Parkland in the area is always welcomed. Please protect Nose Creek.
- off leash and Natural areas
- Multi purpose park for all of the Northern Hills
- Aurora Park! - we walk in the natural area daily. The wildlife is amazing - deer, coyote, porcupine, skunks, birds.

- I grew up here and over the last 30 years of watch the area north of Beddington Trail change drastically corridors wants used by wildlife i.e. birds of prey, migrating birds and small mammals have been shrunk and even eliminated what remains is very important to the wildlife that calls this end of the city home and the people who appreciate them. Please don't call the destruction of a beautiful and vital habitat, progress or improvement to a community that is one of the best places to live in this city already.
- Confluence Park - which was in existence long before Aurora Business Park - contains the only fenced dog off leash in this area of the city. LEAVE IT ALONE.
- Leave the entire Confluence Park area alone.
- Make space for an off-leash dog park
- Recreational park, pump, track, more trails, fitness, nodes, etc. in addition to natural areas
- Policy to have landscaping bleed into development area from Nose Creek Park i.e. landscape permeability
- In 30 years, we visualize as a great park in the big city
- Need the natural habitat that currently exists to remain as stable as possible? Will the area behind the park into harvest Hills or 96th Ave. remain untouched?
- Wildlife depend on the land surrounding Nose Creek, many of the creatures and plants that called this place home are threatened, endangered and protected, who will stand for them?
- Need to keep a wildlife corridor
- Prioritize green space, access, make it a community
- Much care and attention needs to be placed on the historic and geological features of confluence Park (i.e. the old quarry and split rock)
- We have no off leash areas north east Calgary is lacking in off leash seems the city assumes only South Calgarians can afford dogs cyclists especially bikes run you down on the paths - they come up so fast.

How often do you commute outside of your community?

- Pave the parking lot in the SW corner of the Aurora park. RUSH!
- What are the proposed greenline plans?
- LRT reconfig? How does LRT end up running adjacent QZ?
- I commute outisde the community 1 -2 x everyday. I would commute less if there were more amenities here! By bus but sometimes car because the bus is often too full or late).
- Daily. If would be nbice to have reliable public transportation and not always drive.
- All the time. Mutlple times a day since there are fefw close amenities.
- Daily.
- Retiring. Very little.
- Daily for work.
- Please leave enough room for an airport connector C-train/Banff train option in the future. We hae school sites in Harvest Hills and Country Hills, so no more school sites that end vacant grass fields. Amenities one needed! Tennis courts, ball diamonds, sports fields, cover shelters, BBQ pits and places for people to gather in the community.
- Keep option for LRT connection to airport.
- What will happen if I have a "proposed" bus corridor bheind my house?
- We commute outside of our community almost every day.
- When you mix up residential and buisness together, how you keep safety.
- Often, almost daily
- Daily by car. Could not travel to work without vehicle.
- Multiple times per week.
- Connection of centre street to Beddington should be opne to cars

- Foster and more frequent public transit solutions - trains trams to centre and more)
- Please consider the wildlife that omce through the nose creek corridor, they are part of our city too.
- A few times a week
- Consider automated train-bases that operate in the dedicated transit lanes but not on tracks. Chrina has developed examples of these.
- Daily
- Often
- Commute allows and have plenty of options * car/bike
- 305 times/week I travel by car outside of the community.
- Rarely
- Several times a week by bike (connected pathways are very important) but mostly I stay within the community and walk.
- Everyday. 301 bus is awlays ful. We need the green line.
- 4-5 times a week retired but lacking stuff in the area.
- Several times a week by car to NE and SE.
- Have you considered the highspeed trail consutrction that planned long ago?
- I have to drive out of our community to Beddington to find an off-lead dog-walking area. We need something closer to home. We dog owners are in the community too!
- A often by car. 3 x 4 times per week

What are your primary modes of transportation both within and outside of your community?

- Our main mode of transoprt is our vehicles. Do occassionally use pedal bikes.
- Walking
- Within walking , cycling, outside car, bus
- Car but want green line
- Traffic is already bad along 96th and Harvest Hills Blivd and Beddington Trail. What/How will this improve by adding extra people in a space already unsupported?
- Outisde: car because buses pretty much just go downtown :(. Inside: walk or drive or 86
- Within our Community, Huntington Hills, we speond many hours walkig in this area.
- Daily bike, car, walk, bus
- Bus or bicycle to downtown. Walk for tripis in the hood. Car for long trips.
- Walking bike riding, car/
- Walking, bike, car
- Walking and car
- Daily travel, car and bike, please preserve (or improve) bike connections
- Car, walking, biking
- Walking in nose hill. Driving to everywhere else.
- Vehicle, walking daily in aurora business park
- Walking, car
- Walking, car
- Driving, bus - outside of the area, walking/biking - inside the area
- Walking and drive

- Car but wuld like more public transport options
- Cycling, transit
- Car and bad bus service
- Walking, car
- Need more busses especialy for student ex. U of C, MRU, highschool. Community is daily by car or bus.
- Any consideration of traffic impacts on the adjacent Harvest Hills Drive and the 96 Avenue
- Truck and car - use electric scooter nice weather only, because work is close by - 15 min or 45 by bus and transfer
- Car

Additional comments

- Green Spaces and Well-being
- Understanding the importance of green spaces and wet lands for community well- being, and that a recent survey of city residence showed now more than ever citizens are feeling their quality of life has decreased, how does the city and potential developers propose do seek that balance with land use planning and respecting the above considerations?
- preserve as much green space as possible
- Have an environmental center for purpose ot teaching → Teachers can bring their classes to learn about the wetlands!
- Recognizing that West Nose Creck/ Confluence Park has areas of archaeological and historical significance, how will the integrity of this park be maintained pre, during, and post development?
- Indigenous and Local Inclusion
- Engagement - Will the park and its significance not be impacted? And what is the consultation and engagement plan with Indigenous communities and local stakeholders? How does the city

propose to move forvard in reconciliation with urban and local Indigenous Peoples through this development?

- We appreciate being beard and listened to. Let what we say not go in vain! You represent us.
- Leave the driving range alone! Leave the walking pathway alone! Leave the off leash dog run area alone!
- Not an industrial area!!!
- MAKE IT A COMMUNITY FOR ALL
- GENERATION BE MORE GREEN SAVE THE CREEK
- Please can we stop obsessing about PARKING! We need more trains and fewer cars! Leave something for the children
- DON'T LET RE&DS GET CARRIED AWAY WITH MAKING A NEW TAX BASE!
- Be/Do Better
- Dog Park - clean & safe - garbage bins within
- Keep the green space. Ensure biodiversity
- A community meeting place. Spaces to gather outside. Parking is often lacking. Preserve green spaces.
- IF THE CITY IS THE DEVELOPER AND REAL ESTATE
- A PARK WHERE THE COMUNITY CAN SPEND THE TIME AS PRINCES ISLAND PARK WILL BE MORE VALUABLE IN 30 YEARS THAN A SIMPLE BUSINESS DEVELOPMENT
- Airport Ponds. Annual gas leak. Smell from airport de-icing ponds, every spring. Call Atco gas for # of complaints logged every year.
- This space is used daily by hundreds of walkers, bikers, bird watchers, geocachers & nature lovers. It would be devastating to lose this space to development.
- HOW CAN PEOPLE REACH OUT TO ASK QUESTIONS AND EXPRESS CONCERNS?

- Hilltoppers Football club uses the green space. Will they continue to have a Space?
- It's fine to keep the NC Pathway, but the area above it is in desperate need of shops. Mix of local and big name stores.
- Concerns about impacts of flight path on quality of life
- poorer areas get respect and amenities
- Hundreds of people utilize this nature reserve everyday. It is the ONLY piece of natural and naturalized park land in the area. IF you squeeze the people in the current communities into a smaller natural footprint AND build another community of thousands more people, the nature, plants, animals, biodiversity nesting/breeding AND health of the people will all suffer for it.
- Protect our green spaces, marshes, creeks!
- Think about the impact to our ecosystem + animals that live in the marshes, creeks + fields.
- We need to preserve the wetlands please keep them for future generations
- How often will these engagements be done initially?
- What is the plan for land reclamation of the area previously used by circle 8 race track?
- Don’t develop this area keep green spaces. This area is important to my family.
- Integrate buildings into the streetscape no more backs to sidewalks invite us in instead of creating a hostile environment, full of conflict with vehicles
- Do not use Skyview as an example high density means more individuals who do not care about our pathways and natural area
- You need to have another session with ideas and options even different style low density maybe not high
- Maintain areas for wildlife to stay/cross. They are important in this area.
- I think you can make the surrounding area map - where people put their little dot - much larger as people come to this natural area from much further afield to be honest our little nature reserve (that you call Aurora business park) is even better than Nose Hill because Nose Hill doesn’t have any creeks or marshes or the biodiversity that comes with that.

- Large natural areas that are accessible within a city are rare and important for mental health education recreation. This value needs to be assessed against its rarity and once it's gone, can't be reclaimed development can happen on Brownfield sites.
- I hope green space and Nose Creek are kept intact. Please don't take all the green space and nature away think about wildlife birds, etc.
- Create a community centre/Park informational centre for the NHLA. Preserve as much as possible.
- Don't change the flight paths to accommodate new houses.
- The original ASP had a master drainage plan that said development will be hard here.
- Preserve the environment of this area incorporate the split rock there is an indigenous connection.
- Development needs to be sustainable and more environmentally Innovative
- Let's make it community focussed development
- Active transportation
- Support local businesses
- Centre Street bus trap chaos open it up again
- This is premature before understanding archeological impacts
- No condos like in other transit oriented development. Keep it human scale.
- What is the frequency of these engagements? We need more parks in the north too few as it is! Nature needs to be protected!
- Please please please don't touch our green area. We want to keep our oxygen corridor.
- Inglewood is shown as an ASP community but I never go. Parking is too difficult and transit would take many hours to get there from Beddington.
- Half housing halfcommercial mixed

- What is the cities proposed engagement and consultation plan for this development? This will be a great crossroads of transit/transportation when better built. Please make it a destination. Like university District. Good parks/green Spaces small retail walkable bikeable lots of restaurants, gyms, etc.
- If going to build condos more than just one and two bedroom condos. Think about big families and multigenerational homes.
- Green spaces further engagement with the community places local business.
- Plan it as though you're in a contest for the best urban design.
- I've lived in Coventry for over 20 years. I can tell you we have seen a huge change in the wildlife moving into the communities/how is areas after the development in the district and across country Hills Boulevard from there. We never had to worry about small dogs being attacked in yards by bobcats or a massive skunk population increase. The last five years have seen both. The development of more green spaces/wild areas will only push the wildlife further into housed areas.
- Erratic, Aurora Park tires dumped. Preserve area, the erratic area. leftover remnants, such as cement posts. Social media - map shown was misleading.

Online Feedback Form

What more could be done to provide suitable housing for people of all ages? (Check all that apply)

Other:

- Provide suitable shopping availability that will support a higher density urbanization of this area. Preserve the existing network corridors and parkland. Housing co-ops and affordable housing where rent increases are managed to reduce gouging would allow home owners an opportunity to rent/invest but also opportunity to develop principal in properties that would allow them to buy into better affordable housing.
- Stop the blanket rezoning plan
- More low income housing
- Create non-market housing
- Nose Creek Preservation Society would like the City of Calgary to consider increasing the green-space for this development.
- Rent control. Make it impossible to buy a house and then rent out each level for twice the cost of the mortgage and maintenance. New home buyers are priced out because landlords know they can pay more because they can rent it for whatever they want.
- Leave the area undeveloped. Blank existing lots closer to the core with a new building permit.
- It should not be changed and should remain as a natural area, for walking, off leash dog park, geocaching, etc.
- Leave this area alone! This is home to 2 beavers, deer, coyotes, ducks and many birds. It is also a wetland area that needs to protected!!!
- In older areas allow only the type of home that was there before. Build high density buildings in designated areas as is already being done in newer areas.
- Make housing more affordable by lowering taxes, levies, etc. that push up the cost of housing.

- No houses just commercial, retail is what I'd like to see. We have so many houses up here and no where near enough infrastructure such as retail, schools for everyone.
- Advocate for tenants, press the provincial govt to update the Landlord and Tenant act to protect tenants rights and cap rent increases.
- Build non-marketable houses and coop houses
- Lots of downtown empty office space
- Non-market rental buildings such as co-ops
- Build more neighborhoods on the outskirts of Calgary. Expand Calgary with new communities with mixed housing options.
- City subsidies for housing.
- Support agencies who are building affordable housing with incentives rather than rezoning so that developers just make bigger profits
- Leave the wetland Marsh and natural grassland and the rest of the area alone. This area provides a common space with easy access for all people of allmobility levels to walk, socialize with neighbours and enjoy the natural ecosystem.
- Don't build more houses in Country Hills. We need more parks and green spaces for people to enjoy.
- Create opportunities to "rent to own"
- While I don't know much about the complex economic and social issues within our city I believe that's its vital to preserve our natural land including Aurora park.
- Not getting rid of our parks and grasslands for housing. There are many better ways to create housing than uprooting an entire beloved park.
- Stop inflation and increased taxes that make it increasingly difficult to afford the house I have!
- There is not a need to populate this area more. The busines that it has and the Community services are not appealling to the demographic that is in the area.. The city does NOT offer sports programs for the youth in the THIS community!. LOok at the population of the YOUTH

that have NO activeties organized for the space that's in the area. POOR Urban engagement of the CITY.even though the mayor resides in the proximity.

- There is tons of new development being built all around the city. Also - many younger people could by in neighboring communities such as Cochrane / Airdre / Strathmore / Okotoks.... we don't need to all sit on top of each other - not everybody works in the downtown core. If young people do live in the downtown core then clean up the East Side so it is safer and then continue to build homes there where a vibrant community has already been built. All new neighborhoods being built around the city have a mix of single homes / laned homes / town homes / apartments..... This area just had the removal of a green space / golf course for a densely built up apartment area that houses many. Why take our last remaining greenspace?
- While there is a need for suitable housing, their is more of a need to stop the greed with landloards. Investment home owners are demanding over $1,500/month for rent. I work for WestJet for 20 years and have a career there, I only make $48,000/year, before taxes. Canadians want to buy a home, not rent a home. I also live close to my work so I don't have to fight traffic, now with a development there will be more residential traffic. There is no sense of comunity already in these areas, and buidling more will bring more crime. Look at Panorama Hills, theres alot of youth crime. And honestly, do we need more of the blvd littered with Retail lawn signs and bill boards with more advertisng. There is so many business advertising along the blvd that you can't even see the grass at Panorama Hills And Country Hills BLVD.
- Have a government that actually knows what they’re doing
- Provide more affordable housing instead of ugly modern new builds.
- Leave it alone you [redacted]
- Cap rent
- Not everyone has to live in the suburbs- build downtown
- Limit immigration
- Build affordable housing but leave R1 as R1 since that was understood when we bought property.
- No more housing in this area. The golf course was enough already

- Nothing in our area too much multi housing all ready
- Leave it as is
- Reduce property taxes
- Stop allowing as many immigrants to enter…
- Lower rent and make it easier to buy homes at cheaper prices.
- Leave as natural park space, not enough green space in this city
- Start fixing the hundreds of vacant units in Calgary housing and make sure those in low income housing are low income. The amount of expensive cars I see in CHC is ridicu6
- We need a much stronger focus on denser housing like row homes, quads, triads, duplexes. Should this region be developed to include more housing, I would love to see more of these types of homes instead of single-detached homes.
- School and hospital
- A combination of the above, limiting foreign investors, but in this specific instance leave this space alone.
- Affordable housing
- Don’t destroy this park
- Please build affordable houses (may be 3 bed apartments with 2 bathrooms and 2 underground parkings for family of 4)
- Do not build any more multi-family housing in this are! Build a parking structure for transit instead.
- Leave the space as is and allow people who enjoy walks or use the field as many dog owners walk their dogs there freely
- Allow for more subdivision development on the outskirts. Allow one of these developments to be high density instead of making everything in the existing city higher density. This allows people choice of what kind of community they want to live in.

- No change required. We need more green space and not less
- Create registrations that control rent price increase. We do not need more houses we need We need laws that prevent abusive rent increases.
- How is this question relevant to developing a business park?
- All of the above are fine, but the Aurora location is not appropriate for people to live. Planes are constantly flying over at low altitude, and are very loud. Noone could stand living there long term. Additionally, access to beddington-deerfoot and nb Harvest hills Blvd are already brutally slow during rush hour. We don't have the infrastructure for another high density community in this area at this time.
- The transit in the city is horrible, you can't build houses closer to it. MORE SINGLE family homes
- Leave it natural park greenspace
- More hi-rise housing downtown.
- Stop inflation
- Get government out of the way
- Don’t allow people to purchase houses for the sole purpose of renting them out (either long or short stay) and prevent rental of property until after 5 years of the owner living at the property.
- Build housing that has all ameneties within the area like an older city. Main level or first two levels of building should have groceries, pharmacies, nice coffee shops, restaturants , small businesses. We do not need another pot shop or liquor store on every street corner and in between.
- Build affordable housing on city owned land
- Nothing. The community has a mixture already
- Enough with the madness you already didn’t listen with blanket rezoning
- Restrict number of homes businesses can purchase to either rent or flip for profit, making the price out of reach for the average person or family.

- Leave things as they were before blanket rezoning was adopted
- I agree with the changes proposed by the nose creek preservation society to increase park space
- Don’t take away green space to build housing. Remove all the industrial empty buildings and build housing.
- Leave as a green space
- Talk to the bank for better interest feed in the mortgage
- Build scalable housing opportunities that include purpose built rental and starter homes. As individuals flourish, they are rewarded wit options to grow their home size and style.
- Develop in areas that are not protected parks.
- Create a cup in rental rates and make housing more affordable. We do not need to destroy landscapes to house people we just need to already have enough housing being built the problemIs the cost of owning and renting.
- Build Green Line LRT before adding density here. We have been at a tipping point since 2005. Northern Hills is a car dependent community and this will only add to that issue.
- Make sure transit is adequate
- Building houses near the train, centre street is already a very busy area unable to support more traffic such as a new community at this location
- Build with higher density (multi-use 5-over-1 apartments)
- Leaving it the same as it is. To much green space is being developed.
- Turn downtown empty offices into housing. Turn other areas of empty commercial buildings into houses. Use what is already there and sitting vacant.
- Making use of the vast office space unused downtown to offer more housing in already existing structures and not destroying green spaces with historical value.
- lower interest rates and cap rental costs

- Build more detached homes. These infills and townhomes are not sustainable, and will soon look like the ghetto. Allow for properties that people can OWN, not pay fees until the end of time to developer. People need accountability and ownership. We do not need more small rental properties that people don't care to maintain.
- Government needs to get out of the way
- Utilize empty downtown high rise. Not that the City council listens to the people and just push their own agenda
- Working more closely with real estate investors and "citizen developers" to leverage the desire of many Calgarians to help combat available housing.
- Add to Calgary Housing units. Also use all the vacant lots in the city already, along 16th avenue, Erlton, Macleod trail before expanding out and getting rid of green spaces
- Condos need to stop being approved until they offer BOTH appropriate amounts of both parking for residents and visitors (minimum 2 stalls for a 2bd and larger) AND they offer a wider variety of units including 3 & 4+ bedroom units
- City-led master planning of entire new neighbourhoods. Leaving neighbourhood planning to private companies has led to disasterous, profit driven decisions for urban planning.

If yes, what types of commercial/retail uses/services would you like to see?

- Library, small gym, restaurants
- shopping, businesses
- Grocery stores, restaurants and coffee shops
- small retail and medical services
- Grocery store, restaurants, specialty stores (arts/crafts, bookstore, etc.), bike service store.
- The narrow strip along 96 Ave might be suitable, next to T&T and the motel (?) for further such development, but the eastern edge along the Great Canadian Trail should remain parkland.

- More entertainment, or things that bring people to the area. What about like a big casino, with top golf, and a wedding convention centre, plus lots of greenery, and a hotel.
- I value the Natural environment more than any service that could be added here.
- movie theatre - clothing stores
- I think there should be some room for manufacturing space. North central Calgary doens't have many job oppertunities like that for locals, must commute for those types of jobs. No one likes living directly under airfract noise.
- Don’t do it. Commercial retail in dead, and more dead wait till oil price drops
- It would be interesting to keep an aspect of the 'business park' alive - through a mix of office, commercial and residential uses. The types of businesses should reflect the needs of the future community of Aurora, and local businesses should be supported
- I bike shop
- Restaurants, coffee shop, brewery, small businesses
- Locally owned shops, restaurants, pubs, bars, art places, theaters, cinema, rec centres. Copy paste the University District model.
- health clinics, massage, chiropractor. small restaurants
- Retail and office
- Restaurants
- I would like to see more retail options. Things like a mall with lots of shops, an area for larger big box stores, and possibly an area for smaller independent shops.
- small to medium sized retail.
- We need more shopping options, we need more schools, we need more parks, we need dog park areas, we need more restaurants different then what we have. We could use a Walmart,
- That area has great shopping already
- Higher quality restaurants, walking spaces between commercial similar to bridgeland

- A medical center including urgent care with complementary services under one roof. Office buildings, little shops in max 4 -storey CMF buildings, attract a bigger employer by building a village-park-like atmosphere. Manufacturing is for Stoney Industrial.
- Not really sure we need too much more retail in the area but it depends on how the density changes.
- More restaurants and small retail (no big box stores)
- It really depends what type of commercial/retail. I would prefer a school and/or a hospital.
- EV Recycle Battery Plant, Solar Panel Plant
- Anything. If you don't shop at T&T there is not much in harvest hills.
- More restaurants
- Breweries, distilleries, mainstream grocery (Safeway) and farmers markets/local market. Fashion district
- None. I don't think the Aurora green space and natural area should be developed any further.
- It should be all commercial / business park with green space/ park areas throughout. K
- Small-scale office and retail. No heavy industrial use here please.
- The northern hills community could use more health facilities more recreation facilities. It's sad that we have only Vivo for so many new communities in the far north.
- Leave this area alone - too close to Nose Creek Pathway!
- No more commercial or retail spaces
- The only need would be a non Asian grocery store.
- None whatsoever. Leave it alone.
- The wording already tells us you have a plan and will do it regardless of the impact. Need full serve restaurants, retail, government services, affordable recreation
- Restaurants, local businesses

- This community can't even support it's own community Association NHCA, I don't see a future in the this community for more retail and commercial. The leases are flipping over every year beucase of the outrages leasing fees to business.
- There are already too many Cannibas shops in every start up strip mall or retail. The rent in them in astronomical. There are already too many Vape shops as well. Every start has a Cannibas, a liqor store and a Vape store. Non essential business.
- Small businesses and services, like locally owned pharmacies, doctor offices, coffee shops and restaurants
- There's already a wide variety of retail stores in country hills but having medical clinics at ASP would be a huge help
- None. We have more than enough services and shops in the area
- None.
- No [redacted] off
- Grocery, Fast Food, Restaurants, Pubs
- You should provide an opportunity for No or Maybe to respond. This is a very biased approach aimed to only give "yes" voters a change to respond. If interested, I would be for commercial development on the north side of the park but not south.
- Big box stores, like Costco, Best Buy, Ikea, etc. Also something like a shopping mall that can house a large variety of shops.
- Grocery shop, gass station, bus stop, restaurants
- None. Our family wants to keep this area as a natural walking area.
- Social retail...coffee shops and restaurants
- No.
- Restaurants / pubs
- I do not want any more commerical services. Only natural areas and spaces.

- If there will be more commercial/retail in the ASP area, I would strongly recommend more spaces available for social gathering, like coffee shops, pubs, maybe even a community centre.
- Family own Restaurants , small convenience stores
- No need
- This area should be left natural.
- Grocery and multi shopping
- Bakery, non-franchised coffee shop, farmers market, local butcher
- 24-hour medical clinic
- That area should be left as green space
- No more
- Neighborhood-friendly amenities like restaurants, breweries, cafes would be ideal. Spaces for local businesses (dance and art studios) would also be nice.
- 24 hours medical service, Social Support, Childcare Services
- A more competitive grocery story than Sobeys.
- Boutique retail, get away from big box stores, give a space to a variety of small business owners in one area to draw people in with beautiful store fronts.
- NONE
- I think most types of commercial services that are easily accessible by walking, cycling or transit.
- No more services in this area. We are more than happy with what is here already!!
- None
- More restaurants, a school?, public health, retail
- Only small, low rise limited commercial services

- None. Keep the parks
- No industrial but services that better the community. A mix of stores and business offices. Doctors, food outlets and small stores.
- It should have everything in the area that you could walk to. Library, rec center, butcher, baker, corner grocery store, small restaurants. pharmacy, local clinic. Gathering spaces for community events, transit access. no big box stores or pot shops.
- Retail, office
- That's not just a no, it's a "HELL NO"!!!!
- Focus on independant/small buisiness. Any francise or larger business model should be less than 20% of the allocated area. We need more unique quality businesses. An amazing baker had to leave coventry because of influence by larger franchises.
- Businesses that facilitate walkability and neighbourhood character are important. These could be integrated with more park spaces and opportunities for people to gather.
- None
- Residents often say more restaurants are needed.
- A Phil and Sebastian or similar coffee shop. Something that draws people to the area and creates community. Art! Buildings with cool graffiti on the side. Something with character! A Made by Marcus. A Little Empire. A Leopold’s. :)
- Independent grocery or a market space for smaller businesses to operate.
- I don’t wanna see any. They’re always all overpriced me can’t even afford life these days. Why would you put more buildings in. If you’re concerned about housing that makes sense but billings know. I would Like to see another large dog park.
- Tourist centric commercial given airport being so close. Honestly, would love to see some sort of destination at Aurora.
- N/A
- Any and all

- Breweries
- Groceries, drug store, bakery, restaurants.
- Another grocery store. More recreation and sports oriented places. Yoga studios, Pilates, launchpad style places, community centre with more affordable activities. Vivo is expensive for the average family.
- Community space, full time employment companies/businesses
- New shopping mall or hospital
- None - keep it as green space
- None ideally but if necessary, small idependent retail and mediacl services.
- Health and wellness
- Nothing in this area
- None
- Restaurants and unique shops
- I would like to see this land left alone.
- Coffee shop, theatre, daycare, grocery store, ethnic restaurants, patio/bar
- groceries, doctors offices.
- Grocery stores, pharmacies, restaurants, cafes, YMCA gym
- Retail shopping maybe some light industrial shops.
- There are already tons of commercial and retail spaces that are not being used.
- The essentials such as groceries within walking distance
- would like to keep the lands in their natural states
- If there has to be, small mom and pop shops would be best. Locally owned restaurants, not big chains. Urban agriculture. Farmers markets. Absolutely no Walmarts or crap like that.

- Similar to university district redesign. It's walkable,
- Grocery or maybe a restaurant
- None...residential only
- another grocery shop, perhaps a dollar store
- Childcare, medical offices, boutiques, hardware, entertainment
- None, really. City already has a MASSIVE medium intensity industrial area adjacent to this area. There is already ample space in that area for commercial/retail.
- Bakeries, Coffee Shops, Hairdressers, Doctors, Pharmacies, Schools, Daycares, Restaraunts, Small Retail stores, all in mixed use buildings.

Is it important to reserve land within the ASP area specifically for manufacturing and employment purposes?

Other:

- Would this be nosiy/polluting works? If so, I would say not important
- Recreation
- Don’t do it. There already a lot of warhouse vacancy in at other areas. Manufacturing almost not possible see how many mega facotry in china is closing down. Manufacturing for oil gas sector is already full. If you can stop products form china then you can do manufacturers. Plus small factory can not survive and the land is so small to big facotry there . You can not put a glasses making factory or battery plant there.
- Split Rock The Southeast corner near the golf range is where many community members come to park and walk the pathway system. It is also where the Split-Rock Erratic is located. A natural spot to create "Split-Rock Regional Park" entrance. Blackfoot Confederacy History on these lands In 2001 the City of Calgary made a mistake, in what appeared to be a miscommunication between departments. While preparing the Aurora Business Park lands for its Industrial Future they destroyed 2000 year old prehistoric sites of significance near Split-Rock. We know there are other sites like this on the Aurora Lands that are being investigated by archaeologists from

the Province as recently as Fall 2023. We cannot repeat the mistakes of the past and must preserve the sites that are left.

- We need retail that would give jobs but do not need manufacturing
- Employment yes, very important, but not manufacturing. That should be in Stoney Industrial or places like the Deerfoot Mall area north of 64 AV NE.
- Yes, employment. I don't want to see it turn into an industrial area though.
- The Aurora green space and natural area should not be further developed.
- Not manufacturing, but commercial/retail space
- I would love to be able to work and live within a walking distance.
- I don’t want to see this land being developed at all!
- More important to preserve that area rather than develop that area for any other purposes including housing!
- I believe that it is more important to be preserving the few truly natural lands in and around our city.
- We don’t need industrial areas jammed in between two existing residential neighborhoods
- It is important to reserve the space for wildlife.
- Huh?
- This land needs to remain a green space. We don’t need more housing especially with removing our golf course. We need places to go for walks, animal watch, bike rides etc.
- The ASP area needs to remain as green space.
- As more people work from home, I think what's needed is less land earmarked for manufacturing and more for common working space (e.g., coffee shops or community centres with co-working spaces availabe for booking).
- Leave the land and nature as it is.

- This land needs to be preserved as is. Keep it natural. Create jobs with nature guiding.
- Employment opportunities are vital to create a "complete community", but given the proximity to the Nose Creek, and to improve the vitality of the community, I would prefer that manufacturing/industrial components be built elsewhere.
- That space IS NOT suitable for manufacturing!
- Not at all - we are surrounded by industrial on either side of Deerfoot and Country hills - NO MORE INDUSTRIAL!!
- No, not within city limits as there is plenty of space already dedicated to this. We need more green space, open land for all Calgarians to enjoy. Having fewer private areas such as private golf courses in the city would be ideal. Green space, nature should not be just for those who can pay for it.
- Let’s use the empty buildings in downtown
- have industrial so close to residential will lower the value of surrounding communities, increase of noise the environmental polution.
- The loss of this area of Nose Creek Park would be detrimental to the residents in the surround area who rely on it as part of their existing lives.

How should this community connect with adjacent communities and surrounding green spaces? (Check all that apply)

Other:

- It should be kept as a natural area with limited residential.
- place parking close to 96 ave and underground
- Don’t need to change it is convent enough
- Settler History on these lands There is also some significant settler history on this site as well. The historic Circle 8 Speedway (Stampede Speedway) is where the current driving range is today. There is a Facebook Group that honours that history as well. (Paul Newman & Tom Sneva both made appearances at this historic speedway).

- Hiking and running trails
- I would like to see a regional park for nose creek
- Off leash dog park
- leave it alone
- There should t be a new community and bike lanes are the worse thing this city ever implemented
- Preserve the greenspace (wetlands, walking paths and space for wildlife)
- Make it the best damn green space in the city
- Multi-use pathways exist in the Aurora area. Roadway and public transit are also adjacent. Do not develop Aurora any further.
- We do require Park patrol. To maintain safety and order. Bylaw and community standards seems to be the biggest waste of Calgary funds as they do not uphold the bylaws. And are completely unreliable when there are valid concerns and complaints.
- Parks and green spaces for community to use
- By remaining a park usable for recreation and natural ecosystems.
- It shouldn't even be built in the first place. We don't want this, I know and see many individuals who use the park for bike rides, walks, dog walks and more. Let it be.
- Large undeveloped green space.
- Keep the pathways. Keep the natural water and land.
- Leave it as a Greenspan.
- Just grass
- Not
- Leave it as is
- This community should not be built - the land should remain as is.

- I disagree that any develpoment should happen. We need to preserve this natural area.
- I strongly oppose more roads as roads without strong bicycle infrastructure are dangerous for pedestrians and people who are riding bikes. For reasons outlined above, I oppose connecting roads that would cut across continuous green space because this is disruptive to wildlife.
- It should not be built. Save the park
- Current roads and access are suitable.
- Dog park
- Connect Central Street with Aurora and north side community. Central Street must continue through north. Removal of road blocked at junction between Central Street N and Harvest Hills Blvd N
- It already has beautiful walking and biking paths. Leave it alone.
- pedestrian bridges
- It won't, because nobody will want to live index a flight path.
- Right because so many people cycle. Especially when it is -40. IMPROVE THE CURRENT ROADS
- Build area for families to get together to use outdoor space
- Keep it as a green space
- Expand 'multi-use' pathways to also include community usage spaces like seating/benches and such. Create them to be welcoming with lighting and ensure year-round accessiblity.
- Leave the land alone. Let there be green space
- No further connections required
- Don’t put up freaking buildings and the only green space we have up north to run dogs. Make it A giant Sue Higgins been up north
- Don’t build on them.
- Again. Leave it to nature.

- None. This is a green space for people to walk a path and a historic monument. Thise in this community should be able to use this green space.
- Green Belt and Wildlife Corridor - this area is used by many species to traverse our city
- NOT cycling lanes, which would destroy existing traffic patterns and cause congestion, as is seen where you have done this already. Just stop.
- This community will be taking away the green space that our community enjoys. This is a very popular hiking and dog walking destination. Come by on a weekend and see the parking lot filled up with people enjoying the nature
- Minimal multi use paved paths. Wide open natural space to walk, dog walk, pedal a bike. A natural place to hear and see birds, rodents and water flow.
- Green space connectivity.
- Developing this area will have many negative effects on the residents already reside in surround areas. The more Calgary reduces its green space the less attractive it becomes to existing and future residents.

Which types of park and open spaces do you value most in your community or in the city at large? (Check all that apply)

Other:

- People don't seem to utilize small parks and playgrounds nearly as much as they do larger and more wild, natural areas with minimum development (for example, gravel paths instead of asphalt paths). Especially appreciate wild, more natural areas that can be accessed by many in the surrounding communities simply by walking to it (i.e. people don't have to drive to get there).
- Plant some trees Make this to a regional park like Central Park of New York
- Community OLA Needs Nose Creek Preservation Society has also had discussions with Harvest Hills residents looking for a non-fenced / off-leash area (OLA). There could actually be an argument to create Calgary's largest dog-focused park. The city could make-up for a lack of OLA's in Northern Hills with possibly the city's largest OLA. For reference, the Beddington Trail-Fenced OLA is 6 Acres, but OLA advocates don't enjoy the mentality of the fenced-in area; it

encourages owners of dogs with poor recall to bring their dogs. Removing the fence will require more control over your pets. A dog focused park could also include dog-friendly park infrastructure. Off leash dogs and environmental protections don't mix. We need to put OLA's in strategic places.

- SPLASH PARK
- Naturalized areas conducive to native species. Parks with learning opportunities and infrastructure
- A community hub preferably in Country Hills that includes a building for meetings and community garden space. The never-to-be-built-school site is the perfect location for this.
- Natural green space for wild life
- playing fields for sports and recreation, especially youth sports
- Plant some trees, put in a water feature,
- Natural areas such as Nose Hill park.
- Parks that preserve the natural habitat both for animals and flora and fauna. Leave the areas around the Nose Creek Pathways alone!
- Natural walking areas. Enclosed dog parks are fight rings and not safe or monitored by animal services.
- Parks with skating areas or frisbee golf
- Note these things are all currently missing from the area.
- Preserve the land. Preserve it's heritage, preserve the wildlife and water.
- Golf driving range, playgrounds, ponds, wild life, nature, trees, cross country trials. Skating rinks, HockeyRinks, Arenas, Skating domes, Christimas tree displays, Off Lease for families, historical trails with story telling, look out points,
- This is already perfect, no development needed
- Natural landscape remains.

- Dog park like Sue Higgins
- Large, natural areas untouched by development.
- Make this a fully protected area. No more off leash parks. Wildlife need space where they will be left unharassed.
- No off-leash area for pets. owners can drive to larger off-leash areas
- Disc golf and bike paths.
- No off-leash area for pets. People can drive to large Off-leash areas to far or nearby
- Parks with art. Create a public art walk with something to see every 50m or what have you. Create a destination through such art.
- Natural areas
- Community gardens
- Frisbee golf, picnic areas
- natural wildlife corridors
- Maybe a multi use park where you have retail with the park.

What do you leave your community to do?

Other:

- I live outside this area, but visit it often, because I love Confluence Park, which is easily accessible via the Nose Creek pathway close to my home.
- This should be a "check all the apply" option. I leave our community for shopping and work.
- I happily leave my community for all of the above, though some of those 'needs' are also met within my community.
- Walk the dog in off leash parks
- I work and do some of my shopping outside my community, my Doctor is not located in my community.

- Shopping, work, recreation
- Work, shopping, parks, recreation, church.
- If the north line ever does get built, I would rather leave the community for services to maintain natural grasslands. But having access to to these natural areas is more important to me to be closer to the surrounding communities. The city claims that new rules has made it comply with airport noise but I don't see how housing in this area won't suffer from plane noise. I've been in my house for over 25 years and lived most of those years with noise that shook my home and drowned out any chance of private home communication or other sources of sound like a TV. We had peace for a few years but now the plane noise is back so new housing would be subject to this. Those advocating for more housing here has no idea of this current problem.
- Shopping, Recreation
- Dog park
- hospital, clinical lab
- Medical clinic, Work, Shopping
- Shopping and work. I absolutely do not need it closer to me.
- Shopping, work and recreation
- Restaurants - all we have in this area is pubs and fast food chains - it would be so nice to have some higher end restaurants in the area - Joey's/Keg/Earls - anything other than another Subway/McDonalds/ETC.....
- Restaurants, coffee shops, breweries
- Shopping, recreation and parks.
- Right now, nothing except Costco gas. Take away the off leash and I'll be forced to use more of that gas to travel to further parks.
- car and motorcycle
- Work , shopping, recreation, medical
- Medical reasons

- This question only let me pick *one* option. I leave the community to shop, work, recreate, and because there is NO dog park in my community of 20,000, I have to go to the one right beside the area you are redeveloping.

What is your primary mode of transportation within and outside your community?

Other:

- Drive to work. Walk daily in and around the community
- bicycle within - car outside
- All of the above
- I use my car to get to natural places, but I can walk to most services in my neighborhood.
- Within - walking. Outside - car.
- Truck
- Only Car - Calgary is not set up like a 400 - 500 year old city like Toronto or Montreal etc - we literally have to drive long ways to get to anything - I would love to have a little grocery store in my strip mall instead of a nail salon, liquor store, pot shop and other useless stores.
- Car, car pooling, biking

What do you like most about where you live and what aspects of that would you like to see in a new neighbourhood?

- I like access to parks and pathways. I really like the idea of larger grocery stores and shopping on ground floor of multi floor rental units. Win-win for businesses and residents. Having transportation access to new Green line next to Aurora will make any shopping/health provider access for seniors facilities built in Aurora more attractive. Integration of seniors and younger family accommodation units. For example: younger families that also care for aging parents and their children (sandwich caring) might have a housing unit that are basically two apartments joined but separately accessed. Seniors portion would have a real sparse kitchen and would be more of an accommodation unit that would be where the seniors live but are taken care of by family members in attached adjoining unit

- What I like most about where I live IS the big open area of naturalized grassland that you are calling Aurora Business Park. You can walk for literally miles on all the little trails carved out by both people and wildlife in the area that's NORTH of the Nose Creek parkway, all the way up to 96 Avenue, and you won't have to talk to another single person the entire time if you don't want to, not even to say hello or good morning in passing, because you're not stuck on an asphalt path and can go in a different direction any time you want to. I (and so many others) will have NOTHING to look forward to, NO place to walk to and be in quiet nature, NOWHERE to get away from the constant noise of busy roads, noisy neighbors, Deerfoot Trail, the airport AND the train track, if you develop this precious space that you call Aurora Business Park. It's the only place in this entire area where a person can walk for hours and NOT be in a constant fishbowl of busy roads and other people's yards and houses. Which it will become if you develop up to the Nose Creek parkway. It will become Just another place with no respite from all the people and houses and roads encroaching upon it. And the nature that's packed into this area that you want to bulldoze, my god!!! It's too beautiful for words when all the native flowers are in bloom in the spring. Entire swathes of yellows, magentas, purples, pinks, blues, whites, and reds, ALL the way up to 96 Avenue. Plus soft, furry pussy willows, the highly scented blooms of the wolf willow, and a whole menagerie of native flora that is medicinal and/or has other uses. And there's an enormous number of native pollinators of every species flitting and feeding throughout every last inch of it. Along with a huge variety of wildlife that have been living here for decades, entire generations and families of deer, fox, bobcat, coyote, skunk, porcupine, beaver, muskrat, and so on, as well as birds of every kind including both very small and very large owls, swallows that nest in holes they excavate in creek banks, melodious red-winged blackbirds, plus hummingbirds, meadowlarks, several kinds of woodpecker, several kinds of finch, gray partridges, chickadees, blue jays, and a whole host of birds that I don't know the names of, including those who are just taking a bit of a much needed break on their long migrations to elsewhere, plus a large variety of ducks and other water birds. Because the waterways in the Nose Creek parkway, the marshes in BOTH the parkway and the upper area to the north of the parkway, the small grove of trees near 96 Avenue AND the grasslands north of the parkway and up to 96 Avenue, have all served to create food sources and provide burrowing, nesting, birthing and resting spots that attract and support a very large variety of wildlife. And the upper area to the north also offers these surprise patches of grassland that you might occasionally stumble into where you can't hear a single city sound, not so much as a peep, because there's just complete and utter silence (and even though Deerfoot Trail is still right there, just adjacent, with all of its usual noise)!! And, at first, these completely quiet spots

between 96 avenue and the Nose Creek parkway are a real shock to your psyche because you've just become so accustomed to hearing the 24/7 noise that is in this area of communities all around the Aurora Business Park. But then you realize you can hear the softest of breezes as it ripples through the grass, the flap of a bird's wings as it passes a hundred feet overhead, and the thrum of a single bumblebee deep inside a flower several meters away! And what a gift silence is!!! This area between Beddington Trail and 96 avenue also offers a small enclave of dark sky (which is unheard of in a city, and especially when you consider it's right next to all the lights of Deerfoot Trail, the airport, and an industrial area)!!! But it's an enclave of dark sky that has allowed those who live around it (especially those who live to the south) to clearly see the northern lights, MANY many times over the past decades and even multiple times in a single year, without ever leaving their backyard. And that bit of dark sky is going to be lost forever if you develop this area. And where are all of us who already live all around this precious piece of land going to go (that doesn't involve a car or several bus transfers), when we need just a bit of peace and quiet and to be in nature and to NOT be surrounded by people, after you pave this precious piece of land over??!! Everyone talks about "inclusiveness" but no one seems to ever remember that HALF the population is made up of people who NEED to have time alone!!! And we never seem to remember that WE ALL benefit from being able to get out into nature. So we just keep paving nature over. To the detriment of every living being who needs it, including us.

- Close to many amenities
- more wider roadways to move cars faster
- More green spaces
- Access to frequent and reliable public transit.
- Walking paths. keep the paths by the creek.have walking trails interspersed within the area...and a walkable off leash area for dogs..not just a small fenced area. Look at cochrane off leash park along the river as an example.
- I live adjacent to this area and one of the key aspects I would look for in a new neighbourhood is a mixed housing and amenities but no large office/industrial use. Lots of mixed use recreation land including a significant off-leash area that provides exercise for both dog AND owner (5km plus of trails).Most important would be to be NOT directly under east/west flight paths related to Canada's 4thbusiest airport

- It’s safe and family friendly. A new neighborhood should be more eco friendly with biking and walking opportunities. Lots of natural areas.
- Increasingly diverse housing supply, accessible parks and bike/mobility networks, pedestrian-accessible businesses (not a strip mall), and fairly reliable bus connections.
- WHat I would like to see is what I don't have in my neighbourhood. Highland Paek (former golf course) is still not a reality and the neighbourhood has few walkable and recreational opportunities. This aurora area has many shops and the beautiful Confluence Park, which I visit often on my bicycle.
- Lots of green space. Kind of boring not much to do.
- I like that I can access the natural spaces around nose creek and there are open grasslands to watch wildlife and exercise.
- Green spaces for cycling and off leash for dogs
- The ability to bicycle for some items , vs always need for car
- The large amount of green area we have access to within walking and biking distance. Our neighbourhood does not feel claustrophobic like some other very dense neighbourhoods. We don't need a car for recreation. We can enjoy many walks and bikes. I also like that our neighbourhood is diverse in population. For a new neighbourhood, I would want to see a diversity of housing options to keep the diversity of the population and ensure housing affordability. I do not want to see the beautiful intact grasslands of Nose Creek destroyed. It is a small oasis and one of the few remaining patches of native grasslands left in Calgary. This needs to be kept in mind with the building of a new neighbourhood. Ensure that lots of green area is left for the environment and the enjoyment of people.
- I like the abundance of green space. I would like to see lots of green space in the new area. I would like to see more employment opportunities for locals outside existing opportunists (bars/ retail). Currently there is an abundance of retail space in the areas, don't really need more bars, shopping centers, etc... Many don't produce much revenue during the day anyway, need more anchor/ destination places like office, manufacturing, etc... that will bring foot traffic to the existing retail space in the areas. Just adding more retail space will harm the existing locations.

- Quiet neighbourhood, closeness to Confluence park.
- Quiet, easy access to major roads,
- Don’t develop anymore bussiness parks because the demand is no there.
- Hidden Valley is certainly a safe neighbourhood, but there is hardly anything to do within a walkable distance, and transit is infrequent - we're bordered on all sides by impassable freeways. I believe that new communities should be built with a mix of uses, a mix of densities, active modes of transportation, public transit, and connection to neighbouring communities in mind.
- The natural space of Nose Hill Park is the best thing about living in this neighbourhood as well as the abundance of bike paths and green spaces. I believe that keeping green spaces, especially in the new Aurora area would be essential to a great neighbourhood.
- I like that Aarora Park is a beautiful green space. It would be nice to see as much saved as an open greenspace area as possible. In this greenspace are the wetlands that need to be preserved for wildlife. I see many deer and birds in this area.
- Our proposal, regardless of the development type, would be for the City to provide green-space up to the proposed Southern road which from our perspective could be viewed as a net-gain of protected green-space. We also would propose extending the green-space up the East boundary, as we believe there is a Tipi Ring located in the space near 96th Ave. (Though it might be on the neighbouring lands). Our proposed layout would provide roughly a 200 Acre Park Space. Providing the City with the opportunity to own a HUGE Parks story ""City Creates 200 Acre Park in 300 Acre Aurora Development”
- Access to bike trails, decently walkable, dentist, doctor and groceries fairly close. Parks and green spaces
- Lots of nature, nice neighbours, and proximity to everything I need on a daily basis.
- Affordable houses, what used to be called starter homes, co-op housing. No 3000-4000 sq ft houses
- The fact that there is a huge natural green space within walking distance that I can my dog too.

- Beddington Heights has a diverse and eclectic community. Form SFHs to MDUs to provide multiple options for living, if and when available.
- Aurora park
- Greenspaces & low density
- Green spaces. Wildlife.
- I love how diverse our community is. I would like to see more greenspaces and more City services close by, such as the mount pleasant art centre, and a space like village square leisure centre.
- Green space is what drew me to and keeps me in the area.
- I like how walkable it is
- Having natural areas and green spaces. Undisturbed. No giant condo complexes or infills.
- Parks and protect wildlife
- Access to green space and pathways is great. I live seeing all the birds an animals that make Nose Creek home. Maintaining that is important in future communities.
- An integrated mix of residential and commercial. A separate green space area.
- Walking paths, open spaces, creeks, like we have in Country Hills and Harvest Hills
- Easy access to a variety of roads (beddington, country hills, airport trail, deerfoot and stoney). Access to a variety of restaurants, stores, doctors and dentists, recreational facilities, movie theatres and schools. It is important to have access to these services and roads within any community/neighbourhood.
- Density is reasonable, good road network, few bike lanes within road network. In a new neighborhood I would like to see reasonable density (higher density targeted at specific locations only), no cycle lanes within roadways, some commercial development.
- A off leash dog walking area.
- The green spaces

- I appreciate the quiet community that I live in that provides me access to grocery shopping and healthcare support. I like that the majority of my community is single-family dwellings; however, there are options for those who are looking for multi-family dwellings as well.
- Free spaces. You keep taking all our free spaces and sandwiching us in like sardines and ruining our areas
- Great walking path around the pond. Off leash park, HOA, variety of mixed housing options.
- Green space, boulevards, easy to access transit, parking, trees, the natural beauty of Calgary.
- Ability to walk everywhere!
- "I like the elevation, the Northern Hills. We don't have much for amenities. We were suckered into building here in 1998, we have no community hall, no community garden space, have been promised the LRT since we first bought our lot and what a joke that is! We were promised to have more medical/retail and business sites at Aurora. None of that has materialized. We just want what we were promised, we want the vision of the planners at the time, which included more places for local folks to work, not just at fast-food stops, but at real businesses, where we could walk/bike to work. I'm 62 years old now. I'll be in an old-age home before the LRT ever reaches 96 AV!
- Quote: “The MDP encourages development within the developed area of the city to make the best use of our existing land, reduce the cost of City services, to locate residents closer to where they work, shop and play, and to make walking, cycling and transit more attractive to reduce the need to drive to meet daily needs.â€ Jobs per hectare ring any bells?
- City trees are not successfully established, though Planting keeps putting a few in each year. They are vandalized, or just die off prematurely. Yet when I visit ""richer"" communities their boulevard/median and parks trees are replaced and watered. I would appreciate some of those large entry pots with flowers such as Beddington has each year.
- The drivers cutting through Country Hills via 96th Av and Country Hills Road to Country Hills Boulevard is insane! The traffic calming just means that the line up of cars turning is longer, it hasn't deterred them at all. More density (ie housing) is only going to increase traffic and noise through the existing residential neighborhoods. Walking at 11 PM lastnight, the lineup of car headlights was ridiculous, and it was noisy. I'm fortunate my house doesn't back onto one of those streets! This has lowered everyone's property values.

- Medical center, with everything one could want in one complex is needed. I typically drive to Crowfoot, Bowness, and the Peter Lougheed Hospital areas for regular medical, labwork & specialist care. For a recent emergency I spent the night at the Rockyview ER and have taken family to the Airdrie urgent care multiple times in the past. I put so many km's on my vehicle just for medical stuff. Multiply that by 60,000 other local residents. The 15-minute concept would be amazing to have! Have to drive to the Spring Gardens area to get a butcher shop's services!
- I would have preferred an LRT station in Aurora (Centre ST N but with a line to the airport). Harvest Hills BV LRT station, if ever built, will impact traffic and effectively cut off my side of the community from the businesses and shops.
- Don't fill up Aurora with housing, just because you are trying to find locations to apply Federal housing funds. Be very selective about how much and where housing gets placed, and don't burden the Northern Hills already lack of amenities with more people and cars!"
- Harvest Hills is a bit of a unique area, if you own a vehicle, the traffic is pretty good. Great access to the airport, easy access to the mountain parks. It's fairly quiet and there are lots of amenities here. (Accept medical stuff)
- I like low crime, proximity to the airport, and the Aurora area. Reminds me of the Nose Hill park. Is nose Hill next?
- Well maintained walking pathways to retail establishments
- Nose creek green space. 96 currently using as wild life and dog walking area
- Proximity to the East Nose Creek Valley
- I love how it is close to many amenities such as grocery store, movie theatre, cafes, restaurants and a library. Also, I enjoy the walking paths and green space.
- "Hospital
- Senior Resident"
- I like that with the exception of work, I can do almost all of my activities in my neighbourhood, or the ones adjacent to mine. I really enjoy being so close to green and natural spaces.

- I love how quiet it is. I love that unless you live here or are visiting there's no reason to be in the neighbourhood
- Quiet and small. Love the wear nose creek area and access to Deerfoot.
- I like 200 hectares of land north of me undeveloped for the past 40-50 years
- Easy access to major roads, access to Deerfoot North from Beddington and access to Beddington from southbound Deerfoot. We like the current green spaces and are concerned about the impacts to wildlife.
- Stupid place to build houses directly on runway 27 flight path. Create a multi use green space instead. Large off leash dog park, picnic areas, playgrounds, large pond stocked with fish.
- Green space and pathway system
- It's an average community. Lots of parks and green spaces near by. Shopping is near by.
- Condos worth a nice green space
- Initially when we built in 1999, the area was enjoyable. For the last 15 years the traffic from points north using County Hills Drive as a short cut to downtown has exploded exponentially year over year, with only bandaid solutions for traffic calming. Traffic on 96th Ave. and Harvest Hills Drive is horrendous and any new residential development, regardless of what is constructed will only make a bad situation, worse. This land was initially zoned for commercial use and should stay as such.
- I like being able to walk along Nose Creek valley and occasionally see wildlife (less often now than in years past, but still see coyotes and great blue herons, hawks, etc.
- I love that the bike path and the nose creek confluence park natural corridor is so close and gives a bit of natural area to my community.
- More walkways connecting to existing ones.The park and Nose Creek natural environment is what I love most about my neighborhood
- An unleashed dog area that preserves the native flora and fauna - so many residents from all over NW Calgary use this space as a unleashed dog area - it is the only area that is connected to

a water way in the NW. The south has Sue Higgins Park but here in the north end, one is definitely needed. There are so many more dog owners since Covid.

- We in Thorncliffe are a dog loving neighbourhood. Almost every backyard has a dog. And we take care of our open spaces. Looking after a dog is a lifestyle and creates a bond between neighbours. It's a great way to socialize and relax.
- Nothing that I like. We need to invest in parks and more green spaces.
- Parks and pathways; nearness to Grocery stores, libraries, dentist, doctor etc; accessibility to airport, Deerfoot and other major roads, distance between houses (6 to 8 feet in case of fires); plenty of street parking; multiple routes out of our street; how well people take care of their homes and yards. Quiet neighborhood which is relatively safe and crime free that we know of.
- I enjoy the places like Aurora park as it is one of few parks nearby.
- I love the nature and quiet pathways wherever I can find them. Therefore, maybe don't get rid of this one for some houses. There aren't many left.
- Because you built a car centric ward 3, I like the access to Deerfoot and Stoney to get to basic amenities. Ward 3 was never completed. A new neighbourhood needs LRT, health care, schools, social services, retail, recreation, and all the things you have failed to provide in North Central Calgary.
- Like most:- accessibility - safety- variety in housing types
- Like to see:- more trees
- I live close to transit
- Being close to natural area where my dog and I can walk, get away from road traffic and enjoy outdoors.
- Do not need more traffic and bus lots. Better opportunites at the Vivo Centre. If you go inside, you will see so many spaces NOT being utilized or programs offered throughout the day. It's empty. The community is not targetted to the use.

- I love that my community isn't overly crowded, feels safe, is a good distance for a commute. I also liked that it was supposed to have a C-train station at somepoint built. Now that isn't happening yet you want to increase the density of people living there?
- Over the course of 5 years, we now have a retail location with a VAPE, Shop, Cannibas, and pharmacy and dental clinic and Liquor store. Odd combination of the place where I want to go shop in the neighbourhood. Another place has a liquor store and cannibas right in the middle is a daycare. Another location is an cannibas shop right beside the tutor location. We have way too many international restaurants, if i would like to go to a regular restaurant I have to drive 20 min across town. I would like to see better kept roadways in the Country Hills Harvest Hills BLVD. It is so traveled that the road ways and blvds look terrible from all the population and traffic. I drove through Edgemount and Tuscany the other day and it's beautiful, with pathways, and blvd and road ways are clean a community centre, that everyone has access to use. An outdoor skating rink, an outdoor basket ball place, picnic tables.
- It's close to transit, retail and other services. There's lots of space in already established areas to build more housing. We don't need to pave over Greenspan.
- The Northern Hills area has great access to many paid for amenities but lacks free to use amenities. I would like to see a community hub where community events can be held.
- My self and hundreds of other people use the pathway system everyday, 365 days a year. It is used by runners, walkers, cyclists etc. As such, I would like to see the current pathway system left as it is. The area also is home to deer, coyotes, porcupines and many types of birds. So you should keep this area as habitat for those animals. We don't need more houses or any development in this area.
- Green space, schools, walkable communities with access to transit and businesses
- I like that my neighhood has a lot of green spaces and walking paths. It would be nice if there were more green spaces instead of turning them into a school or housing.
- I'd like to see more park areas that are well maintained. Any green space near a school is always littered and gross then when the wind picks up all the trash ends up at people's yards and public areas. I'd also like to see more medical clinics in the area for year round medical care, not just walk in clinics. My family and I haven't been able to find a family doctor for more than a year now and walk in appointments end up taking half of a day or more due to the high

demand and not enough doctors. Losing half a day of work multiple times a year adds up to a lot of time lost where I could've been working and earning money for my family instead.

- There is lots of green space but it's been getting smaller with all the new community's. I can walk to nose hill park easily from my house and have the option to be on a well paved pathway ot to walk through the field off leash with my dogs. I don't want to lose that!
- I would like to see more green space. You (the city) rezoned the Harvest Hills golf course, against the wishes of the community do something right for once and leave the area natural
- The amount of green spaces we have. I would like to see the green spaces left alone.
- Less developments that [redacted] up the nature
- I love the amount of nature and green spaces we have, I think we need to take care of our green spaces and planet more than we need shopping malls.
- Close to major routes, not too congested. More housing here would hurt that
- I love walking on these trails seeing endangered species and it’s special. Every so often I hear a plane flying over making a thunderous noise.
- Location, don’t want a new neighborhood
- I use the Aurora / Nose Creek area a lot, for walking, running, biking. I would like corridors in the Aurora preserved to support these activities.
- I use the confluence dog park every single day, as do a number of my friends. This is a great park for the dogs - highly utilized - and a great meeting place for us senior dog lovers to socialize. I also walk almost daily down into the park and along one of the most beautiful pathways in this city. The Nost Creek valley, running west to east and then joining into the north to south leg, is a natural area that must be preserved and an indiginous learning area with impressive signage. This area is in constant use by hikers, bikers, and walkers. The memorial forest is also an important part of this area and should be a priority to preserve. Please don't destroy this natural gem.
- Good single family and multi family mix

- I like the proximity to shops/retail. I would personally like to see an increase in the commercial/retail infrastructure and more public transit linking to the airport and other parts of the city. Some space for recreational usage, like a sports complex, would be nice as well.
- I would like to see the Aurora area remain as is and not touched.
- Green space
- Our green space to walk our dogs, ride our bikes.
- Green area
- I love having this beautiful green space so close to my home. It's filled with marshes, creeks and home to many species.
- Large walking area that this plan is planning on developing over.
- More walkable amenities.
- The amount of green space and natural area nearby, in addition to the great amount of infrastructure for pets.
- I like the grass.
- Close to Deerfoot. Close to Costco Safeway. Walmart. Easy access
- More restaurants, like was promised in the bottom floor of the new condos which never happened.
- Large dog park and natural spaces. Bike paths, pickleball courts.
- I like that it use to be safe and theres a giant green space (Nose Hill) behind my house.
- Living near nose hill and the many green spaces
- Nature, wildlife.
- I like the aurora link walking area for both dog walks, geocaching, bird watching and other activities. I think it would be a great loss to lose this natural area to any development.

- I love the pathway network. I share a vehicle which means I'm often riding my bike to places - Nose Creek Pathway is BEAUTIFUL; it makes riding anywhere south of Harvest Hills accessible and easy. I also love access to naturalized green space, like Confluence Park. I value this pathway network, too, but what makes Confluence so special are the gravel pathways down by Nose Creek where I frequently encounter wildlife. It's vital that these few and far between patches of green-space are connected because without a continuous green-space, it's much harder for species that are limited to walking/running to find mates and reproduce (e.g., beaver, porcupine, badger). For this reason, I so value the fact that Nose Creek is a continuous green space from West Nose Creek where it meets the northern leg of the creek.
- Easy access to the public utilities like library and sports facilities
- I love the nature that surrounds our community with Nose Hill and the ASP area.
- Available large green spaces, preserving the bouldering in the area to promote outdoor activities
- what I appreciate in Beddington - green spaces, walking paths, and the amenities (library, pool, fitness, schools, established shopping areas, doctors, dentist etc)
- what I would like to see - green spaces, walking paths, I want to ensure that the current walking paths along Beddington Creek in the West Nose Creek Park remain and that additional paths are created along the Nose Creek corridor"
- West nose creek park
- The proximity it has to the nose creek green space. No new neighborhood is required
- Proximity to schools, shops and downtown plus a variety of types of homes already. I worked hard to afford our bungalow and value our yard and trees.
- Green spaces and wide streets with ample street parking. We don't like conjested streets where it's hard to pass two opposite direction cars.
- More school so kids travel time reduce
- There is plenty of green space.
- No new neighborhood!! We need green space and maybe a few business built

- I'd prefer not to see a new neighborhood. There's enough issues with traffic without adding thousands of people.
- 24-hour medical clinic./ Hospital
- I like the green space areas. I would rather leave more open green spaces for walks/biking/ or a dog park.
- Less condos
- There's already accessible restaurants and supermarkets around the surrounding area that meet our needs.
- Green spaces. Access to recreational opportunities (Thornhill pool, Nose Hill, Vivo). Easy access to airport and out of town (via Stoney trail). Grocery shopping nearby. Easy transit access to downtown (#3, 64). Transportation corridors that are big enough to reduce traffic congestion (Harvest Hills Blvd is already very congested, a new community will make this even more so).
- I like lots of open spaces. I like big lots with everyone having room for a big yard with trees.
- Extend community by using adjacent open spaces. We need more housing along with standard community access.
- No new neighborhood required
- The amount of greenery, lots of nature, close to two main roads. Good price for what you get compared to the sane house in a more prestige community.
- Green spaces, lots of walking trails with designated off leash trails as well
- The parks and the green space. That is why I bought a house in beddington that overlooks this area. You will be destroying habitats of many creatures and animals and ruining yet another beautiful park in Calgary. Leave it alone. I would like to see the green spaces not be destroyed
- I would like to see more green space, preservation of the Nose creek ecosystem
- I would love to see a mixed use community further from the core such as this proposed development.

- I love having pathways, Lakes and mixed use residential in the right places, As in having blocks designated to be built for townhouses and having single family houses seperate.
- How close is to Nose creek green area.
- The open green spaces, and I would like to see the current open spaces left untouched
- The green space and the pathways to downtown. The off leash dog parks.
- The amount of green space and accessibility to major roads. None, there are already enough new neighbourhoods.
- Literally no new neighborhood. Zero. The community members in this area are great. The amenities support the community - we already have an appropriate level of retail. What we need is more green space and park space.
- Smaller homes and yards as well as affordable properties are common place in Coventry Hills.
- Green spaces like The Aurora park where we walk our children and see nature
- I like the natural area between the communities and deerfoot trail
- That it is primarily made up of single family dwellings. Everyone has enough space, without living on top of each other.
- Only limited residential with single family and low density housing with majority of area still left for green space
- I like the big green spaces and parks
- I love the green areas along nose creek. Don’t over develop the area.
- I love all the green spaces and places to walk that I can access from my home.
- The quiet neighborhoold and wonderflul neighbors. Services and schools are close but not right beside me. Trees. Bikepaths and natural parks.
- The green spaces.
- I love the green space and the birds and animals I see in the green area.

- The quietness of the neighborhood, the large trees. The natural spaces we have around.
- This area has great access to green space for walking / cycling / dog walking. The easy highway access is good, but expanded access to rapid transit would be even better.
- Lots of green space and walking paths
- Dog park, green area, park & playground, recreation
- What I like MOST about where I live is that I am within walking distance of what the city calls the "Aurora Business Park" (previously known to me only as the airport flight path and often called 'the reserve area' by all us folks who live around it - I had no idea it was ever called anything else, or even who owned it). It's a beautiful, vital, beloved, PRECIOUS part of living here that no one EVER thought would be developed!!! This is the one and only place (within walking distance to all the surrounding areas!!) where a person can fully be IN nature. No roads. No cars. No buildings. And no infrastructure (other than the bike/walking paths). Just acres and acres of pure nature. And QUIETNESS. If you step off the paved bike/walking path and follow any of the dirt footpaths that have been carved into the ground (by both people AND the wild animals that live here), you will very quickly find yourself in places where you can't hear a single thing except for the sound of the wind and the calls of all the many and varied birds. Even though you are still in the middle of a city and Deerfoot Trail is still right there!!! And it's beautiful here too. There are literally DOZENS of different kinds of native plants, bushes, grasses, etc, and the landscape turns into entire swaths of purple, blue, white, pink and/or yellow flowers, along with soft, fluffy pussy willows, in the springtime. Flowers and pussy willows that are always full of native pollinators, including many that are rapidly vanishing from the Alberta landscape, like our precious native bumblebees. There's also a host of wildlife that call this particular area their home. There's at least one deer family (the does can sometimes be spotted in the daytime leading their fawns into the dark, protective cover of the dense willows and other bushes that grow on the sides of the hills and ravines), along with coyotes, foxes, porcupines, skunks, muskrats and beavers (who have built several dams in the two creeks and can often be seen swimming, eating willows and/or working on their dams), as well as many different kinds of birds - redwing black birds, yellow finches, Norther Flickers, swallows, grey partridges, crows, downy-headed woodpeckers, magpies, a variety of hawks, purple and/or house finches, chipping sparrows, robins, and many more, that live here and build nests in the many different willows, bushes, and trees. The amount and/or number of native plants and wildlife is unsurpassed. And if you develop this very best part of where I live, I and ALL the other people

who love this natural refuge and enjoy its bounty and peace and quiet every single day will be completely devastated - and so will ALL the wildlife and native plants who live here.

- I like my neighbours, pathway (need more) and close to some amenities. In a new neighbourhood I would like to see more green spaces with off-leash areas, less baseball diamonds, and a better way for parents to drop off kids to school. Coventry Hills Way has two schools on that road and almost impossible to get through, very unsafe with people making u-turns in the middle of the road, etc. Also in addition to more space, we need areas to create food forests, similar to Silver Springs, help with wind erosion and preserve soil.
- New neighbourhoods should be developed with density only in mind at this point. Especially when surrounded by Single Homes already. Access to a diverse greenspace and protection of our watershed.
- Park spaces, walkability and livability.
- I like the older community feel. The houses are not crammed together and touching each other. The infrastructure is in place to support the community. Not crowded
- I think that green space in a community is vital, and I fear if we build too much within and around it, we will lose out on the exact things that make this city so livable and great. I believe that instead of working on expanding within the city limits, it would make more sense to expand outwards where there is the space to do so. The green space in the proposed area is used on a daily basis by so many members of the community, and it would be a shame to lose it.
- Quiet, calm
- I love the open fields, the wildlife. I have lived in the Harvest Hill/Coventry area for 28 years. This is why I moved here, for the history, the feeling of being in the country.
- I like having a green space close to where I live. I do not want confluence park to be developed.
- Leave parks and green space alone. Stop developing every possible area.
- Beddington doesn't have a lot of nice areas like some of the other neighborhoods and Nose Creek is about it. It's such a quiet and calm place. I'd hate to think this development plan will encroach on it and take away the last nice thing we have. I walk through here every day at noon. Traffic is already horrendous in this neighborhood and I can't imagine making the area

even more busy. I hope the driving range doesn't get kicked out either. It's always packed in the summer. The nice thing about Nose Creek is it doesn't feel like you're in the city. People use this park to walk their dogs and cycle. I always loved Calgary for its plentiful green spaces - it's what makes the city unique. I just would like to see a concerted effort to preserve Nose Creek. And whatever goes in there is actually useful. Not more cannabis shops. I would LOVE a coffee shop like Analog or Phil and Sebastian. Or a brewery! Something more upscale like the University Heights development. That looks amazing!

- Quiet, parks, pathways, well maintained l roads and homes. Community activities.
- I love the green space! I think you don't find this with some of the newer communities.
- Everything about my area is how things should be
- Green space, dog walking areas
- I enjoy all the pathways. However, because there's no actual off leash dog park in the area we go down to this area constantly to go let the dog run and play ball. Why are you gonna remove the only freaking green space in the northwest of the city to put damn buildings that no oneâ€˜s gonna freaking use and afford. We don't need any more businesses up here. You have one of the largest dark parks, but it's in the south and city. It's like the north of the city never even freaking exists. Why don't you just sit in and do another Higgins but up north.
- I like the green space. We do not need housing in a flood zone! We don't need more commercial businesses in the area.
- Would like to see a LRT line. Current busing is not adequate
- Mature trees, spaces between garages for parking on the street. Respect the green areas and lots of trees
- The green space (Aurora Business Park) leave it as it is. Do not build on it.
- Instead of so tightly regulating the minimum amount of green on lots, allow smaller front yards and instead redirect to common parks. The limit of 40% built on a residential lot is a negative.
- The ability to connect with nature is a big thing I like about living in Panorama Hills. I live right next to a massive piece of greenspace so it would be nice if the Aurora ASP did the same.

- Density, structure, pedestrian/bicycle friendliness, ease of transit access
- Access to nature.
- Single family homes in one area, higher density housing in a different. Not mixed right next to each other.
- I like it how it is and enjoy the nature that is currently in this are. It would be a shame if it was all torn down for buildings. It would be nice to conserve what little nature areas we have in Calgary.
- Not over stacked, back yards are decent & private
- I like the fact that Harvest Hills has green space, particularly around Nose Creek. Don't develop anymore here.
- Pathways, schools, groceries, drug store.
- Like the variety of commercial amenities but with some new communities being built north of us it has gotten very busy over the years. Could use more grocery store options. Could use a proper large off leash park. If you look at beddington compared to harvest hills, there are no off leashes in harvest hills and dozens in beddington.
- Walking paths, access to main roads for commuting, close proximity to major stores
- Natural areas - nose hill, nose creek, green space between Huntington and beddington
- The developed area and maturing green spaces. Having open spaces for children to play sports. Having pathways and greenspaces for wildlife
- Personally I like the Aurora lands most because that’s where I walk my dogs and where they can finally see something other than houses. If (begrudgingly) a new neighbourhood would be put in I suppose some community parks would be good.
- I like the park/green spaces and walking paths near me. I would love to see these areas protected so calgarians can connect with nature rather than having them turned into housing developments.
- I like my dog park and walking paths that are in place where they are.

- I like having a green space that you still feel you are in a rural area even you are in the city. We need to preserve this landscapes
- Nice quiet neighborhood and single family adult housing
- I love the access to natural amenities like the Bow Creek Pathways, Nose Hill pathways, and parks in the area.
- This is the only green space northern hills has, developing on this space will create a larger green space deficit than we already have. The current Aurora ASP does not provide enough green space. If we are revising this ASP we need to increase the green space footprint.
- NATURAL GREEN SPACES, trees, pathways
- Good access to transit, shopping and bike paths. Also, single family housing so there are not too many people per square metre.
- Schools and walling accessibility
- Beautiful greenery, big trees, unique houses
- Variety of housing for all levels of income and new home owners. Preferably very energy efficient housing to lower operating costs and be more sustainable (highly insulated, proper ventilation, triple pane windows, etc). Lots of greenspace and walking/cycling paths to encourage a healthy lifestyle and encourage walking and cycling rather than driving. Roads should be designed to be safe for pedestrians and cyclists, and designed to slow traffic down. Roundabouts should be used as much as possible to avoid stop/start traffic and keep traffic flowing.
- Being able to walk to confluence park with my dogs and be immersed with nature
- We actually overlook the proposed business park, I love looking out my back window and seeing the green space, the driving range, the creek bed. This is a habitat for many different animals that we see while walking the creek bed. Building anything in this area will disrupt the wildlife, increase the traffic (which is already and issue) and take away green space from our neighborhood.
- Want to be able to walk to a coffee shop and a grocery store. I want to be able to live in the same building as my grandma.

- Amenities are within walking distance
- I like the big trees, housing diversity, good transit, and lots of local businesses. I like being able to walk or bike safely for groceries and other errands.
- I love how Marda Loop is embracing change to become more densified, walkable streets, shops and amenities nearby, with plenty of trees and greenspace.
- "Reasonable good access to bike paths. Need more clearly defined and CONSISTENT cycling infrastructure (currently paved path changes to sidewalk with painted line back paved path, it changes which side of the road it's one etc.)
- Improve existing bike path in Confluence Park (fix cracks every 3 meters that shake the fillings out of your teeth).
- Pathway should go UNDER Airport Tr. (not a crosswalk) and add Pathway along Airport Tr. (currently just sidewalk and road).
- Set aside land for future transit routes and stations (Green line, Airport LRT etc).
- Define current park boundaries (so we know what's not being developed).
- Area will need a dog park (what this area is largely used for currently).
- Harvest Hill Blvd North of Boddington needs curb and gutter (replace the current ditch)"
- "Is the presence of abundant green spaces like Confluence Park. These natural areas provide a sanctuary for wildlife and a peaceful retreat for recreation and mental well-being.
- In a new neighbourhood, I would love to see similar commitments to preserving natural habitats and historical sites. Accessible green spaces should be a priority, offering residents a place to connect with nature, exercise, and find tranquility. Sustainable urban planning that balances development with the preservation of these invaluable green areas is crucial for fostering healthy, vibrant communities."
- Green space is great but a larger variety would be beneficial.
- Natural area
- Protect the path and green space area to a large extent.

- Walking distance to public wild green spaces.
- A very large dog park with lots of walking trails. Confluence park is not large. It does not have lots of trails.
- Calm-quite & green
- Far enough away from the hubbub but close enough to access public transit and groceries..
- The fact that the park (which you are clearly considering getting rid of) exists and that it is untouched nature.
- Single dwelling neighbourhood as that's why we moved here 30 years ago
- It’s a nice quiet neighbourhood of mostly detached homes, and lots of green space and trees. The lots are nice and big. I would like to see this in a new neighbourhood. Not infills, duplex’s, and townhomes. Small, affordable detached homes with proper yards is the way to go. Would love to see urban agriculture programs, and would love to keep the large majority of the green space in confluence park.
- I like central connections and access, the layout is nice. Would like to see a mix usage in the new center connecting to sandstone with option for easy cycle or walking access from on community to another.
- Close to ammenities,(library, pool, groceries, pharmacy, skate park, nose hill park) housing diversity(mc mansion, infillis, lg house, med house, small house, mobile home, condo, apartmet etc.) Big trees, bike accessibility
- I love the green space, access to walking paths, and accessibility to/from the green spaces
- Seem to be close to everything I need. But still have to drive. Something greener for transportation besides transit. Bike paths? Scooters for rent along the way?
- I loved backing onto green space which is now a gross condo complex
- I truly enjoy the proximity to West Nose Creek Park, which I visit 4-5 times a week. I do hope that the core part of this park along the Nose Creek will remain and that the future Arora development would give a strong focus on housing options, as I always thought the area is too beautiful to use (just) as an industrial park. I would love to see fairly affordable housing option

provided for young families, as the are has shops and services close by and wonderful walking and play areas for families.

- I like the green spaces. We already have a ton of commercial areas sitting empty. Why not convert that space into housing and leave the green spaces?
- More green space. The promised c train that we were supposed to get and was advertised when we moved to this community close 20 years ago.
- The main selling feature when I bought my house was having Nose Creek park right behind me. I use the park almost every day and it was a critical element for me as I am very active and have a dog who needs lots of exercise.
- My neighbourhood: close to green space, mix of single family homes/duplexes, trees

New neighbourhood: a walkable neighbourhood (walk to shopping, restaurants, medical offices)

- More green spaces
- Green space. More green space.
- Somerset has quite a few parks and integrated green spaces, the 5A network allows you to get to the important places in the neighbourhood and avoid using roads. Conveniently located commercial which is spread out instead of clustered together in one place would be ideal, and building higher density along transit routes and tapering outwards would be great. Focus on pedestrians and cyclists, and avoid designing for cars.
- Gentle density, close to green spaces and parks, interesting architecture and street designs, not car dominated, walkable/wheelable to small scale commercial.

Tell us if you have any additional thoughts The City should consider in the development of the new Aurora ASP.

- "Ensuring that more new development focus on walking, cycling and transit should be key. While I live in a community that is primarily driving. It is due to a lack of access to affordable walkable communities.
- Of the listed modes of transportation I think there should be extra attention given to transit. We do live in a city with many cold days of the year and with moderate amount of hills as such I

think emphasizing transit over cycling in our city is better. That is not to say disincentivize cycling."

- Please build affordable small homes with back alley garages or 3 bed apartments with 2 underground parkings for each unit. It's really hard to find parking nowadays in multi-unit communities while streets are far away which are very conjested. Please make this city affordable and livable.
- We really need some affordable housing, and a variety of housing types. Compromise is always an option if it makes life better for new and current residents. Please act now!
- Create a more integrated pedestrian/cycle/public transit friendly network of connections between communities and across the city. We need to reduce the reliance, dependence and convenience of automobile traffic.
- "More cycling infrastructure, and more interconnected pathways! There are so many kilometres of poorly utilized pathways because they don't *go* anywhere! You have to connect the systems to somewhere useful!
- Additionally, this is a prime opportunity to put in a lot of density that you admit we need. Multi-family dwellings are the path we need to take for a future.
- Plus, if the Green Line LRT ever goes North of the Bow River, you'll want the density close to Centre Street and transit.
- Please don't turn this area into a one-road-in-one-road-out single-family house only nightmare."
- This area is way over populated with not enough choices for shopping or eating
- Skating rink, picnic tables, fire pits, outdoor pool, indoor pool, indoor rink, soccer/football fields, outdoor amphitheatre, track, baseball diamond, bike track, picnic shelters, stocked pond, anything recreational.
- More housing along with standard town center
- Vegas style casino, with hotel, convention centre for weddings or other big events, green space. Lots of entertainment type things like top golf, mini-carts. Should have places where you wouldn't mind taking you significant other on a date. No one wants to live underneath an

airport flight path, building housing would be silly for the majority of that area. The greenling will probably brach off that area and go to the airport anyway, might as well put something entertaining to do nearish to the airport for people stuck on a layover.

- Keep the off leash dogs in the designated off leash areas. The old gravel pit could be developed into one and two story commercial buildings sites as it not being used now. Also could have some development at the NW end again for commercial use. No housing in the park at all as it's directly under airport flight path. Utilize the existing creek water flow and wetland area without redirecting or moving/ enhancing them. They are fine where they are. Determine the source of the water in the wetland so as to not disturb it with any development.
- I would just like to say thank you for starting this project. That space has been empty for a long time and I think building it out could really improve the communities here. I think the previous plan for a business park wouldn't fit the needs of the communities now, and I would like to see more commercial and reactional usage for the space.
- VERY un-impressed with how the City notified people in the surrounding communities. For starters, absolutely NO ONE knows it's called "Aurora Business Park" (its hundreds of regular users call it the nature reserve, airport flight path, off leash area, reserve area, parkland, benchlands, grasslands, etc) so any informational sign by the roadside calling it "Aurora" (and I haven't actually seen any signs AT ALL), or the VERY small card in the mail (how many homes even got one of those?) just went over people's heads and were completely ignored and/or tossed out as unimportant junk mail. So NO ONE that I talked to knew anything about this!!!! AND I received that little card in the mail just a couple days before the 1st public meeting, which seemed an awful lot like the city TRYING to fly this VERY unpopular development under the radar, as it sure die curtail the number of people I was able to alert, both in my neighborhood AND strangers in the park, NONE of whom knew about it!!!
- They should take into account what the people within the community think before just deciding to get rid of an entire park. Let it be, let just keep our park.
- This, like all City of Calgary surveys, is skewed to get the answers the City wants. The public has no real input, and never will. It's the re-zoning debacle in another form. The Aurora area and all the areas along Nose Creek and the CP rail line should be left as a green space in its natural state. There are springs, creeks and wetlands in these areas that should be preserved not only

for the creatures that live there, but for future generations. Once it's paved over, it's gone forever. We don't need another business park.

- What does it matter??? City council/city planners proved recently that our opinions are worth squat!! They will go ahead and destroy more green space.
- Copy paste University Disctrict building plan and model: variety of housing options, lots of cool spots to grab a bite, walk, bike, run your dog, night out, arts, and good connection with transit.
- Please don't develop this area. Or at least consider the alternative development plan offered by the group called "Save Nose Creek". It still allows plenty of room for much needed housing, but leaves a much larger buffer and natural reserve area to the north of the Nose Creek parkway. Which will be of the utmost importance when even more people begin using this area for their recreational needs! Please don't take away ALL of the very much loved and utilized grassland between the Nose Creek parkway and 96 Ave. It is a huge part of the only naturalized area for the already existing communities that surround it (not to mention the flora and fauna!!), and it's been an essential component in our lives, young and old, when it comes to our health, our exercise, and our enjoyment of nature for the last several decades and more than one generation!!
- This area should be left as is due to the historical aspects and recreational value it holds for Calgarians
- I think this area should be kept as a natural preserve.
- It would be a tragedy to destroy this beautiful park with it's bridges and pathways. I also ride through the park on the east side, the portion of the trail that forms part of the great Canadian Trail and leads across 96th Avenue to Crossiron Mills. This is a beautiful ride and would be tragic to have it marred through industrial use or development. The shops should remain clustered near the motel and current shopping malls.
- Don't do it , I will protest
- I have contacted the Environment Minister of Alberta in hopes to stop this develoment! Nose Creek is just below where they want to develop and it is a Wetland area as well as an area where many species reside. Two Beavers, coyotes, deer, duck and many birds. IT is also a part of history and they call it split rock where the pioneers came through this area centuries ago! See picture below!

This area has been abandoned for over a decade and many species moved in. Yes there are people who walk their dogs there and we all co-exist peacefully. If there are houses built there it would be devastating! Before they begin this atrocity, I am begging the Alberta Government to investigate this area and hopefully stop them from developing. I hope you can provide further direction so we can save this beautiful area!!

- Do not develop Aurora ASP any further. Natural areas are needed for wildlife, recreation. You do not need to build houses and shopping on every available green space. Leave some areas natural.
- Don’t develop it. There are marshes, creeks and green space, all of which are home to wildlife in our area. We need to protect this space, not pave it and build on it.
- Don't build more houses in Country Hills. We need more parks and green spaces for people to enjoy.
- The bus lot across from the high school Notre Dame is already a disgrace. It is a vibrant area and with the garbage and transit system is it a complete mess. Let's maintain our already community to what it is not creat more opportunity for more riff raff. in the community. The area is littered with Shopping Carts and unkept blvds compared to other areas in the city. Do better.
- The Aurora ASP surrounding area is already too dense in population and buildings, the city should consider building more inner city with un used city land, for multi residential, then people are closer to amenities already buildt. Look at 16th AVE, it's a ghost town, and so run down, there are buildings there available for retail and land and space to develope land use and retail. Inner city develoepment would be better suited for calgary. There is no reason to increase the outer neighborhoods to create more logistical traffic through the roadways. It's just backwards.
- I'd rather not see your "Aurora asp" be developed at all. The increase in population to the area will add to the already heavy traffic the northern hills area gets, which will also impact demand for transit users, and it's removing access to a huge park that everyone in the community enjoys and loves. Regardless of my input I know your new "aurora Asp" is going to be developed and you won't be facing any consequences from it, the community is. Remember the impact your project will have for current community members who have lived here for years.

- The city is going to do what they want regardless of what the people say or want. The green space and park areas in this city are constantly being developed and disappearing. Development in the area with a couple little swing sets and a slide doesn't make up for the hundreds of acres of natural grassland being destroyed
- Please leave the area alone. We love our green spaces and parks.
- Leave it alone you [removed]
- Stop: we need affordable housing and you will build giant houses with basement suites. I would regret buying a house under a flight path when the wind is strong. You built on the Harvest Hill golf course and we have now a high density neighborhood.
- Leave as is more important
- Please leave the land off 96th ave as is and not develop buildings on it. Ruining the natural rivers and nature components they add
- No development is needed!! We need our green space, it's so so convenient having an area where I can walk my dogs and go bicycling/running.
- Leave it alone
- Please leave this is as. Find another place ie downtown to place apartments
- Please do not develop this land. Our family uses this area daily and it would be a great loss of a beautiful natural area. Safer than nose hill park that is riddled with coyotes and not safe for my little dogs.
- This area should not be redeveloped into anything else. Packing in more retail areas with housing at the consequence of removing natural area is unquestionably a poor idea
- Don't do it! Keep the grass!
- Preserve the area. It's a beautiful area in the city that's growing much too fast and is full of soo much homes and not enough green space.
- The city should not develop Aurora. It has wet lands and is one of the few larger green spaces left.

- Don’t do it. It’s a nice natural space for wildlife to live.
- I think the city needs to leave our natural habitat alone as their is not enough.
- No development please. Leave the space green.
- I worked right beside this proposed development for many years. We are lacking wildlife corridors and greenspace. We are meant to be bird friendly and we are proving otherwise.
- Do not put in any more residential areas!!! This area is already too congested! Parking is already a nightmare and people drive way too fast for the streets. Also many people park on the residential street, taking up residential parking spots and leave their car for weeks to go to the airport.
- Leave it the way it is
- Don’t develop it! Leave it alone
- WHY would you designate a new ""neighborhood"" if it REQUIRES bulldozing and destroying the very heart and soul, the most precious gem and the ONLY really large AND natural area that is within walking distance of the HUNDREDS of people who already live in the surrounding and already existing neighborhoods???!!!

I just have no words....

- Are you aware that the ENTIRE ""Aurora Business Park"" area is rife with native biodiversity (both plant and animal) including some that are seldom seen in Calgary and/or whose status may be considered vulnerable, imperiled, etc, in Alberta?!

And are you aware that virtually all of the ""Aurora Business Park"" meets the City's own criteria for natural parkland that offers biodiversity, climate change resiliency, ecosystem services, educational opportunities, and health and wellness opportunities for the residents in the surrounding communities AND beyond?!

Are you aware that the entire ""Aurora Business Park"" is also the ONLY naturalized parkland in the entirety of the communities that surround it?! And that it is the only naturalized parkland that can be accessed by all the surrounding communities just by WALKING to it?!"

- Why do we need to develop every piece of land in calgary can we not just leave some parts a field for animals and people to enjoy? There's already an abundance of development in the NE by the airport and country hills and lots of accessible shopping and businesses.
- My neighborhood, Harvest Hill, has an green area, Nose Creek Parkway. The Nose Creek parkway was one of the main reason we bought our house in this community. We literally live cross street from the parkway. Us, as well as other residents of this neighborhoods live to leave in such close proximate of a green are where we can have great time with our live ones. Take this green area away from this community will be a shame. As I mentioned above, if the city want to solve the housing problem, should make sure to put laws that regulate rental prices.
- Do NOT develop this beautiful area. It is home to so many animals that need this space to live. People have pushed them to survive in this small space and if you take it away with unnecessary commercial/residential housing, it was destroy their habitat for no reason!!
- No more development for commercial or housing is needed in the Nose Creek area as there is the quadrant is densely populated as is and the airport area provides ample land for all the commercial needs for future.
- LEAVE THE GREEN SPACE ALONE. It is disgusting what you keep doing to the city
- The benefit if this area is the open green parks and walk ways. Dont ruin it with more buildings. Build further NWSE instead.
- There are other choices, for example the Deerfoot City property, or the closed down Co-op to include multi family dwellings and more businesses. Why take away a beautiful green space? I do not support this.
- Leave the Nose Creek area ALONE as well as the dog park and existing pathways.

LISTEN to the people not provide them a voice. Listen. The rezoning of the city gave days to people to talk about their concerns but as far as we can see hear the decision was made before the waste of money put into pretending to actually hear peoples concerns. Do not decide what you want first, pretend to listen and then do what YOU want.

- NO DEVELOPMENT. The ONLY exception would be more garbage bins for dog poop bags (there are literally no garbage bins!!! and poop bags are always being left on the side of the

paths) and more benches for all the seniors that use the area (there's only a couple benches currently, and a LOT of seniors walk here).

- Stop changing stuff. Leave it alone it's good the way it is
- Leave nature alone
- I do not want to see the park and recreation area destroyed. That area is rich with birds and wildlife. I bought a house where I did because of the proximity to confluence park. Developing that area would destroy one of the nicest pathway systems in the city and create more traffic issues in the area.
- Leave it alone
- Leave it alone. We are the ones who pay for you to have a job so maybe you should finally listen to what your people are telling you. I think as you guys don't seem to acknowledge what we have in north of the city and when you do want to tear out all the green space we have. That you should make a giant Benston off dog park that connects to the Bennington Offleash dog park and put up the fences just like you did down south with Higgins. You can't even go there these days because there's no freaking parking and you guys leave an old driving range but you don't actually deal with it or put more parking in but you decided to take it. Everybody parked on the road road.

We don't need more buildings up north we have plenty room and plenty facilities up here. The more you put the more prices go up and no one can afford them already. How about you? Remove the industrial area that's over by the airport sitting there empty taking up useless space and put housing.

- Leave this as a green space!!
- You should not build nothing in confluence park.
- Please don't build on that land, planes fly over it all the time which would cause distraction for any building there. It's an important water shed with the nose creek and needs to be preserved. Thousands of residents go there to walk there dogs and enjoy nature. Building on it would be a mistake.
- Keep it walking paths and off leash dog areas. This area is important to traditional Blackfoot territory and should not be used for high density housing or industrial/commercial. You are only adding to the colonization of the land.

- Leave it alone. Don't develop anymore here.
- This area is great for people in the area to use and should not be developed
- First you took away our golf course and now you want to take away our nature park. Very disappointing and frustrating !!
- Please don’t just build a bunch of box houses that are either grey, black, or white. I feel like it’s so clinical and I get depressed looking at the blank canvas’. I lose brain cells. Please let us keep our big great field!
- You should consider how import the parks/green spaces/ pathways are in this zone and realize that rezoning them is a terrible idea.
- You should not be removing a park that has been here for years and people use every day. This is a unbelievable thought on any one's part.

The driving range is very popular

The dog park is very popular

The walking path and bike paths are great as they connect to down town

Let alone the animals I have seen there before."

- The City has already desecrated historical first nations sites in this area. In 2001 Mayor Bronconnier had to issue an apology for this mistake. Continued development on this site is just as disrespectful in our era of Truth and reconciliation. My request for this area would be to increase the green space up to the Southern Road boundary of the existing ASP. This would still allow for development, but could double the green space from the old ASP to the new ASP. (Which is desperately needed in the Northern Hills.)
- Please leave CONFLUENCE park alone. We literally love the aspect of being not too far from the downtown life but being able to be immersed in nature right behind our house, we get the best of both worlds. You're taking away nature from animals that live there and I didn't think the City of Calgary would be okay with this.
- As a home owner that will be affected by this area I strongly recommend you do not destroy this Greenspace. You are already pushing the house rezoning on us which will affect the

already bad traffic in this area, and building a new community, whether it is for work spaces or for homes will make this a nightmare. Please leave our park alone and continue building on the outskirts. Do not ruin this lovely park/ greenspace by turning it into a concrete jungle.

- I strongly oppose any development plans for the green area in the Aurora Business Park, specifically Confluence Park and its natural spaces. This area is a vital sanctuary for wildlife and holds significant historical value, including archaeological sites like Split Rock. Preserving it honors our heritage and respects Indigenous communities.

Confluence Park offers crucial recreational and mental health benefits, providing a natural escape in our urbanizing world. Destroying this green space for short-term financial gain is unacceptable. The current development push prioritizes greed over sustainable planning. We must protect our green spaces and explore alternatives that don't sacrifice our environment.

Public input is essential. We urge city planners to listen to the community and preserve this irreplaceable natural and historical treasure for future generations. Let's value and protect our green spaces for wildlife, heritage, and recreation.

Thank you for your consideration."

- It’s a shame that a pristine natural area like Aurora will be turned into concrete and development. We cannot afford to reduce parks, green spaces is what makes Calgary, Calgary.
- Don’t develop it. Leave it as green space. We don’t have enough. Again City will just do what they want anyway. so does the opinion of the people really count and this is just lip service so we feel like we count? Especially after their rezoneing the entire city.
- The development of this project will disrupt the lives of 10’s of thousands of Calgarians living in the North who count on this park space. For those who can’t afford to travel to the mountains for recreation regularly it provides critical health and wellness opportunities. The increased usage of Nose Hill, should Nose Creek be developed, would cause harmful levels of usage to an already sensitive environment.

- A better use of investment capital and time would be expanding rapid transit outside of city limits, and move development to regions like Crossfield and Carstairs. Alternatively, perhaps the development of more high-rise residence closer to downtown and in areas such as Maryland Heights, NE., closer to major commercial employment areas with higher commute levels, reducing traffic on Deerfoot as well."
- Not developing it. Leave, and protect it, as a green space. The only development should be Park paths.
- This Aurora space is precious. It butts up to the Nose Creek Valley which is a very polluted waterway. I think some residential would be acceptable north of the space, however, a large off leash park that buffers to Nose Creek Valley area is needed. We need to protect these waterways before its too late. I realize this use to be the Circle 8 Speedway and likely some pollution in the soil, but nature has a way of regenerating itself and we need to leave a very large chunk of this space as a regional park for enjoyment with walkers, bikers, dog owners too. We have no off-leash areas except the tiny little Confluence Park, and on Harvest Hills Blvd which is a joke. Please consider this, it is desperately needed. Thank you,
- The Northern Hills has access to most commercial/retail (Country Hills commercial). Beddington/Huntington has easier access to Deerfoot City. While some of the ASP can be reserved for manufacturing/employment, much of the community is already surrounded by that space in Stoney's 1-4 and more commercial/retail would fit better along Country Hills Blvd by the Auto Mall to bring business in and support Redstone/Skyview. What's needed in the area is a variety of green space and maybe densering housing. The golf course isn't usable green space. A multi-use park like Nose Hill or Laycock that also allows off-leash and walking/hiking trails as well as connecting to the cities path network. There are lots of small parks/green spaces but no off leash or picnic areas. While some dedicated off leash parks are nice, a multiuser park offers more for everyone.
- I think that it should be turned into a park like Sue Higgins in the south. It is now used almost exclusively by dog walkers as there are not a lot of off leash options in the area, aside from Nose Hill, where the paths are also used by mountain bikers.
- The existing off leash areas are inadequate. We need more. Also, the City sounded the alarm of the decreasing tree canopy, yet they approve massive densification resulting in taking down

trees. Traffic in this area is crazy with the development of all the housing on the former Harvest Hills golf course. Let these communities have this green space please.

- Looks like this will sadly destroy bird /mammal habitat.
- I have been walking the 96 green space area for years and it will be sad to see it go since it is full of wild life and connects to nose creek
- When creating manufacturing space to ensure bylaws are created so the area is kept clean, and low pollution wi tu n'as little impact as possible to wildlife
- Given it is directly on a flight path, perhaps enhanced green space is the most logical long term plan for this area. Maybe an outdoor events stage (call it Rainbow stage). There are deer, coyotes, bobcats, beaver, porcupine, and at least 30 species of birds that call this area home.
- There are coyotes, deer and other wildlife that live on this land and should not be displaced to build up that area.
- Are you aware that the area of the "Aurora Business Park" north of the Nose Creek parkway is the ONLY breeding ground in Calgary for the western meadowlark???!!!
- The watershed that is integral to this development and that eventually empties into the Bow River near my home needs ecological and biodiversity protection. Following prescribed and mandated 60m setbacks from the centre of Nose Creek is the minimum requirement to assist the creek and the creatures that make it home.
- 24-hour medical clinic
- Develop it in a way that it will look beautiful forever. Don't develop quickly. Use classic architecture, and have beautiful green space that will encourage people to take pride in the community. Have community gardens and don't squander the beauty by putting in big corporations with big glowing signs. I think people are desperate these days for support and community, and want to back companies that have their best interest at heart. Affordable housing to raise their families, not $1.5 million infills with 3 storeys and no green space. This area includes beautiful wetlands, please don't surround it with garbage
- keep it to R-1 zoning, low development and no industrial sites. The corridor is very important to the wildlife. Huge pedestrians and cyclists use the paths. One of the few natural areas left in Calgary.

- The site is quite beautiful and I hope there is minimal change to the area. A small residential community of detached homes would fit well there. There should absolutely be zero apartment buildings, big box stores, or warehouses. The city should develop for individuals and families, not big foreign business and developers!! Ideally it should just remain a park. There is plenty of wildlife there and the walking paths are always very active.
- Blank the city with new rezoning permit. Allow MDUs and acreage way homes on the existing oversized properties.
- Variety of housing options, low income rental, multi family, condos, single family homes.
- No one wants to live next to an industrial area, especially when there is an abundance of natural grassland to enjoy. Make the area something that will bring value, places for people to connect, to be able to work, that builds a community and a destination. Don't take the green completely out of the area and don't make it a concrete jungle with parking lots. Make it something to be proud of and not just another sprawling metropolis. Something actually beautiful and enjoyable.
- No industrial we have enough around us. What are you going to do with all the wildlife that is displaced. When the Harvest Hills golf course was re-zoned and building started it displaced alot of Skunks, coyotes, bobcats etc - the Skunk problem was crazy!! The city wouldn't do anything without us in the community all banding together to get the City to do anything at all. That is a huge wildlife corridor and the City needs to ensure its taking all of that into consideration before building this time. What is your plan for displaced wildlife? What is your plans for future C-Train in the area? - Should it stop there? Should you consider underground parking for all residential permitting? Parking for transit users? What is your plans for the natural water ways in the area?
- If zoned for residential, ensure requirement for noise control in houses due to proximity to the airport. Make sure people know they are near an airport. Airport was there first.
- This is right over the airport runway flight path and is UNSUITABLE for residential. Ding, ding ding, LOUD JETPLANES!!!! NO ONE in the City development can do any critical thinking because they are too concerned with the green and DEI agenda
- Please consider ample parking for whatever you build, especially living spaces

- More park space At least double the space on the north side of the present pathway, more park space added on the east side. Protect the indigenous sites,
- I would really like to see as much of it as possible stay a natural area.
- I would really like to see West Nose Creek Park expanded with off-leash dog areas.
- Turn it into a natural off leash area.
- Make it a large well kept green space with off leash dog park
- Stop ruining beautiful green space for more garbage that remains empty because no one can afford the rent, or upkeep for businesses. Or when businesses do get built, they are congested nightmares to get in and out of. At least parks are a FREE form of activity in a major economic crisis. Thank you for ruining more habitat for the animals of Alberta. We do NOT need more crowded industrialized, concrete jungle. The planet is already [removed]. This is an absolutely atrocious idea. But of course people in power just want to make money. No one cares about the planet or regular people. The rich keep getting richer while the rest of us suffer.
- The city should retain ownership of the land and convert it to actual park space. The community has been using it for 33 years while it was held for a business park that never happened. The community has no other appropriately large park spaces that are accessible by foot. Much of the land is intermittent marsh with nesting ground birds, bobcats, coyotes (who will move where?), deer, and diverse other species who live near Nose Creek and in the green space and should be protected. The city has already dismantled the Harvest Hills golf course - this area seems highly targeted by the city for its green spaces and in return for housing, and doesn't seem to be given anything in terms of improvements for the increased density other than a few refurbished car paths for walking and a tennis court...we really need to keep this plot of land for recreation and nature.... not residential, not industrial, and not retail.
- Properly define and secure West Nose Creek Park boundary.
- Please expand the current green space - development ratio to: â…” Green Space : â…“ Development. A proposal for a new Regional park supports the integration of this area better with neighbouring communities and provides better opportunities for businesses to thrive by providing places for people to gather, walk, play and connect.

- Keeping green space and not turning it all into concrete. Having the open area now is really nice for biking, walking, and connecting to nature.
- Green space. Spend any day in the area you are looking at, and then realize it is the area's unofficial dog park and cycling area, and has been for 30 years. This area needs more green space, not less. Harvest Hills was not made for this many people, and you already approved tearing down a wonderful golf course blocks away to create apartment-style housing density. This area should be green space, NOT more apartment style housing and retail. The area was not set up for this many people. Drive on Harvest Hills BLVD right beside this area and you'll see how bad the road it here. That needs improvements too.
- I am concerned about the further encroachment on the nose hill creek area any further development will increase led stress to wildlife, native plants etc. littering and noise pollution is already a problem in the area.
- Ensure that the off-leash dog park in the area stays
- "I believe that there is greater value in maintaining large open spaces where Calgary citizens can recreate and immerse themselves in nature.
- The nose creek area provides opportunities to view so many types of wildlife because it is a large wide open space. I walk this area daily and regularly see so many types of wildlife. Such as deer, songbirds, migratory birds, beavers, coyotes, porcupines, muskrat, badger, fox, frogs, snakes, brown and rainbow trout.
- The original ASP will squeeze so many users into such a small strip it will have a huge negative impact on the terrain and wildlife.
-
- I support an amendment to the ASP as proposed by the Nose Creek Preservation Society.
- Please change the focus to '…" Green Space : '…" Development!
- I really can't see how adding more commercial or retail space is a benefit to Calgarians in this area. There are already so many duplicate businesses around and so few natural open spaces.
- Thank you"

- there is a lovely natural area called West Nose Creek Park with creeks, grassland, hills etc. this needs to be left intact.
- "Please leave this area as mostly a natural area. We don't need more retail stores. We need green spaces. There are areas within Aura that have already been disturbed that could be used for sports fields. A lot of this area is native habitat for birds and animals. Why can't most of this area be left for green space. Please don't sculpt the creek and make it manicured. Wilson snipe, sora, Le Conte's sparrow all breed in the creek area that drains into nose creek. Western meadowlark used to breed here but the off leash dogs have ended this. Please enforce dogs on a leash.
- No commercial development. No housing."
- Protection of Nose Creek and the Parkway are of paramount importance,
- "The Nose Creek Preservation Society has put this OLA on the northern section because the fringes of the Aurora Area (South and East) is where we think we need the most environmental /historical preservation. It is where many of the heritage sites are and the wetland buffer is needed. Not to say that dogs wouldn't be welcome, they would just need to be leashed in these areas.
- There have been efforts to protect threatened species of birds in this area and off leash dogs are not good for these species. (Bank Swallows and Meadowlark).
- Please consider increasing the green space for the ABPASP! Thank you!!!"
- Leave the green space alone. Stop paving over everything. Let it be a natural environment we don't need more interference. Absolutely NO industrial or light manufacturing!!!!!!!
- Leave the green space alone. NO industrial. Stop paving over every blade of grass. Redevelop existing residential areas not packing an area like this with condos & low rise development.
- Please consider retaining more greenspace. We are the only ward in the City that does not have a park. Our community has numerous multi-family dwellings, and has a heathy balance of different types of housing. The Northern hills does not have nearly enough greenspaces that are within walking distance, or even with a 10 minute drive.

- Please protect the undisturbed areas of the field to allow habitat for native and endangered plants and animals. Create a wildlife corridor contiguous with Nose Creek and the TransCanada Trail in conjunction with province and federal government.
- Keep the area as natural as possible. Keep density to a minimum. Avoid developing/building near Split Rock, the creek next to it or any of the existing pathways, at all. This area is used and appreciated by many. It is also great break from the pollution (noise and other) from the busy areas and roadways nearby. It would be a complete disgrace to lose it for financial profit. As for the 'other reasons' for developing this land, I'm sure there are much better places in this City, or on the outskirts that could be utilized for those purposes.
- The regional park being contemplated is very important to me. We moved here in 1994 into a single family home. We have now moved into an apartment condo in the same community. The balance has been good between residential and commercial and green space.
- "How about doing an ecological study BEFORE announcing a plan to develop?! This area has more biodiversity than even Nose Hill thanks to the waterways and marshes!
- And how about a study on the indigenous and other historical sites that still survive here? Or has the City very conveniently forgotten all the history that was bulldozed over in its previous, completely thoughtless development in the area?
- Frankly, it boggles the mind that the City has never seen fit to offer a program of curated nature and history walks in the ""Aurora"", and that schools don't utilize the area for field trips.
- The City of Calgary is completely missing the boat. This is NOT just a bunch of dirt and quackgrass that will be more valuable and useful after developers are finished with it. It will NOT be a better community when the ""Aurora"" is paved over in concrete and asphalt and everything that exists here right now is forever lost."
- Leave as much of the natural valley, fields, and paved pathways as possible; there are plenty of malls and small businesses, health clinics and daycares in this area.
- Protect Nose Creek floodplain. Development should be sensitive to environmental considerations.

- Be preserving as much green space as possible in our city. We need to provide habitat for pollinators,animals and places that families and community members can get out and enjoy nature. The last thing we need is more shopping and retail commercial spaces.
- Please leave the area green! If we do not intentionally hold onto nature, it will disappear. There is no substitute for being in nature. It boosts our immune system, takes away stresses of life, and heals our minds. This area is where the crocuses bloom and thrive each spring and so many other native grasses and wild flowers grow throughout the year. The songs of the birds fill the air, rejuvenating the soul. This large area, as it stands now, gives us a sense of "being out of the city" without having to be too far from home. We need nature for so many reasons. Leave it green! Please!!!
- "I really think this area needs to be used for housing. Please leave the nose creek area alone as green space. But put up some high density living in that area, not the 6 story condos, either. Put up some towers. There are no airport height restrictions, get some serious density going so we can stop the urban sprawl that Calgary is famous for. If you bring in some serious density, that's affordable for young people then make sure the transit gets put in place. The green line needs to happen, it's been promised for years and years, get it done!
- The Aurora area is such an unused part of the city, let's get busy and develop it. Make sure there's lots of green space near nose creek valley, bike paths, off leash dog parks, walking paths, soccer fields, baseball diamonds, tennis courts, but let's get this area developed for a change.
- It's shameful that a city of this size has no LRT going to the airport, completely ridiculous actually, and Aurora sits empty. Lets go!!!"
- Preserve green space for wild animals and large offleash dog park.
- Please maintain the park and surrounding areas. It's wonderful to have a place to take walks. Also, we have tons of commercial and retail space on country hills. So please be thoughtful on new space. I would honestly would prefer a school as many schools are at a capacity in our communities and a hospital. This would supply jobs and amenities that is currently lacking in our community.
- Keep the pathways that currently exist. Keep the off leash dog area. Keep the natural areas next to nose creek natural.

- Please keep the wetland and park. We need better transit access. It takes an hour to reach PLC by bus and 10 minutes by car.
- Please protect the natural area around Nose Creek. I agree with the idea of a complete community. I would hate to see much, if any, industrial use. It would be nice to have additional recreational facilities or a hospital in our area.
- West Nose Creek and adjacent valley / pathway needs to be preserved. NO Multi-family stacked construction. I hope the city takes into account the comments of surrounding residents, and follow the will of those residents, and not just push this through as was done with the city zoning debacle.
- Please leave some natural areas and green space. We don't need to pave over every square inch of land within the city.
- "I find that south Calgary has so many natural habitat parks such as Carburn park, Sue Higgins, Fish Creek and the north really only has Nosehill Park (which does not include a waterway) and parts of Bowness area.
- The current map in that area only shows a small portion as City of Calgary owned. I'm very upset that the current plan encompasses the whole area even the existing Nose Creek Pathways .
- I wish there was more opportunity to express my opinions in person but the one night designated for that is unavailable for me. It seems like the communities around this area have very little say - we had to fight as Friends of Nosehill to even get that left alone, we'll be the last to get the green line, there is already a spot designated for the future green line but the city put a temporary off leash area which is pathetic for dogs and owners since it is so small and just a bare field.
- The city designated part of Aurora as off leash due to election promises only to take it away again."
- Please keep Confluence Park and pathway in the Aurora Area. It is used a lot by cyclists, walkers and runners, dog walkers, photographers, and nature lovers. It is a favourite area of my husband and I.

Please consider the wildlife in the area:coyotes, porcupines, snakes, birds such as ducks , wild flowers etc.

Apparently there used to be a race track in the area so a possibility of oil pollution in the soil. Also many low wet swampy areas.

- Please maintain open and natural areas!
- Keep the development up along 96th Avenue only....create a c-train station so that those people have better commuter access. Leave the green space above beddington trail as is.
- Protect the natural park space and creeks. Create more spaces for the community to come together.
- Leave as much area as possible for green, natural areas and a pathway system.
- There are nice natural wildlife corridors that would be desirable to preserve that connect the area up to nose creek. I'd also use more roundabouts / traffic circles / uturn lanes than a light every 50 feet on 96 ave. These are all more effective techniques than lights, and still support additional traffic. There are already 5 lights between harvest hills boulevard and Deerfoot, and I am sure the developers would like to add more for each block or less that is developed, and that would be unfortunate and unnecessary. Use traffic circles periodically and uturn lanes in between.
- To ensure the parkland is preserved in this area for the communities surrounding it.
- Keep the natural space!
- Please consider keeping a large segment dedicated to the natural beauty of this area. Hundreds of people visit this large area for walking, biking, exercising, football etc. It would be such a shame to see such a beautiful oasis lost to development especially after being promised an off-leash park for dogs which was smaller than advertised and consistently closed. We have plenty of schools, rec centres, and shops nearby. New housing developments were just made in Harvest Hills about 5 years ago and many still remain empty because they are not selling. I don't think development of this space into anything than it already is would be an improvement to this community.
- I think we have a lot of business in the area that meet our neighbourhood needs already. Open and natural space in the city is becoming a rarity.

- There is an old standing Boulder in the area that many people would like to preserve:
- Do not destroy west nose creek park. This development is NOT WANTED by the community. You lie and say your “green“and yet you’re going to destroy this beautiful little representation of the foothills of the Rocky Mountain and wetlands. Their are dozens of species of plants and animals that you will be killing forever by the creation of this development, Alberta wild roses, peregrine falcons, prairie grouse, all endangered, all living in west nose creek, all going to be murdered by this disgusting development. If there’s a housing shortage, maybe you should talk to the federal government. There’s also the infrastructure issue, meaning, the roads and infrastructure are already stressed, adding thousands of more people isn’t going to help that. I’ll leave, and take my tax dollars with me. Done with this city. Congratulations
- "Please keep as much of the greenspace near the Nose Creek as is possible. It is heavily used in all seasons by thousands of people.

Harvest Hills Blvd planning will need to be considered. Driving north along that road by the T&T during rush hour is very busy and backed up.

- Some business in there is ok but keeping alot of the natural setting is important too. I see alot of people using the paths, walking their dogs. My family goes for many walks in that area and we are so able to explore new areas and it gives the girls a chance to unplug from their phone and appreciate nature ... for short bud without having to drive out of the city or to head to Nose Creek Park.
- Preserve as much green space as possible. The Nose Creek Preservation Society has a plan that balances development and natural park areas as well as a off leash park situated away from sensitive habitat
- This is a beautiful area home to so many animals. preserve their homes.
- It is a big source of greenspaces to the surrounding communities, conserving it is of high importance. Any increase in traffic to that area will increase traffic through Country Hills. Considerations on better traffic control through Country Hills is crucial to our community.
- There is so much vacancy throughout the city for businesses. We do not need more businesses.

We need to maintain the green space for the deer, coyotes, porcupines, and various birds and bugs who already live there. It's also a valuable creek and water area which would be massively detrimental downstream, as well as being difficult to build on and around.

The office space literally next to this land has vacancies. We do not need more stores, we have Deerfoot city, superstore, everything. We need to maintain the habitat for future generations and for our own. Develop some walking paths and maybe some garbage cans if you really need to. But developers do not need any more. We need the space around our homes."

- While I support building more housing, I do feel it's important to perverse a good amount of land for a good sized park.
- It would be very valuable to ensure there is still pathway connectivity between Harvest Hills and the Nose Creek Pathway. Also, maintaining biodiversity in the area is important; This could be damaged if East and West areas of the Nose Creek area are separated by construction or roads.
- Keeping the Nose Creek Pathway as a green area, park is important to the residents
- I think there should be a high level of importance put on keeping green spaces in tact. They are a vital part of community and if we replace all of them with housing, we will lose the very things that people have moved here to enjoy.
- Keep it green and available for all Calgarians to use.
- I suppose the changes proposed by the nose creek preservation socoaty as explained here

https://docs.google.com/document/d/1nelGv6AV0IXhCrqxzLjttxnAS3sadFTqLnKVRyA5ai0/edit?usp=sharing

- Provide more green space and keep the current park as large as possible
- Retain as much greenspace as possible. This area is of major cultural, historical, recreational, and ecological significance. There are many vulnerable plant species, possible sacred indigenous sites, and wildlife that will become threatened when development occurs. Many people love to walk and bike around the area too so it would great to still have lots of paths.
- Leave more area undeveloped

- We need to preserve the land and not by building additional infrastructures. It is not about developing the land it is about utilizing what is already available. It is not helping median income and low income families, this development is serving those who are already have money.
- Please keep the green space and natural areas. Abundant wildlife must be protected
- Ensure the park and wetlands remain intact. Pathway is widely used by walkers, cyclists and commuters. We need this green space!!
- Maintain a large amount of green
- Save as much natural green space as possible. Any development should be hidden behind large tall trees to avoid being an eye sore for those enjoying the natural areas along Nose Creek. Ensure pathways are connected in a thoughtful manner that encourages walking and cycling rather than driving.
- It would be nice to preserve the river valley as a park. Also connections N-S for bikes. Bike infrastructure stops at 40th Ave and its really hard to bike further north
- This area is used as a walking, cycling and dog walking area. The city should try and preserve the green spaces we have left.
- I think if there's going to be any development it needs to be small. Leave the park. Leave the place where, not only people, but animals also go to enjoy. Our neighbourhood is already overrun with bobcats and skunks, taking away more of their land will only push other animals into neighbourhoods. Deer, coyote, etc.
- I think that if you even dream of touching this part and it's diverse landscape, countless habitats for wild species, and the fact that it has significant historic value then you should have shame for even thinking of removing the minimal green spaces left in this city. Even just receiving this notice in the mail makes me feel sad that this city does everything it can to profit. Build up in the downtown, make it safer so people want to actually live downtown, and preserve every remaining green space we have left.
- Please follow the MDP relevant core indicators:

Managing Growth & Change - don't introduce so many new housing units as happened with the Harvest Hills Golf Course, disrupting the charm of an area, and exacerbating already frustrating traffic flows. Be judicious about spending the Federal housing $$, don't just use every empty parcel!

Connecting the City - We should have had the LRT before the south did... huge ripoff. Fix it.

Creating Great Communities - vibrant? local businesses & shops? amenities? We're still waiting for the development to be completed from 1998 when we bought our lot in the area. And even then, compared to other communities (old & new) we have very little to enjoy here.

Urban Design - Lots of cool designs are being built in new areas, or gentrified areas... we need basics but they could be cool and functional while you're at it. The high-quality urban spaces are severely lacking here.

Greening the City - Keep most of Confluence Park and add thoughtful touches."

- Connect to Airport
- "Area doesn't need more warehouses :-(District is a blight on the landscape.
- Figure out traffic management--the 96th Ave connector brings high volumes of traffic thru Country Hills as people shortcut thru the neighbourhood.
- Gawwwwwd please figure out transit first. It's hard to get around the Northern Hills area bc of piecemeal transit. This is a great opportunity to ensure cycle tracks & pathways connect between point A to B. A lot of pathways in Ward 3 just mysteriously stop & don't connect. Build for the future!
- Don't repeat what the City did in 2001 & destroy areas of Indigenous cultural significance. Involve the Indigenous Relations Office.
- Reserve at least 200 acres of the site for increased park space & help preserve habitat for plant & animal species like buffalo beans, pollinators & the Western meadowlark.
- Save Nose Creek!!!
- Country Hills lacks greenspace & overall the NE side has lost greenspace & habitat over the years. We need more as YYC becomes less green."
- Additionally to above I use transit, bicycle and walk.

- You aren't going to listen to us anyways. You continue to add density to an area that already exceeds the MDP without ensuring all the other requirements of the MDP. Harvest Hills and Country Hills don't even have schools and you keep adding people here. You are not designing complete communities but destroying the low quality of life even further. You cannot live in North Central Calgary without a car.
- I would really like to know what the red stripped area is for. It is not clear on the sign or in the text.
- Why isn't the private golf course being considered for housing (similar to what happened with harvest Hills golf course)?
- "Last month there was a communication titled ""Harvest Hills/96 land use redesignation"" with the intent to replace the future park & ride with at least 2 multistory low income properties. How do these 2 project align?
- Currently Country Hill Dr and Country Hill Rd are used as a shortcut between Country Hill Blvd and Harvest Hill Blvd. How do you intend to calm /prevent / limit this traffic from getting worse with the development of Aurora?"
- Maintain the tranquility of the park area
- Sports facility just N of the driving range,tucked in parallel with it. One that is affordable so $is not a barrier (outdoor gym, greenspace for things like yoga etc, upper level with gym eqpmt &track,upstairs cafe with patio overlooking the driving range, a community kitchen. To bring people togetherðŸŒŸ outdoor and indoor pickleball courtsðŸŒŸ country hills drive (south end) is bonkers with traffic now :shortcutting on the drive to hook up with hh blvd. On this short stretch people speed through the playground zone and it is difficult to make turns off the road due to traffic.I know country hills is a super small community. No school, no skating rink, no tennis courts, no basketball courts.... As we are small I feel like we won't have much say. I'm all for the development of that land however I'm NOT all for the crazy traffic that will go on our stretch of the drive. The entrance at ch blvd and the south end of ch drive SHOULD BE CLOSED OFF! That will solve the current &future traffic
- "Please open more school
- Kids are struggling as schools are overflowing and they need to travel more than 1 hour daily"

- Schools and transportation i.e. green line expansion sooner to the actual people who drive vechicles.
- The development at Brentwood area has incorporated a lot of changed mixed use areas with access to grocery, bakery, clothing, furniture, banks etc that would encourage both families and seniors to live there. Seniors apartments could be integrated into apartment high rises but would recommend that some floors be designated for 55+ so that a quieter lifestyle could be attained. Is there any reason why floor access in high rises can't be controlled with proxy cards for additional security.
- This is an opportunity to develop smartly. Please develop this area with more homes per square foot of land with denser-style housing (row homes, duplexes, etc) so that more land can be designated for green-space. Specifically, I am asking you to please retain the current green space south of the proposed south road and east of the proposed east road. Prehistoric sites of significance in these regions need protecting, off-leash dog parks do not mix with conservation efforts in green-space (BOTH are needed in this area of the city), and a buffer is required for the health of the wetland of west Nose Creek. For this reason, I'm asking you to seize the opportunity to create a 200-acre park in the Aurora Development. This must come alongside prioritizing affordable housing, which is badly needed, in the form of denser homes built smartly, with a climate friendly building code. Please contact me for further clarification: shanon.c.rose@gmail.com
- '…" Green Space and '…" Development. Development should be more DENSE and strategically sustanable. The space is close to Nose Creek and an ideal 300 Metre distance between development and the watershed is preferred. This is what is needed to protect our waters as well as the biodiversity that benefit from the land.
- Feedback (insert below)
- That you are looking at creating a fairly large mixed use residential area but do not have any plans or projects in place to handle the related traffic being created by it. Beddington Trail and Harvest Hills Blvd are already congested and adding 1000 plus vehicles is not going to help. Try something new and ensure that the required infrastructure that will support a community is in place BEFORE building the community.
- The city should really consider connecting Centre Street to Harvest Hills Boulevard, for regular traffic. Rename HH blvd to Centre street. Doesn't make much sense to keep them separate as it

kills connectivity in the neighborhoods, creates longer commutes than necessary. Several options to bypass Centre street exist, won't see much cut through traffic by opening it up. Most of the houses along that stretch by the former bus trap are going to be purchased and ripped down for the green line anyway. Existing off ramps to Beddington Trail could be turned into overpasses, and two lanes each direction going north/ south under them could be put in place instead.

- I am concerned about the amount of traffic on Deerfoot all merging onto Deerfoot Trail. Personally, for me I take Deerfoot Trail, and it is always very slow, especially in winter, were Beddington merges onto Deerfoot Trail. Almost everyday I see near miss accidents with people off Beddington trying to get onto Deerfoot and people already on Deerfoot trying to merge over to get onto the far-right lane either at 64th avenue or trying to get over to take the Mcknight overpass. It is already a stressful drive and with more people using it, it would be a nightmare!!
- There are many houses with front garages that feed onto harvest hills link adjacent to 96 Ave NE. The blind corner traffic from 96 Ave onto Harvest hills link makes it unsafe to leave one's home from the front. Can a safe lane be created for affected homes?
- This is a huge city that still requires citizens to have a car, and while its nice to believe that people can live and work in the same neighbourhood its not possible for most. Direct road connections is a requirement. This plot of land needs to keep its park like feel, with pathways and open spaces, with a mix of residential, retail and commercial, but in a way that keeps that park-like, open feel. Please don't just throw a strip mall, some houses and a multi-family or two in . Design it around the park/pathway feel, the open spaces, the pathways, make it green not only in color, but with climate preserving features like solar panels on houses and roofs and other green tech. Its a fairly small piece of land and could be a place to try something new and different than the standard new communities like livingston and carrington which are boring, ugly and have no personality.
- Allow bedding trail to go north bound Deerfoot. City and province majorly mess up on not including that again on current on going upgrade.
- The road system between this area and Beddington heights will have to be a major consideration. Currently to get to this area, you cannot connect directly via centre street due to the bus trap. This would have to change otherwise it would create major traffic issues at the

intersections on Beddington Trail which are already used heavily and causes major issues during peak traffic times.

- Beddington Trail overpass to Deerfoot needs to be upgraded to allow access to northbound Deerfoot. Currently it is a collision magnet with almost daily collisions because of the horrible design. The city planner who designed the southbound Deerfoot access should be flogged and fired, if they are still a city employee.
- We like split rock, the BP birthplace forest and the pathways that weave through the area. I would like to see those improved. The pathway crossing at traveling light SUCKS. Also, beddington TR needs a bike lane to 11th.
- Traffic has definitely increased on 96 avenue in the past few years. I've requested pedestrian lights on harvest gold manor but was told not needed. Been almost run down in the crosswalk a dozen times. Seen several car crashes. Skywalk's maybe?
- While the car is my primary mode of transport, I also take the bus to work downtown once or twice a week. And use the bus to go to the airport.
- Please protect our native grasslands, ensure this region keeps a large amount of green space, while also increasing the amount of affordable housing available. We can find a balance."
- I would love something like the new development in University Heights. Something that brings people to the community and creates a sense of community. Outdoor spaces for people to sit and play. Lots of art. Something more like Bridgeland than Country Hills. I forever have to leave this neighborhood for the more trendy areas. But I love Nose Creek and it's a gem in this community that shouldn't be touched.
- Look to university district for inspiration!!
- Please look very closely at the success of University District. Study their plan, how they got it built, how they embraced 5-over-1 buildings to ensure a dense walkable community, and why communities need to be built in tandem with all their nice to have amenties and public transit infrastructure, not years later.
- Promoting small business or opportunities by making the places walkable.
- Please focus on making the community walkable and pedestrian-focused. Consider making some pedestrian-only streets around transit, parks and commercial. Build a proper bike lane

network from the beginning instead of shoe-horning it later on, with protected on street lanes for cyclists and safe intersection designs, also ensure that existing networks surrounding the area have easy and convenient connections from the community bike network. Design intersections to be safe for pedestrians. Avoid building stroads, avoid making commercial areas for cars. In place of lights at intersections, use dutch-style roundabouts. Ensure there are plenty of green spaces and trees along all streets to create a canopy in the future.

- Leave a large off leash dog park
- Good fencing at railroad tracks to prevent kids and dogs from crossing
- Do Nose Hill first, see how that goes with Calgarians
- Please remember that the airplanes do fly directly over that area and especially during windy days. There is already commercial development in this area and to refine for residential is likely leaving this community with a haphazard development plan with potential traffic issues.
- If you push the walkers out of Aurora... They will overtake the pathways and create issues for your cyclists. Seeing as the cyclists do not have to license their bicycles there is no way to report them when they run into people , hit dogs or create erosion by driving on the natural areas. Cyclists have done more topsoil damage and caused more erosion then the city recognizes.

What more could be done to provide suitable housing for people of all ages? (Check all that apply)

- Build housing closer to transit; Provide a variety of housing options; Create opportunities to rent and own; Other: Provide suitable shopping availability that will support a higher density urbanization of this area. Preserve the existing network corridors and parkland. Housing co-ops and affordable housing where rent increases are managed to reduce gouging would allow home owners an opportunity to rent/invest but also opportunity to develop principal in properties that would allow them to buy into better affordable housing.
- Stop the blanket rezoning plan
- Provide a variety of housing options; Create opportunities to rent and own; Build housing closer to transit; Other: More low income housing
- Build housing closer to transit; Provide a variety of housing options; Create opportunities to rent and own; Other: Create non-market housing

- Nose Creek Preservation Society would like the City of Calgary to consider increasing the green-space for this development.
- Create opportunities to rent and own; Other: Rent control. Make it impossible to buy a house and then rent out each level for twice the cost of the mortgage and maintenance. New home buyers are priced out because landlords know they can pay more because they can rent it for whatever they want.
- Leave the area undeveloped. Blank existing lots closer to the core with a new building permit.
- It should not be changed and should remain as a natural area, for walking, off leash dog park, geocaching, etc.
- Leave this area alone! This is home to 2 beavers, deer, coyotes, ducks and many birds. It is also a wetland area that needs to protected!!!
- In older areas allow only the type of home that was there before. Build high density buildings in designated areas as is already being done in newer areas.
- Make housing more affordable by lowering taxes, levies, etc. that push up the cost of housing.
- No houses just commercial, retail is what I'd like to see. We have so many houses up here and no where near enough infrastructure such as retail, schools for everyone.
- Advocate for tenants, press the provincial govt to update the Landlord and Tenant act to protect tenants rights and cap rent increases.
- Build housing closer to transit; Provide a variety of housing options; Other: Build non-marketable houses and coop houses
- Lots of downtown empty office space
- Create opportunities to rent and own; Build housing closer to transit; Provide a variety of housing options; Other: Non-market rental buildings such as co-ops
- Build more neighborhoods on the outskirts of Calgary. Expand Calgary with new communities with mixed housing options.
- City subsidies for housing.

- Support agencies who are building affordable housing with incentives rather than rezoning so that developers just make bigger profits
- Leave the wetland Marsh and natural grassland and the rest of the area alone. This area provides a common space with easy access for all people of allmobility levels to walk, socialize with neighbours and enjoy the natural ecosystem.
- Don't build more houses in Country Hills. We need more parks and green spaces for people to enjoy.
- Create opportunities to rent and own; Other: Create opportunities to “rent to own”
- While I don’t know much about the complex economic and social issues within our city I believe that’s its vital to preserve our natural land including Aurora park.
- Not getting rid of our parks and grasslands for housing. There are many better ways to create housing than uprooting an entire beloved park.
- Stop inflation and increased taxes that make it increasingly difficult to afford the house I have!
- There is not a need to populate this area more. The busines that it has and the Community services are not appealling to the demographic that is in the area.. The city does NOT offer sports programs for the youth in the THIS community!. LOok at the population of the YOUTH that have NO activeties organized for the space that's in the area. POOR Urban engagement of the CITY.even though the mayor resides in the proximity.
- There is tons of new development being built all around the city. Also - many younger people could by in neighboring communities such as Cochrane / Airdre / Strathmore / Okotoks.... we don't need to all sit on top of each other - not everybody works in the downtown core. If young people do live in the downtown core then clean up the East Side so it is safer and then continue to build homes there where a vibrant community has already been built. All new neighborhoods being built around the city have a mix of single homes / laned homes / town homes / apartments..... This area just had the removal of a green space / golf course for a densely built up apartment area that houses many. Why take our last remaining greenspace?
- While there is a need for suitable housing, their is more of a need to stop the greed with landloards. Investment home owners are demanding over $1,500/month for rent. I work for WestJet for 20 years and have a career there, I only make $48,000/year, before

taxes. Canadians want to buy a home, not rent a home. I also live close to my work so I don't have to fight traffic, now with a development there will be more residential traffic. There is no sense of comunity already in these areas, and buidling more will bring more crime. Look at Panorama Hills, theres alot of youth crime. And honestly, do we need more of the blvd littered with Retail lawn signs and bill boards with more advertisng. There is so many business advertising along the blvd that you can't even see the grass at Panorama Hills And Country Hills BLVD.

- Have a government that actually knows what they’re doing
- Provide more affordable housing instead of ugly modern new builds.
- Leave it alone you [redacted]
- Create opportunities to rent and own; Other: Cap rent
- Not everyone has to live in the suburbs- build downtown
- Limit immigration
- Build affordable housing but leave R1 as R1 since that was understood when we bought property.
- No more housing in this area. The golf course was enough already
- Nothing in our area too much multi housing all ready
- Leave it as is
- Reduce property taxes
- Stop allowing as many immigrants to enter!
- Lower rent and make it easier to buy homes at cheaper prices.
- Leave as natural park space, not enough green space in this city
- Start fixing the hundreds of vacant units in Calgary housing and make sure those in low income housing are low income. The amount of expensive cars I see in CHC is ridicu6

- Provide a variety of housing options; Build housing closer to transit; Create opportunities to rent and own; Other: We need a much stronger focus on denser housing like row homes, quads, triads, duplexes. Should this region be developed to include more housing, I would love to see more of these types of homes instead of single-detached homes.
- Create opportunities to rent and own; Provide a variety of housing options; Other: School and hospital
- A combination of the above, limiting foreign investors, but in this specific instance leave this space alone.
- Affordable housing
- Don’t destroy this park
- Provide a variety of housing options; Create opportunities to rent and own; Other: Please build affordable houses (may be 3 bed apartments with 2 bathrooms and 2 underground parkings for family of 4)
- Do not build any more multi-family housing in this are! Build a parking structure for transit instead.
- Leave the space as is and allow people who enjoy walks or use the field as many dog owners walk their dogs there freely
- Allow for more subdivision development on the outskirts. Allow one of these developments to be high density instead of making everything in the existing city higher density. This allows people choice of what kind of community they want to live in.
- No change required. We need more green space and not less
- Create registrations that control rent price increase. We do not need more houses we need We need laws that prevent abusive rent increases.
- How is this question relevant to developing a business park?
- All of the above are fine, but the Aurora location is not appropriate for people to live. Planes are constantly flying over at low altitude, and are very loud. Noone could stand living there long term. Additionally, access to beddington-deerfoot and nb Harvest hills Blvd are already brutally

slow during rush hour. We don't have the infrastructure for another high density community in this area at this time.

- The transit in the city is horrible, you can't build houses closer to it. MORE SINGLE family homes
- Leave it natural park greenspace
- More hi-rise housing downtown.
- Stop inflation
- Get government out of the way
- Don’t allow people to purchase houses for the sole purpose of renting them out (either long or short stay) and prevent rental of property until after 5 years of the owner living at the property.
- Build housing that has all ameneties within the area like an older city. Main level or first two levels of building should have groceries, pharmacies, nice coffee shops, restaturants , small businesses. We do not need another pot shop or liquor store on every street corner and in between.
- Build affordable housing on city owned land
- Nothing. The community has a mixture already
- Enough with the madness you already didn’t listen with blanket rezoning
- Create opportunities to rent and own; Other: Restrict number of homes businesses can purchase to either rent or flip for profit, making the price out of reach for the average person or family.
- Leave things as they were before blanket rezoning was adopted
- I agree with the changes proposed by the nose creek preservation society to increase park space
- Create opportunities to rent and own; Other: Don’t take away green space to build housing. Remove all the industrial empty buildings and build housing.
- Leave as a green space

- Talk to the bank for better interest feed in the mortgage
- Build scalable housing opportunities that include purpose built rental and starter homes. As individuals flourish, they are rewarded wit options to grow their home size and style.
- Develop in areas that are not protected parks.
- Create a cup in rental rates and make housing more affordable. We do not need to destroy landscapes to house people we just need to already have enough housing being built the problemIs the cost of owning and renting.
- Build Green Line LRT before adding density here. We have been at a tipping point since 2005. Northern Hills is a car dependent community and this will only add to that issue.
- Provide a variety of housing options; Create opportunities to rent and own; Build housing closer to transit; Other: Make sure transit is adequate
- Building houses near the train, centre street is already a very busy area unable to support more traffic such as a new community at this location
- Provide a variety of housing options; Build housing closer to transit; Create opportunities to rent and own; Other: Build with higher density (multi-use 5-over-1 apartments)
- Leaving it the same as it is. To much green space is being developed.
- Turn downtown empty offices into housing. Turn other areas of empty commercial buildings into houses. Use what is already there and sitting vacant.
- Making use of the vast office space unused downtown to offer more housing in already existing structures and not destroying green spaces with historical value.
- lower interest rates and cap rental costs
- Build more detached homes. These infills and townhomes are not sustainable, and will soon look like the ghetto. Allow for properties that people can OWN, not pay fees until the end of time to developer. People need accountability and ownership. We do not need more small rental properties that people don’t care to maintain.
- Government needs to get out of the way

- Utilize empty downtown high rise. Not that the City council listens to the people and just push their own agenda
- Build housing closer to transit; Provide a variety of housing options; Create opportunities to rent and own; Other: Working more closely with real estate investors and “citizen developers” to leverage the desire of many Calgarians to help combat available housing.
- Add to Calgary Housing units. Also use all the vacant lots in the city already, along 16th avenue, Erlton, Macleod trail before expanding out and getting rid of green spaces
- Provide a variety of housing options; Other: Condos need to stop being approved until they offer BOTH appropriate amounts of both parking for residents and visitors (minimum 2 stalls for a 2bd and larger) AND they offer a wider variety of units including 3 & 4+ bedroom units
- Create opportunities to rent and own; Provide a variety of housing options; Build housing closer to transit; Other: City-led master planning of entire new neighbourhoods. Leaving neighbourhood planning to private companies has led to disasterous, profit driven decisions for urban planning.