WEST MACLEOD RESIDUAL LANDS

Area Structure Planning Project

Phase 1: ENVISION - What We Heard Report

November 2024

West Macleod Residual Lands Area Structure Plan

Phase 1 - Envision: What We Heard Report

November 2024

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West Macleod Residual Lands Area Structure Plan

Phase 1 - Envision: What We Heard Report

November 2024

Phase 1 Summary

In February 2024, the City of Calgary's Local Area Planning Team began the process of creating a new Area Structure Plan (ASP) for the lands currently known as the West Macleod Residual Lands.

In June 2024, we began the first of three phases of engagement for the West Macleod Residual Lands ASP. More than 90 participants visited us at an in-person engagement event, and 170 participants contributed 174 responses using the feedback form on The City's Engage Portal.

Feedback on the West Macleod Residual Lands ASP project touched on five distinct themes:

- **Preserve natural areas**

Participants described their connection to the natural area within the ASP area. Suggestions included leaving the area as-is with no development at all, or creating a park or protected greenspace such as a nature reserve. Participants suggested pathway connectivity and greenspace as important factors in a new community.

- **Create a balance between different housing types**

Participants would like to see a variety of housing options ranging from higher densities that support mixed-use and transit-oriented development, to lower densities that support single-detached homes.

- **Foster community gathering spaces, retail and amenities**

Participants would like to see amenities in the ASP area including various general and specific services such as recreational facilities and gas stations for the area. Whereas some participants saw retail opportunities in the future, others felt that there was already sufficient retail in neighbouring communities.

- **Create an efficient and well-connected street system for all users**

Participants identified a potential challenge with traffic management due in part to existing volumes of traffic and due also to the topography and constraints of the ASP area.

- **Provide infrastructure and services**

Participants identified potential challenges with infrastructure in the area including water infrastructure and schools. Participants questioned whether infrastructure and services would be able to keep pace with residential development of the ASP area.

West Macleod Residual Lands Area Structure Plan

Phase 1 - Envision: What We Heard Report

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Project Overview

In February 2024, the City of Calgary's Local Area Planning Team began the process of creating a new Area Structure Plan (ASP) for the lands currently known as the West Macleod Residual Lands.

The West Macleod Residual Lands Area Structure Plan (ASP) will provide for the local area planning of 220 hectares (544 acres) in the City's southwest. This policy document will provide the vision, goals and core principles that will shape the future stages of development. It will guide land use patterns, transportation and utility networks and implement the broad planning objectives of the Municipal Development Plan, Calgary Transportation Plan & other relevant regional and city-wide policies & strategies.

This process will include the scoping and review of numerous technical reports and analysis evaluating everything from population & employment forecasts to archeology & biophysical inventory. It will identify lands of environmental significance and demonstrate through the location of pathways, parks and streets how its future residents will be able to move, relax and play.

The outcome of this work will inform future growth strategies, identify the need for any capital investments and provide for a sequencing of development.

A Land Use Concept will be developed that will show where all the higher ordered elements of a complete community should locate. It will contain the approximate location and type of schools and neighbourhood activity centres.

For more information about the project and guiding City policies, visit engage.calgary.ca/westmacleodresiduallandsASP



West Macleod Residual Lands Area Structure Plan

Phase 1 - Envision: What We Heard Report

November 2024

Communications and Engagement Program

In Spring 2024, the City of Calgary began the first of three phases of engagement for the West Macleod Residual Lands Area Structure Plan. More than 90 participants visited us at an in-person engagement event, and 170 participants contributed 174 responses using the feedback form on The City's Engage Portal.

The objectives of Phase 1 engagement were to:

- Provide the public with accessible, plain language information about why a new ASP is being undertaken and how it could affect the West Macleod Residual Lands.
- Promote ways in which participants could engage with the project team and provide feedback.
- Continue to create awareness, interest and familiarity with area structure planning and The City's planning process.
- Provide opportunities for participants to learn about the project and share their feedback.

Engagement Overview

The engagement process for this ASP was designed as a multi-phased approach where we will collect input at key intervals throughout the area structure planning process. This project includes three phases of engagement.

- In **Phase 1: Envision**, we asked the public about their questions, concerns, and ideas for the Wet Macleod Residual Lands ASP, to help the project Team develop a draft vision, draft core values and a draft land use concept for the area.
- In **Phase 2: Explore**, using feedback from Phase 1 alongside technical studies and information, the project team will develop land use concept options. During this phase we will present two draft land and use concept options, the draft vision, and the draft goals, soliciting public feedback with the intent to inform and refine the drafts.
- In **Phase 3: Refine,** we will continue to work to further refine the drafts. 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 draft final land use concept with the public and gather feedback to help refine the plan for City review and Council approval.

Opportunities for Involvement

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

- The City's Engage Portal page for this project was launched on June 6, 2024, and will continue to be available throughout all project phases. At launch, the page included a brief overview of the project, and links to relevant webpages and documents. Information

on upcoming engagement opportunities was added, and a feedback form was open for feedback from June 6 to June 30, 2024.

- The Project Team hosted an in-person engagement session on June 17, 2024, at Cardel Rec South between 5 p.m. and 8 p.m. There were 91 attendees who took the opportunity to discuss the ASP with the project team and provide feedback.

What We Do with Feedback



Along with technical studies, City policies, and best practices, feedback from **Phase 1: Envision**, is being used to develop drafts of the land use concept options, draft vision and draft goals that will be presented in November 2024 for public feedback and will shape the new West Macleod Residual Lands Area Structure Plan.

The project team will use what we hear through Phases 1 and 2 of engagement to refine and finalize the vision, goals and concept options. At the end of Phase 2, we will share what we heard and highlight key themes. In Phase 3 we will present the final plan for public feedback before undertaking an approval process.

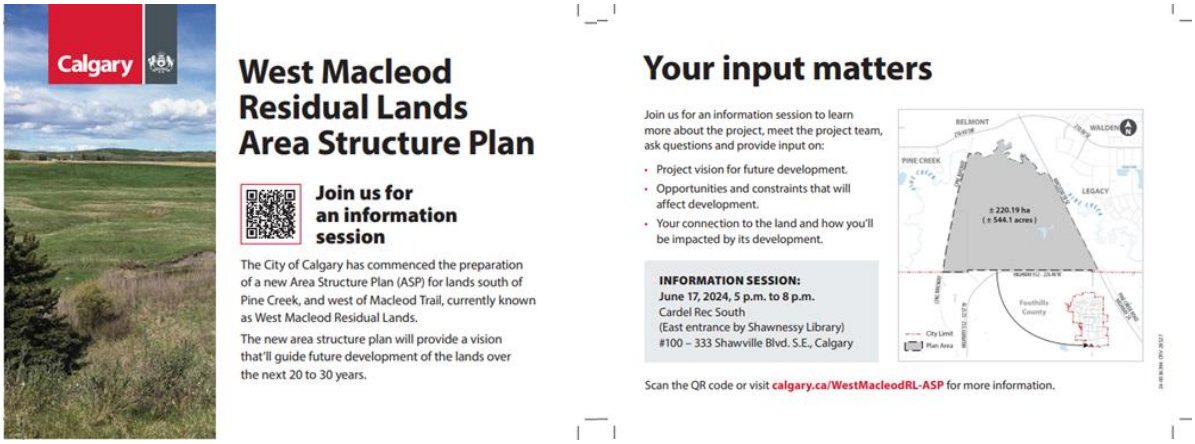
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Communications Overview

Engagement opportunities were advertised and promoted in the following ways:

- **Addressed letters:** 568 letters of invitation were mailed out to residents of Foothills County.
- **Postcards:** 14,230 copies mailed out to homes adjacent to the land area.



- **Social media Ads**: with in-market dates from June 6 - 13, 2024
    - Facebook: 89,120 impressions



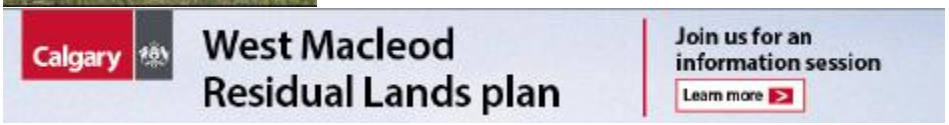
    - NextDoor: 163 Impressions

- **Marketing tactics**: with in-market date of June 6 – June 17, 2024
    - Bold signs: sixteen bold signs in various locations in and around the plan area - *not measurable*



- Premium Banner Ads in English: 41.9k Impressions
- In-language Banner Ads in Simplified and Traditional Chinese – 55.6k impressions





What We Heard in Phase 1

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, analyzing issues, and exploring alternatives.

This section summarizes what we asked and what we heard in **Phase 1: Envision,** during the in-person event and through the online questionnaire. For a description of individual themes, with examples, broken down by topic please see Appendix A: Detailed Summary of Feedback. To see the comments as they were received through the Phase 1 engagement process, see Appendix B: Public Engagement Verbatim Feedback.

What did we ask during public engagement?

At the in-person event and via the engage portal questionnaire, we asked participants:

- Which community to you live in?
- How would you describe your connection to the West Macleod Residual Lands project area?
- What's your vision for future development in this area?
- What are the opportunities and constraints that may influence future development within these lands?
- Are there any challenges you feel are important for The City of Calgary to address in this ASP that relate to Foothills County?

We also asked participants to tell us if they have any additional thoughts The City should consider in the development of the Area Structure Plan.

What did we hear back from participants?

Five distinct themes emerged from the feedback received during Phase 1 engagement.

Theme	Description
Preserve natural areas	Participants described their connection to the natural area within the ASP area. Suggestions included leaving the area as-is with no development at all, or creating a park or protected greenspace such as a nature reserve.
Create a balance between different housing types	Participants would like to see a variety of housing options ranging from higher densities that support mixed-use and transit-oriented development, to lower densities that support single-detached homes.

Theme	Description
Foster community gathering spaces, retail and amenities	Participants would like to see amenities in the ASP area including various general and specific services such as recreational facilities and gas stations for the area. Participants suggested pathway connectivity and greenspace as important factors in a new community. Whereas some participants saw retail opportunities in the future, other felt that there was already sufficient retail in neighbouring communities.
Create an efficient and well-connected street system for all users	Participants identified potential challenges with traffic management due in part to existing volumes of traffic and due also to the topography and constraints of the ASP area.
Provide infrastructure and services	Participants identified potential challenges with infrastructure in the area including water infrastructure and schools. Participants wondered if infrastructure and services would be able to keep pace with residential development of the ASP area.

Next steps

This report informs the project team's work to prepare for **Phase 2: Explore** from November 12 to December 10, 2024, where we will share and seek public input on draft land use concept options for the ASP.

To stay up to date on project details, future engagement opportunities and to sign-up for email updates please visit the West Macleod Residual Lands ASP Engage Portal.

Appendix A: Detailed Summary of Feedback

Q1: How would you describe your connection to the West Macleod Residual Lands project area?		
Feedback	**Description**	**Example**
Proximity	Participants described their connection as one that exists because they live on or near to the project lands.	"Lived in the south surrounding area for 30 years." "I've lived in Silverado for 10 with a young family. This is our forever home and are looking for the community to grow with us." "I'm directly connected to it, I can see it from my backyard."
Nature destination	Participants described their connection as a connection to the natural area.	"Green area where there are horses, nature and peace. I purposely drive that direction for the beauty." "Provides a wildlife corridor from the west through to nature preserve between legacy and Heritage Pointe allowing animals to move fairly freely to the Bow River corridor."
Commute familiarity	Participants described their connection to the project lands as being familiar with the area due to their daily commute or routine.	"I drive past it every day and enjoy the beauty of the wetland and the many many birds that call this area home.": "We ride bicycles along Macleod Trail and turn onto highway 552 to ride back roads in the area. We see a lot of wildlife on these rides and hope that any development will not impact the presence and movement through habitat and especially the valley." "I use McLeod to get in and out of my community."
General Interest	Participants hold a general interest in the Plan.	"As a Calgarian and someone who lives close to this development I am concerned"

Q2: What's your vision for future development in this area?		
Feedback	**Description**	**Example**
Leave as-is	Participants would like to see the land remain undeveloped.	"Leave it alone. We do not need any further city sprawl." "I'd like to see the area left alone. The water and wildlife add to the ambiance of the area. Any development will increase taxes to build homes that are still not affordable to the every day person and increase traffic in an already very congested area." "I would love to see the space kept as a natural green space with no development. Pathways for walking and biking would be okay, as well as maybe a interpretive center to learn about the biodiversity of the area.
Parkland	Participants suggested the land be designated as parkland or protected greenspace such as a nature reserve.	"I'd like to see the vast majority of it left as prairiescape, with paths to let people experience it. Create a nature preserve to allow natural fauna and animals exist within the city boundaries." "A park would really nice, a reserve of sorts."
Residential community	Some participants indicated a preference for high density residential use, and others prefer low density and single homes.	"The development for this area should be a high density, walkable, mixed-use development with lots of park space and minimal surface parking. This can be facilitated with transit connections." "I would like to see this area as a low density single house area with large green areas that enrich the beauty of the city." "Lake community like Sundance, Chaparral and Midnapore. With a hill. Not like Mahogany with no hill. Also a big dog park like the Auburn Bay fenced one. We need a big dog park on this side of the river."
Amenities	Participants envisioned various general and specific services and amenities for the area.	"It would be really cool be able to utilize some of that land as a park with trails, but we definitely need a gas station on the west side of McLeod."

Q2: What's your vision for future development in this area?		
Feedback	**Description**	**Example**
		"We need more community spaces like a city recreation centre or public green space. Not a bunch of copy+paste, high-density housing." "I don't know that more retail is necessary but the city, especially the south, could use more facilities- hockey arenas, city pool, splash park, picnic areas, etc." "Recreational in nature. There is lots of commercial and residential in the area. I would like to see a golf course and / or arena. Ideally, a Pickleball facility."
Commercial/ retail	Participants envisioned various general and specific commercial and retail uses in the area.	"We've been in the community for 10 years and still don't have a local gas station or coffee shop. With the growth and number of new residents it's shocking to still not have a gas station." "I see this area as the gate, main entrance into Calgary from the south. Most of it should be zoned for commercial activity and civic services. Less residential and lots of natural parks. Allowing a few high rise residential buildings as well." "We live in the vicinity and we have a small family so the more amenities the better. It would be nice to have some shopping centres/ schools/recreation center/fast food/restaurants on this side of macleod so that we dont have to go into legacy or Shawnessy."
Transit connection	Participants envisioned the area as a community connected to transit.	"The density for residential should be increased and since it will be near the LRT route, perhaps a focus on condos and retirement home(s). Set aside land for Recreation development." "C-Train to this community, Shopping centres, schools and recreational activities." "Multi use with lots of green space and opportunity for red line expansion. Build for future and not for now and then have to continue to redo infrastructure."

Q3: What are the opportunities and constraints that may influence future development within these lands?		
Constraints		
Feedback	**Description**	**Example**
Environmental and natural features	Participants identified potential constraints related to characteristics of the natural environment.	"This is so important natural space. I see lots of inhabitants animals and birds. Those animal needs habitat as well not only the human need house." "We need more green space not more houses."
Roads and traffic	Participants identified potential constraints related to roads and traffic.	"Big constraint is traffic on Macleod Trail. Already have to wait through 3 rotations of traffic lights at peak times to turn off southbound Macleod Trail onto 194 Ave Eastbound!" "McLeod trail is already busy in the morning and evening. Traffic is backed up and will get worse."
Infrastructure and services	Participants identified perceived constraints related to current and future infrastructure requirements for the area.	"Not enough water to currently supply city with no back up plan. Pollution to Pine Creek, congestion if not keeping Macleod as a highway, as it should continue to be a highway to allow free flow of traffic." "Opportunities, we need more green space. It is so congested in the are now with so many new communities, navigating traffic daily in this area is a headache. The schools are overflowing, so much congestion in the areas."

Q3: What are the opportunities and constraints that may influence future development within these lands?		
Opportunities		
Feedback	**Description**	**Example**
Environment and natural features	Participants identified potential opportunities related to characteristics of the natural environment.	"Leave as green space with a possible site for a rec centre with gym, pools, a place for all to gather to hold diverse and inclusive events." "Nature areas are opportunities, that should constrain housing or business development."
Business and amenities	Participants identified potential commercial business opportunities and suggested types of amenities that could be included.	"New lake community would be great for new homeowners, closest dog park is Yorkville and not enough open space and trees."
Location, access, transit	Participants identified potential access and transit opportunities related to the convenient location of the ASP lands.	"Roads/interchange infrastructure to support expansion (specifically interchange @ Macleod and 192nd Ave)" "Traffic flow is a major concern and I believe a proper overpass at 210 and Macleod would be necessary (rather than lights)."

Q4: Are there any challenges you feel are important for The City of Calgary to address in this ASP that relate to Foothills County?		
Feedback	**Description**	**Example**
Specific Features	Participants commented on specific geographical or social features.	"The old run down abandoned barn. It's a favorite for photoshoots and really cool looking. It should be used in the design, made safe and somehow repurposed to give the new neighborhood character." "Losing more recreational vehicles storage." The valley is an opportunity and a constraint. It is an opportunity to preserve a natural area and this will also limit what type of development can happen.
Interface between Calgary and Foothills	Participants identified challenges related to the ASP's location at the meeting point of two jurisdictions.	"Affect on the people who already live there." "maintain the rural feeling for our neighbors" "Providing a visual transition from country's residential to would be beneficial (i.e., not having open field on the south side of Highway 552 and a continuous sound fence on the north side of the road). Maybe park with trees to provide buffer."
Traffic Management	Participants identified potential increased traffic in the County.	"Congestion and impact to neighbouring farms in Foothills county."
Natural and environment	Participants identified potential effects on natural spaces and environment.	"We keep cutting down old growth trees and I think its criminal, they need to stay no matter what is developed there."
Infrastructure	Participants identified perceived constraints related to current and future infrastructure requirements for the area.	"Water mains, population growth "Proper infrastructure, roads, built for the future and not today." "We have a infrastructure system that can't cope with our demands."

Appendix B: Verbatim Record of Feedback

How would you describe your connection to the West Macleod Residual Lands project area?

- commute through
- Green area where there are horses, nature and peace. I purposely drive that direction for the beauty.
- My RV is stored at a yard in that area.
- I work In legacy and go bike riding around there
- Community member
- We live in the vicinity and we have a small family so the more amenities the better. It would be nice to have some shopping centres/schools/recreation center/fast food/restaurants on this side of Macleod so that we dont have to go into legacy or shawnessy
- I've lived in Silverado for 10 with a young family. This is our forever home and are looking for the community to grow with us.
- We would like to get more community getting built in that area
- View this area from my backyard
- curious - have thought about moving
- Interested in healthy development that provides a mix of emplm't and res'l areas. Optimizing site features in context of the surroundings (access and needs). Helpful to offer amenities that neighbouring communities don't have in order to add options and vi
- Lived in the south surrounding area for 30 years
- Living near the area
- Moving to pine creek
- Passionate
- Neighbor
- nature and Pine Creek provide a nice break from the subdivision developments
- I drive past it every day and enjoy the beauty of the wetland and the many many birds that call this area home
- I've lived in Sundance almost all my life and now Chaparral. Currently renting but want to buy and build in the south close to parents in Sundance.
- the entire area has been acreage and farmland since I was a kid
- The only place I feel at peace. Full of beauty, nature and mindful exercise
- Worried that this will cause more congestion near my home
- Proximity due to living close by.
- Just up 194 from me.
- As a Calgarian and someone who lives close to this development I am concerned
- No connection
- It is part of my community. It's the only natural area nearby that I can engage with
- Very close

- Concerned citizen
- I have no connection as it isn't my land.
- We live nearby the area.
- I live close by
- The land should be left as is.
- Many years ago I used to board my horse on part of this land. It's a special beautiful area
- I live in a densely populated south and no place to enjoy but house after house
- Interested party
- Neighboring community
- Environmental
- I have ridden horses in the area
- Strong
- i live in the south area of it
- Friends in area, and potentially moving to the area
- I like the greenery, makes me feel connected to nature
- Recreation.
- Direct impact
- Grew up on it. Have lived in chaparral my whole life.
- My community it right next to this area
- I live near it & would love to see it protected
- I drive this piece of land 3 to 5 times a week.
- It's in the general area south west of where I live.
- I quite enjoy the feeling of being a little more isolated than most communities
- Ecological area
- I live in the area and drive in the area!
- It's part of the community and landscape
- Nearby resident
- Thats a greenspace that should be left alone.
- I have lived in the area for 24 years, the growth in this area has become a nightmare, schools overflowing, infrastructure in place cannot handle the amount of traffic now in this Deep South.
- I drive my children to Silverado for preschool and we visit the area frequently. We visit the parks in Pine creek and Creekstone
- West of my location in Walden. A beautiful area of land that shouldn't be touched.
- No current connection because of current land use.
- Consider this close enough to be part of our community
- I am within the area. It will impact our quality of life directly.
- Our backyard
- It's close enough to impact the traffic, traffic flow, and other significant parts of living within my community.

- Limited
- I will be impacted by increased traffic with no promised interchange at 194 th Ave.
- Nice
- Provides a wildlife corridor from the west through to nature preserve between legacy and Heritage Pointe allowing animals to move fairly freely to the Biw River corridor
- Close to where I live
- Neighbour
- Looks natural and peaceful
- Neighboring resident
- I live in the area
- Live nearby
- Close proximity
- drive past every day
- Close to me
- Green space to enjoy nature and go for a drive
- I use McLeod to get in and out of my community.
- you're taking away from kids and animals
- No Connect, but nice rolling terrain.
- Concerned neighbour
- That the natural green space , we need some such green space in city. No house after house to collect tax only
- Area resident
- Love seeing GREEN SPACE and NATURE
- Immediate neighbour
- We view the property daily.
- Admirer
- Drive by it everyday and enjoy looking at nature.
- Close proximity
- Drive past daily
- Neighbouring community
- I drive this route every day to and from work.
- Love that it's a green space and nature.
- Neighbors
- It's a beautiful green space.
- Pass by it every day. Have strongly considered moving south of this area and have been looking at properties.
- Historic
- I'm directly connected to it, I can see it from my backyard
- Across the street 210

- I visit this are very often for walks
- Always hoping for new business development in the area. I have lived in the area for 25 years
- Nearest city community
- Neighborhood community
- Recreational
- Would like to see it used for something other than more housing
- These area is part of the ecosystem west of Macleod trail. A beautiful area that is a gem for the people that live is this area. For me it is really sad that politicians and builders want to destroy every single inch of nature in this city.
- I live in legacy
- I live across from the project area
- Close proximity and concern for traffic
- It's an area I drive past often
- We are frequently in this area and with the additions of Belmont and Legacy, green space has been reduced
- We walk in there weekly
- It is just a stone throw away from Sundance
- Proximity and resident influenced by development
- Love the green space
- Interested in planning
- Usage of Macleod Trail
- Adjacent to my home
- We moved into Sirocco almost 4 years ago. The builders/developers are jamming houses in. Very little parks and pathways. Knocking down beautiful 50+ year old trees. It was nice to see the countryside but unfortunately, the developers only see $$$
- Trying to drive south on Macleod is bad enough already. Plan to put overpasses in before a community instead of 20 years later.
- Drive by it every day
- They are right immediately adjacent to where I live
- Much of it is beautiful, great opportunity to developers around that beauty.
- My back yard
- Will be great
- Close to our home. Walking distance.
- We operate a small business and have a residence
- Resident in the area
- It's where I live
- Neighbour
- None
- Area interested party.

- I rent an rv parked directly on this land
- Nature walking trails. Escape from the city.
- Vast
- The connection is clear since I live in Silverado.
- Good
- Residence located very close to this area
- I drive past it often.
- Interested neighbor
- I really enjoy the calm and peace that this area bring to us.
- A concerned citizen
- I enjoy the greenspaces on my way to Okotoks for shopping or to the garden center
- I live close to it
- RV Storage
- Interested neighbour
- Peaceful area to bike around with little to no traffic.
- Proximity from our community
- Cycling on hyw 552 south to Okotoks, Macleod trail.
- Interested
- Normal
- Live nearby
- I live beside it
- Grassland/nature reserve just south of our community.
- Resident of Belmont
- Just want to make sure there will not be traffic jams in the area
- We ride bicycles along Macleod Trail and turn onto highway 552 to ride back roads in the area. We see a lot of wildlife on these rides and hope that any development will not impact the presence and movement through habitat and especially the valley.
- Visit at least once a day
- A great walking area.

What's your vision for future development in this area?

- as is
- The development for this area should be a high density, walkable, mixed-use development with lots of park space and minimal surface parking. This can be facilitated with transit connections.
- Please ensure that a future LRT station is accommodated, with a realistic plan for funding. Please also include a great park network along Pine Creek, including pathway connections along and across the creek, the CPKC/LRT right-of-way, and MacLeod Trail.
- Leave as is. Extend LRT. Nosehill park type of area

- Could be used for residential acreages, equestrian facilities and RV storage.
- I thought it was going to stay as bare land
- School, rec center, commercial
- having a recreation centre(swimming, rock climbing, etc), shopping centers, stores,
- We've been in the community for 10 years and still don't have a local gas station or coffee shop. With the growth and number of new residents it's shocking to still not have a gas station.
- Good new community and indoor sports complex or Calgarys waterpark
- Want this to be conserved as green space. Already too much building
- residential and recreational - no commercial as there is a substantial amount in Legacy
- Opportunities and amenities that draw traffic into the community from surrounding areas in addition to the natural flow of residents to leave for employment and other activities.
- Leave it alone! NO DEVELOPMENT!
- Developed into a park, recreational area or a school
- Either big box retail or natural parkland.
- Additional residential growth supported by a commercial corridor from Macleod Trail.
- Have none
- Particularly on the land west of the railway leaving it as a natural space. Pine Creek itself, its meander belt, and terrace embankment may itself limit development so keeping it all as an environmental reserve or park would be preferred.
- Keep the wetland area as natural as possible. Walking paths around that area.
- Lake community like Sundance, Chaparral and Midnapore. With a hill. Not like Mahogany with no hill. Also a big dog park like the Auburn Bay fenced one. We need a big dog park on this side of the river.
- I feel it should be left alone or converted to wildlife/ nature sanctuary
- Keep as a natural habitat
- Anything but more homes
- Efficient mix of residential and commercial. Possible green spaces or parks that can remain?
- Giant family park, offleash dog park. Useable Green space.
- We need more green spaces. How about a large dog off-leash or a park?
- I would like no future development
- I'd like to see the vast majority of it left as prairiescape, with paths to let people experience it. Create a nature preserve to allow natural fauna and animals exist within the city boundaries.
- Lake community, dog park, townhouses
- Leave natural with minimal development
- I don't want to see any development in the area.
- Leave it as is. Decisions by the City Planners are often short sighted and not the wishes of the local population.
- I think it would be better to keep nature, park or something like it. We don't need more houses around it.

- No development
- I would love to see a park and more green space. Off leash would be great. We have nothing in this area.
- Leave it alone.we need more green land area and parks cycling areas walkways not houses etc
- Low density
- Keep a green space for all to enjoy. Due to large influx of people roads are congested, please keep as green space for all to enjoy
- Minimal
- Shopping mall or future LRT station
- Park
- commercial area (ie superstore, cineplex, mall, restaurants/bar)
- keep it green with acreages as is and no housing density
- Multi use with lots of green space and opportunity for red line expansion. Build for future and not for now and then have to continue to redo infastructure
- It would be nice to have paths to relax and enjoy nature
- Preserve the hills and lands along the course of Pine Creek, for pedestrian, recreation use (not camping).
- Similar to Quarry park
- Leave it as is. We don't need another community we need affordable housing initiatives and repairs to our roads.
- Turn it into a wildlife preserve rather than developing it
- Protection & turned into another massive park like Fish creek
- I see more community development, similar to Walden, Legacy, Belmont, Pine Creek, etc
- Leave it alone. We do not need any further city sprawl.
- It would be really cool be able to utilize some of that land as a park with trails, but we definitely need a gas station on the west side of McLeod.
- No houses, nature park, off leash dog park
- Community housing and natural parks and walking paths
- No more development. Green space only
- I'd like to see the area left alone. The water and wildlife add to the ambiance of the area. Any development will increase taxes to build homes that are still not affordable to the every day person and increase traffic in an already very congested area
- We need more community spaces like a city recreation centre or public green space. Not a bunch of copy+paste, high-density housing.
- To remain as a green space and untouched. Provides the natural green space without making the community urban.
- A beautiful green space where families can go for walks in paved paths, park…stop taking away any green space we have.
- I would love to see more parks, places to visit outside, maybe a rink or a pool would be excellent

- Leave it alone
- Parks and trees; transit station
- Same as ours - mix of residential and light commercial with sufficient green space
- My vision is irrelevant. As the City of Calgary has proven repeatedly during ALL the development to date - it is all developer driven.
- Keep it natural much like a Nose Hill park
- I don’t know that more retail is necessary but the city, especially the south, could use more facilities- hockey arenas, city pool, splash park, picnic areas, etc.
- Green space, walking trails, off leash dog park
- No it's should not .
- I understand housing is needed so the city needs to insure there is affordable housing included. Ie: social housing
- Accessible area
- None, develop a large urban natural area to continue to allow wildlife access through the south of our city, something like Rouge National Urban Park in Toronto
- Nature areas a must
- I would prefer to Leave it as a parkway add some bike paths connecting to Belmont and Walden/Chaparral
- Large acreages
- Hoping for I see It kept as a natural park and not developed.
- Nature reserve and greenspaces
- residential community
- Obviously the plan isn't for Commercial but Residential. That said, The density for residential should be increased and since it will be near the LRT route, perhaps a focus on condos and retirement home(s). Set aside land for Recreation development.
- Open area, dog park
- nothing! keep the green land!!
- Don't bother, keep some country side and leave people's land alone
- Keep it a green space and stop urban sprawl because it is unsustainable
- Stop building new homes and communities until you can upgrade the current road infrastructure to support the new population.
- Leave it alone
- leave it alone - we won’t have an space just houses i have autistic kids we moved here for space not to be all on top
- Maintain trees, and current contour of the lands, would potentially support low density development that can utilize the natural space keeping as much of the natural areas as possible.
- Stop developing housing. We have no green areas around our homes anymore
- Green space and park or protected area

- Leaving it as green space, there are enough houses and amenities in the area but not enough green spaces and parks
- KEEP IT THE WAY IT IS
- Affordable housing, a few key amenities (e.g., groceries), trails and nature park.
- Nothing. Keep it natural and untouched.
- I hope to have it left as is.
- Leave it alone. Maybe a park with walking paths.
- splash pad or pool, trails, parks
- Nature is vital to mental health. My vision would be for it to remain green space.
- Leave it as green space with current limited development
- Leave it alone. We cannot handle anymore developments in the south. There is so much traffic, not enough emergency services and you cannot find a doctor, clinic etc without having to wait 8 hours or.more. until the city can keep up with health care
- LEAVE IT ALONE. Shame on you for destroying every piece of land possible in Calgary for homes.
- Slow growth
- A park.
- Some way to bridge the gap between the developments to the north and the existing properties to the south/west.
- Park space
- I would love to see the space kept as a natural green space with no development. Pathways for walking and biking would be okay, as well as maybe a interpretive center to learn about the biodiversity of the area.
- Amenities but not too much density. Don't want it to end up looking liking Somerset.
- Recreation park
- Shopping, a wave pool
- C-Train to this community, Shopping centres, schools and recreational activities
- 50% residential, 50% infrastructure: Sport, park, ymca, library, hospital etc
- A environmentally focused development that balances housing needs with access to natural green spaces that have the ability to thrive. Not confined and constraint by human activities
- Park, bike paths, playgrounds, spray park
- I would like to see this area as a low density single house area with large green areas that enrich the beauty of the city. The new neighborhoods are simply horrible with no nature and thousands of vehicles and people.
- Nothing. Keep it the way it is.
- The communities in the surrounding area are not upkept well by the city. For example we have many pot holes and city owned areas of residential streets are not upkept so adding more development when the city can't keep up with upkeep of current land seems
- None...

- Perhaps building down instead of up? Build gardens, fruit trees, self sustaining parks and communities, then have innovation challenges with how to bring natural light down into underground homes, to protect from heat, fire, extreme cold, and water loss?
- Wild life, nesting, protected park land
- I would love to see it stay as wetlands/ green space
- Leave it alone as green space
- Recreational in nature. There is lots of commercial and residential in the area. I would like to see a golf course and / or arena. Ideally, a Pickleball facility.
- Park & bike trails , outdoor festivals
- Mix of housing and green space
- Don't develop. Plenty of development in south.
- Mixed use with lots of green space
- Leave it alone
- More parklands, nature reserves.
- I'd love to see more parkland. Maybe a swimming hole and beach. Massive playground like they do in London.
- School or gas station/grocery store. Plaza would be nice
- We would like there to be a higher level of natural native existing now areas of grassland to continue to exist. There is a huge abundance of native wildlife here now as well as migratory bird areas that we hope will remain intact to protect the species
- With careful consideration to the natural areas this could be an amazing community. Please please take this opportunity to create a pathway network through the community connecting the areas that can be developed.
- Shopping commons with grocery options or a big box retailer like Walmart. Restaurants, coffee shop, family doctor, community park and or spray park. Walking paths from neighbourhoods to access services without the need of vehicles. No traffic circles!!!
- New ctrain station
- Green space walking paths
- Keep the nature areas as they are and continue operating a small business and residence.
- Commercial area, gas station!!! And a Cute little local shopping boutique area with local cafe and pub with a beautiful patio
- Community area where we can be active locally
- Green space, single family living
- I would like to see more businesses and services
- Something like mahogany. Movie theater? Coffee places let us go there too. Many row houses I suspect decent to train access?
- Leave space for local entrepreneurs. Presently a lot of honey, vegetable businesses that park here.
- Zero development. We need more nature

- Recreational activities
- I hope the area will bot be crowded, I hope also that the developers plan very well the area. And the amount of trucks and trailers will not do a messy work. With all the construction in the are all the roads have been very messy and no one is responsible
- Keep it country
- Family friendly, clean and nature friendly community
- I see this area as the gate, main entrance into Calgary from the south. Most of it should be zoned for commercial activity and civic services. Less residential and lots of natural parks. Allowing a few high rise residential buildings aswell.
- A park would really nice, a reserve of sorts.
- Native land or a park
- Protect all natural spaces, buy back land from current owners and create a park from the entire area
- I would love to see a large dog park in this area. Currently the only big dog park in the south is Sue Higgins
- GoodLife fitness gym and exit onto Stoney east from sheriff king boulevard
- Residential and parkland Rv Storage land to be maintained
- Recreation/ parkland
- Leave as is.
- LRT line/Recreation Centre
- Pathways and hiking. Road cycling and off road cycling.
- Parks
- Dog park!
- Residential delelopment
- I'm was told by anthem and trico homes this was to be left as nature reserve so ideally to be left alone
- A nice park like fish creek
- Leave as is. Lots of animals live in this area.
- Huge park - One of its kind with connectivity through Ctrain. It should be calgary flagship park for future generations to use and not encircling it with more communities
- Vision to have a bigger mall like Cross Iron mall in North Calgary. Because of its future built and with proximity to Belmont train station it will add value to Calgary future. Or Climate change - environment friendly build as a Park similar to fish creek
- Whatever it may be, it should have enough parking and bus stops
- All valley land should be earmarked for parkland to allow wildlife movement and preservation of natural habitat.
- Shopping/grocery center like walmart, superstore, etc
- Keep it natural
- Thoughtful Density

- diversity of housing
- Lots of greenspaces
- Pathways.
- Adequate Parking for future LRT
- green space
- park
- pathways
- Green
- Space and
- Cycle paths
- please!
- Community Space
- Multi Use
- Church
- Village- type Community
- incorporate the latest thinking + research on urbanist and sustainable design + practices
- Preserving the natural Forest meadows
- housing with intentional + lots of greens (Silverado)
- Different Housing Types
- minimal retail & no big box shopping
- multi-generational community
- Low height buildings - no high 4/5 storey condos
- Lots of green space
- Community Service institution (existing) To be supported
- - Water Resourcing
- - regional commitment
- Amenity Based Retail
- Community Gathering Spaces
- Vision for Space for a Worship Centre
- No more traffic congestion
- Green Space
- - Regional Pathway maintenance
- - who looks after it ?
- Green Space
- Walkable
- Good Transit System
- Limit commercial development
- - not car dependant ! !
- TRANSIT, FUTURE PLANNING. CALGARY.

- Community centre and / or church
- - green spaces + Pathways
- Zoning for Community Centre/Church Space
- - mixed use
- - bikeable
- - walkable

What are the opportunities and constraints that may influence future development within these lands?

- These lands need a high capacity transit connection in conjunction with high density development.
- I thought most of the land is privately owned. If the City develops this property, hopefully they will expand the traffic corridors and amenities accordingly.
- Construction noise, more traffic
- n/a
- The con
- Its good connectivity to Stoney and Deer Foot makes it very valuable.
- Resist the pressure to allow vast tracts of undiversified housing.
- We have too much suburban sprawl, NO to development!
- Housing development in this area should not be considered. The schools are severely overcrowded with legacy, Walden, wolf willow and western developments. So it traffic congestion, and infrastructure
- Where is the next access to Macleod Trail going to be South of 210th? How will the rail noise be mitigated?
- population
- constraints would be Pine Creek and keeping it natural. Another constraint is transportation access.
- This area is connected/within a natural wetland ecosystem and requires some protection. Lots of large migratory birds use this area
- Legacy and Walden already have a ton of amenities nearby so future dwellers already have a close grocery store, pharmacy etc. Would be great to design it with a Main Street like McKenzie Towne has so there could be fun shops and restaurants.
- Do not build
- We don't have the infrastructure for more homes (schools, hospitals, parking, roads)
- Would prefer it remain as natural as possible.
- Its right by water, so something with dog and family would be ideal.
- We continue to develop out which strains our already dated infrastructure. We face drought going forward and the recent water restrictions suggest that more housing is going to stretch our water supplies further. We need to build in, not out.
- The area already has poor infrastructure and can't keep up why add more.

- Development of the LRT line to Silverado.
- New lake community would be great for new homeowners, closest dog park is Yorkville and not enough open space and trees.
- Hopefully the public
- Zero opportunities. If you want to do something with it, make it a nice green area with some benches for picnics.
- A lack of integrity in the City of Calgary.
- South is already populated. Traffic is bad. Too many communities
- Traffic on McLeod and Stoney trail
- Leave as green space with a possible site for a rec centre with gym, pools, a place for all to gather to hold diverse and inclusive events.
- I believe these lands should be left undeveloped.
- Not enough water to currently supply city with no back up plan. Pollution to Pine Creek, congestion if not keeping Macleod as a highway, as it should continue to be a highway to allow free flow of traffic. Opportunities, we need more green space
- building more housing on this land is unnecessary
- power and utilities to the area. why wreck it by adding more homes?
- More growth but has to have the green space and area for wildlife
- I'd prefer they are left as they are. nature to enjoy
- Nature areas are opportunities, that should constrain housing or business development.
- Business opportunities & constrains is the infrastructure
- A lot of people will be upset.
- Current infrastructure, especially water, struggles to support additional outer edge communities. The area is also full of wildlife and the city should support the creation and protection of wild places.
- Limited access when Northbound on Macleod Trail.
- Constraints are water infrastructure development and city services which are too expensive for the taxpayers to handle.
- Just as long as SPRUCE IT UP stays I’m okay with this, opportunity for a gas station and essentials
- traffic is getting awful, needs overpasses at 210 and 194 right away
- Respect to the land and natural water ways.
- Greedy politicians and land developers
- Traffic patterns, ecological and biodiversity constraints
- Opportunity is location along a major artery, surrounded by growing communities.
- Angry residents. The city of calgary turning a deaf ear to the voices of the people.
- It is so congested in the are now with so many new communities, navigating traffic daily in this area is a head ache. The schools are overflowing, so much congestion in the areas

- I think the railroad being so close is definitely a concern and also the river. However there are lots of great family communities nearby that could use more facilities and not necessarily more homes
- You can’t keep up with the current infrastructure so maybe work on that before you add even more housing and businesses to further deteriorate our roads and consume our water supply and put more pressure on our electricity grid.
- Big constraint is traffic on Macleod Trail. Already have to wait through 3 rotations of traffic lights at peak times to turn off southbound Macleod Trail onto 194 Ave Eastbound!
- Roads/interchange infrastructure to support expansion (specifically interchange @ Macleod and 192nd Ave)
- The Pine Creek but that hasn't stopped anything yet.
- Traffic flow is a major concern and I believe a proper overpass at 210 and Macleod would be necessary (rather than lights).
- Urban sprawl
- Reserve land not to be touched.
- Your going to do whatever you want regardless of public input
- Convenient
- Further development will increase congestion and traffic use in an area that is already suffering from poor road planning and maintenance
- No high structures and not too much density
- Traffic volume in the area is already incredibly high with all the new communities. This interchange needs to be fast tracked before investing in more housing in the srea.
- Transit, schools, roads
- No more buildings!!!
- excessive commercial area or landfill
- LRT extension, Transit, Overpasses over McLeod at 194th and 210th PRIOR to development
- Theres already too many communities
- traffic is already crazy in this area and with building chaparral meadows down in the valley it is already going to get worse
- It's all constraints, traffic, construction that takes forever
- Not enough water, not enough schools, not enough everything
- Road infrastructure. Does not support the planned increase in population
- leave it alone
- Would require interchanges at 210 and 194th ave prior to any development to minimize that already traffic backups on MacLeod Trial.
- Our schools are at capacity as is. There may be land to build but that doesn’t mean infrastructure can support more people
- This is so important natural space .I see lots of inhabitants animals and birds. Those animal needs habitat as well not only the human need house

- To much over development of land
- The wetlands for birds and other animals
- Opportunity: beautiful nature; constraints: rising housing costs from interprovincial and international emigration.
- Quality of life, not over populating the area, public opinion.
- We can't keep sprawling outward. Build up, not out. The city can't handle the infrastructure it has now!
- We don't need to build on every square inch of space. Way to much development right now. Fix what we have first.
- Close to residential housing
- No comment
- We do not have enough roads to get into tow. No one wants to spend more time in traffic because of poor city planning.
- We will be the downfall of this planet.
- Losing green space, country feel and lifestyle
- We need more green space not more houses.
- Existing horse farm, train?, sound pokution from the gun range
- None
- It is an opportunity to conserve the land, and acknowledge the importance of the history of the area (as being on traditional Blackfoot territory). There are likely plenty of historical, archaeological and scientific information that could be taught.
- Concerned about people marking on Creekstone Hill (across from high school, rec centre and transit hub. Directly across the street. Also it's a beautiful green area that may become a concrete high density area. Important to finish area so it looks nice
- Beautiful area for local residents
- Traffic restrictions
- Water bodies possibly converted to water parks,
- It's a growing area, in demand. Limiting factor could be a roads infrastructure
- Prydis Slough and the potential future extension of the LRT line. Inclusion of a naturalized walking pathway near the creek. Low lying land more susceptible to flooding.
- No more houses our schools are busting make something for good
- Road infrastructure and water supply
- Leave it alone
- Over population in this area will make living in the area less attractive to those who have made this area home
- McLeod trail is already busy in the morning and evening. Traffic is backed up and will get worse with more home
- It's nice to have green space surrounding spruce meadows area, the highway, like we need more trees and wilderness.

- Migratory birds, and other animals that live in this area that have pushed further south due to developments
- Flood plain and animal surveys- this area will often have moose or deer. I have even seen bears and lynx's
- Displacing all wild animals
- Housing sprawl - it's a very high density area with lots of traffic influence from Okotoks and south (non-Calgary) residents.
- High volume of traffic on McLeod trail
- Transportation. Density on the outer edge of city is poor idea.
- Volume of traffic on the roadway specifically Macleod Trail
- There is plenty of housing and shopping available nearby already- no need to add either when the city can't even bring public transportation to those of us currently living south of 210ave.
- There isn't one gas station on the west side of Macleod from 210 to Stoney. Very little retail to service the amount of homes
- Traffic. Over priced houses that regular Calgarian's can't get a mortgage for.
- A lot of green space and biodiversity
- Construction and development can greatly impact the existing pine creek waterway and native marshland. Many of us moved here with a promise that it was protected area
- Protecting the natural areas while developing for residential.
- Traffic jam
- Railway is close
- Natural areas including watershed, Pine Creek and wildlife habitat.
- The city not listening to the residents.
- Finances
- The proximity to MacLeod Trail might be an issue to residential.
- Transit... 22x ring road. Etc.
- Continue making this a space for local entrepreneurs. Less box stores.
- Develop walking and biking paths for and keep nature. We need more nature for better mental health. The city needs to utilize the space it has
- The community will be too busy and crowded.
- I hope every one is having a plan about the green areas. More construction and development has been in the are. Trees lakes and hills just have been removed for making money.
- Wildlife. Water
- NA
- There are so many opportunities. Not many constraints
- The terrain is steep and beautiful, it should remain natural.
- The opportunity is to replicate the success of Fish Creek even further south in the city
- Non
- N/a

- Don't know
- None
- Wild life habitat be retained. Disruption of the watershed.
- It's a big land and we only have a small dog park nearby
- Topography
- Natural wild plant life and animals
- Not sure
- Wildlife, more ppl will bring more pollution to the area. Our area is quite ans serene. This will all change if businesses, more residential, play areas are planned for the area.
- Builders greed will influence to make more communities but this area should be used to give back to community surrounding the area by a huge mall or a big park covered with forest area giving biking and walking trails for residents.
- Green space
- The valley is an opportunity and a constraint. It is an opportunity to preserve a natural area and this will also limit what type of development can happen.
- Proximity to McLeod and future LRT should allow higher density
- Small development and keeping the creek and wetlands.
- Protect River - Bid Ducks Natural.
- Rec Centre.
- Youth + Family
- Nature Conservation
- Transit Oriented Development.
- a C- train Station.
- Keep the trees!
- views
- traffic
- Future LRT
- access
- topography
- Protect the waterway and the
- wildlife corridor (ecological reserve)
- Balancing Density while preserving landscape / green spaces
- Population growth + infrastructure
- we need more churches and less Shopping Centers
- Proper parking in shopping mixed use areas.
- Fix what we have first !
- the creek
- the railway
- Place for worship

- · Protecting Wildlife
- · Infrastructure
- · Water- Already Taxing
- · The Creek !!!
- Keep it Green
- it's already high density w/o enough parking
- - provide park & green
- Protect Pine Creek. Celebrate it as
- a feature. Natural.
- access
- Non-car permeability
- Neighbourhood Active Transportation Network
- East - West Pathway connecting neighbourhoods with Bow River Pathway
- Dense compact with community garens + urban agriculture
- neighbourhood autonomy
- Skibidi Toilet

Are there any challenges you feel are important for The City of Calgary to address in this ASP that relate to Foothills County?

- too many lights on mcleod.
- Lots of advance notice so property owners can acquire equivalent properties and expansion of the traffic corridors and amenities accordingly.
- Water mains, population growth
- Roads and traffic
- n/a
- Indoor Sports complex
- maintain the rural feeling for our neighbors
- We have a infrastructure system that can't cope with our demands. Not enough industry to support Calgary residents, aren't focused on proper zoning within the inner city. City council just sees this as an easy out to get more tax dollars.
- Overcrowding, lack of schools and limited infrastructure in the area. Lack of transportation as well. Almost no parks other than fish Creek.
- The City should look at annexation of the Sirocco West lands that are ready for development and would support addressing the housing crisis.
- Traffic
- Providing a visual transition from country's residential to would be beneficial (i.e., not having open field on the south side of Highway 552 and a continuous sound fence on the north side of the road). Maybe park with trees to provide buffer
- Okay with any development that does not affect the wetland

- The old run down abandoned barn. It's a favorite for photoshoots and really cool looking. It should be used in the design, made safe and somehow repurposed to give the new neighborhood character.
- Leave it alone. Build up not out. The streams, nature and wildlife need to stay preserved
- See above
- Traffic management. Currently 194 and 210 Macleod intersections are very challenging during rush hour due to the high amount of vehicles.
- We keep cutting down old growth trees and I think its criminal, they need to stay no matter what is developed there.
- Water, infrastructure. Let's stop building on arable land. Conserve green spaces, build in.
- The traffic on Macleod is already insane, stop adding more.
- No
- We don't need to build houses on every piece of vacant land.
- Obviously, the recent water issues that the City has demonstrates that expansion should NOT be the priority. Fix our key infrastructure and plan for resiliency should be the priority.
- Keep nature, please
- We do not have the essential Infrastructure to support further development this way
- Try to keep it rural. More green space.
- None but build it and that is it! Leave it alone
- No
- Traffic, growth, recreation, community, health
- Yes, water. Congestion and impact to neighbouring farms in Foothills county
- road/traffic control once commercialized.
- a lot of wildlife use this area
- Proper infrastructure, roads, built for the future and not today.
- Affect on the people who already live there.
- Water & traffic
- Can the current water system and other utilities support this area? What is the impact t to wildlife in this area?
- Traffic control and flow. Need an overpass at 226 AVE/Hwy 552 and Macleod Trail.
- You are using up valuable properties that are needed to produce food for our rapidly growing population.
- The water main break but I know you guys are handling it
- Be proactive in regards to building roads that can withstand the traffic that will come through this area, instead of redoing the road to make it bigger after the fact!
- We want to keep some of the land as recreational space, not further the non-stop residential sprawling of the city. The communities in the area are expanding rapidly, but the amenities and resources are not growing at the same pace to match ex) Transit

- Listen to the people who actually live around that area. City has a history of not listening to people.
- I think ensuring that all of the new communities like chaparral pine creek, belmont, creekstone, legacy have the facilities needed to support their growth and not adding additional pressure to the system by adding new home and not enough amenities
- Roads!
- No
- No
- How do you intend on dealing with the access issue at hwy 552 and 226 avenue as that road access is still via the MD?
- Facility access - we need more city pools, city arenas, city rec facilities for summer camps. Splash park would also be necessary.
- Congestion
- Schooling, water infrastructure, traffic congestion dog parks.
- None
- The traffic corridor along Dunbow Road between McLeod Trail and Deerfoot and north along McLeod/2A into the city. Traffic is often so congested it prevents egress from Pine Creek Road onto Dunbow creating back up and dangerous conditions
- Roadways and access. Wildlife corridor?
- Not enough road infrastructure already.
- No
- Just leave the land alone
- Yes, building a sustainable community and having adequate resources
- Roads. Lights at McLeod at 194/210 take 20 mins to get through during rush hour. The roads do not support the current population, adding more will make it worse. cu
- leave it alone
- Nothing that relates to Foothills. No Comments on this.
- Schools!!!!!
- This green space and creek should protect, house and structure can build other land. This area is natural grren and beautiful
- Honouring the connection to the land in a sustainable, ethical way.
- Yes, don’t build to ensure / keep property values intact.
- That whole area is beautiful grassland/ marshland that should be kept as is
- No
- Lack of pools , splash pads
- No comment
- Too many communities and people and not enough resources
- Leave nature alone.
- Noise and traffic

- Yes, animals that live in the area.
- The area is a steak contrast to CoC spaces. Gun range, free roaming dogs, horses and riders who use the adjacent properties for personal use, businesses operating on properties. This is a privilege and also a way of life not easily adjusted
- None
- The challenge is the fact the city wants to develop everything. Dont put stores there, or houses or rec centers. Preserve the space as a provincial park just as fish creek is, which could be used by city of Calgary members and foothills county.
- 210 will become over run with traffic. Especially in conjunction with trains running.Make sure there is adequate parking. We don't want overflow in our neighborhood (Hudson). Also, noise could be a concern.
- None
- No
- None
- be collaborative and open from the beginning with residents of Foothills county
- N/A
- No more housing!! Please!
- It would be better if the government think about preserving first and nature to help the climate ch ange
- Leave it alone
- It is irresponsible to develop more land when upkeep of current land in the area are not being met by the city
- Yes. Traffic concerns and too many homes in a small area. The road system was not built for this many homes
- Consider relinquishing the sprawl and allowing for districts
- Keep these green spaces green and out an end to urban sprawl
- We need more green space like fish creek
- Plan but have someone who is intelligent and sensible do that plan
- Traffic flow is not being managed effectively for traffic coming in and out of the city through south Macleod Trail.
- Infrastructure
- See #4 above
- No.
- Roads our to the county are terrible. Drive the end of 210 and you will see. They fill it with gravel and within a week it's full of potholes
- Have developers put in high rise rentals. We need density housing like any big city.
- Not sure
- Not many that I can think of. Residents will be utilizing the cities infrastructure.
- Safety

- Grandfathered business licenses
- There is no recreation facilities or society here, stores, a hub, we have to use other neighborhood
- Services built first..not last.
- Better collaboration on light pollution, Foothills County is a dark sky community.
- Everyday we are seeing more wildlife in our communities because their homes are being taken an away. Bobcats, deer, coyotes. This forest area and natural creek should be protected and preserved
- Protect the green space
- I hope the City authorities know what they are doing with all the permissions, the construction, with all the traffic and not enough transit lights not enough transit signs. And many accidents have been happened in the area.
- Water shortages
- NA
- No
- I'm not sure
- Transportation
- No
- Traffic, and how much of nature we destroy for urban development
- Not enough roads to get onto Stoney
- Losing more recreational vehicles storage
- None
- Water shed and habitat
- With recent development in Legacy it has caused an enormous increase in traffic on Dunbow Road with very negative impacts to residents of heritage lake community. It is almost impossible to exit the community during rush hour due to traffic from Deerfoot
- No
- Road access, Macleod trail traffic issues
- Please Leave it alone
- Taking over wildlife area, more pollution
- Climate Change is bigger issue and Calgary need to add more vegetation cover in south where people can go without driving to Fish creek park each time. Given its access via McLeod trail and future LRT Belmont, this will be great contribution to our city.
- There is no big mall or a huge park which we have on this side of the city and its time one should think about as we enter Calgary from south and is for Calgarians.
- Access to public transportation, essential facilities and services
- The traffic increase that will follow development for the highway 552 intersection and connector. An interchange should be built at the DEVELOPMENT STAGE, not 10 years after the fact. Developer/city jointly build interchange at the outset.

- Historical significance
- Enviromental Impact
- Traffic congestion
- Will you need to access the development through Foothills County?
- If so, where? Thanks!
- Enviro - impact to green spaces & creek .
- Traffic congestion on rural roads
- Traffic access
- · Enviro impact
- · Light pollution
- · Population growth too quick= poor/taxed infrastructure (Roads, water, etc ...)
- Will Calgary extend the LRT to these lands?
- Zero Lot Line - sucks for parking !
- No space between homes.
- Light Pollution
- Parking- Access to more parking spaces especially with multifamily developments. Takes Space away from single family
- access - roads interchange
- Green space
- Enviro.
- How will you or will you have an access from the north?
- Space for worship. Church
- Lack Community Use Buildings Community Centres Churches etc.
- Parking. Concerned People at rec Centre/LRT will park in neighborhood (Hudson)
- Church spaces needed
- If high density goes in keep it near the
- LRT not near the Valley/views/creek.
- wild life habitat
- Place for Worship

Tell us if you have any additional thoughts The City should consider in the development of the Area Structure Plan.

- South Calgary is extremely sprawled out, which severely impacts our infrastructure costs as there are few residents to pay for expensive infrastructure expansions. This area needs to be developed as a high density development with high capacity transit.
- Keep it green
- Continue to allow the use and operation of RV storage facilities in the area.
- Lots of parks and keep nature
- n/a

- Recreation Centres
- At the intersection of sheriff king street and 194th ave we need street light. The intersection get very busy and dangerous.
- Is possible build a future Waterpark for Calgary for tourism and get people from all other near by cities
- Leave Dewinton county alone! No more suburban sprawl! we're losing prime lands when we can need to focus on re zoning.
- No more developments in this area. Too much too fast just to make a dollar and meet housing goals without and thought about people's needs.
- None
- Transportation access seems like a major concern. Building a continuous overpass of the railway at 210 Ave SW may assist with public access to Belmont and future light rail access. Access upgrades to Macleod Trail should happen alongside 194/210 overpass
- Please reduce any demolition of trees within this area
- Make it more trendy and fun and less like a strip mall with houses. Give it some character like including the red barn, interesting areas for trendy restaurants not chains to pop up that don't look like another bay in a strip mall.
- Create paths, leave this area alone
- Traffic management, enough green spaces to maintain as much nature as possible, and prioritizing getting transit down here!
- Trees need to stay, no ripping up old growth trees for houses, we need canopy cover.
- I can't believe all the housing going up in the SE and SW. None of it affordable housing so how is this addressing anything? It is only contributing to urban sprawl, infrastructure issues, etc.
- The city will have to make Macleod and 194th intersection a over pass along with Macleod and 210th
- Please don't take away our natural spaces for another cookie cutter development.
- Do not develop
- The city can't provide enough water to everyone. They can't provide the repairs needed for roads, and there's people struggling. Yet you want to make more homes to further the issues we currently have. We don't need more homes.
- Expansion should NOT be the priority. Fix our key infrastructure and plan for resiliency should be the priority.
- I think the city should consider optimizing existing water treatment and delivery facilities, electrical substations and other essential services. Add g more communities to an already severely taxed system is not an answer. Prioritize Infrastructure
- Leave it alone
- No
- Do not please add any more homes to this area it's contested and there's far too many vehicles, not enough nature and greenspaces

- We need more parks for mental health, keep it as green space, and keep Macleod a free flowing hwy with proper overpasses for safety
- No to condos/houses or train stations.
- wildlife, ponds with birds, natural green spaces are becoming less
- Have ability to hook to stoney Trail from south and west. Cut the congestion of the 194 and 210 Ave interchanges
- Keep the green space balance with development.
- Enough commercial & shopping centres
- There's very little green space in the south anymore. Leave it be.
- Our community officials MUST work with Provincial and Federal counterparts to promote a better system of welcoming, training and providing housing & jobs for newcomers before entry to Canada for things to run smoothly. Every aspect needs efficiency.
- Gas station
- Respect the topography as much as possible and make this a beautiful space! Stop with the matchstick housing!
- Calgary shouldn't grow anymore. Population density is already a problem.
- Please leave green space alone and let the communities enjoy some nature in the already built up area. If development is required, add parks and pathways for people to enjoy this area
- We want something other than houses and retail. More green space! More family accessible recreation.
- Do not disturb the natural ecosystem. There is construction everywhere deal with that and leave the residual lands alone.
- We have lived in in this areas for 24 years. Sad to see any green space and natures around us being torn down and replaced with new communities that our current infrastructure
- I would be cautious of the stress it will put on south macleod and the intersections in the area
- Fix our roads for gods sake! I am afraid to ride a bicycle or my motorcycle.
- Urban sprawl is unsustainable. Especially since road infrastructure was not built to accommodate it.
- How are you dealing with wildlife corridors? Other than Pine Creek itself? Or are we just content with locking off all access the animals have previously enjoyed?
- Don't develop it
- See above
- None
- Any consideration of including development of a new community in the ASP needs to consider the use of current resources and should not be considered unless development includes upgrades to current infrastructure before any developments are approved.
- Keep trees and nature important to any development

- The Interchange at 194th ave needs to be funded before a dime of money gets spent on infrastructure for this new land. 194th is already overwhelmed with the additional new communities to the west and daily backups extending to Stoney trail aren't uncommon
- Both 194th and 210 over passes need to be completed first.
- Don’t develop it at all.
- Would want minimal impact on the natural land
- Access to public transportation
- Set aside land for Recreation development. Pool, Soccer Pitches, Hockey etc.
- Na
- No Thanks
- Leave it alone please it is a peaceful area of land with beautiful fields and nature. Ive already seen other nice areas destroyed by your cookie cutter houses.
- Stop concentrating on adding more homes until infrastructure is in place to support them.
- Just leave it as is. The city needs to stop the sprawl and density within existing boundaries
- LEAVE IT ALONE - STOP there’s enough houses we need more green spaces near homes not less !!!!!!!
- None.
- I am not in support of this
- Please delvelop another area and protect this. City should negotiate and acquire land from county and this land should be protected
- If you must develope it cause the city just wants to get rid of any land, make sure it's parka, green space. No more houses and condos!!!! Let's make it a community hub for all communities to enjoy.
- Please leave this space alone.
- Put people and community before corporate profits.
- Please consider why people have moved into certain communities. Continually building out is ruining the land, values, and over populating.
- Don't develop. At some point this needs to stop. When is the city going to fix and maintain what we have first and stop with the new development. Reading the comments it's quite obvious what people want and we will see if anyone listens.
- Many young families in the area ,
- As I said before - leave it as green space,
- Please do not have another development down in the south. Leave some nature for people to enjoy.
- LEAVE IT ALONE. Do the right thing for the planet.
- Of course the roads and utilities but also Keep lots of green space ,
- A park!
- Leave it alone

- Don’t even develop it, just let it be. Not everything needs developing. Again, appreciate and respect the land, leave it as a green space to explore and learn from.
- Concerned about the LRT bringing transient people..Don’t want problems with homeless putting up tents in the green space surrounding our communities.
- Leave it alone or add more trees and walking paths
- Traffic traffic traffic
- YMCA
- Study the best and examples of regions similar to ours (like Norway, Sweden, Denmark etc.) and just COPY them! No need to reinvent the wheel
- Maximize agricultural use of the land during the development to reduce erosion and sediment concerns while providing crops
- Park, bike paths, playgrounds, spray park
- No development is better than a high populated area
- This is a nice area that shouldn’t be touched. There needs to be green space for people to enjoy nature.
- Hold off on development you you until the city can prove it can up keep current developments in the area
- No condos please please. There are too many condos
- More trees and natural spaces to counteract the heat from the concrete it’s too hot
- Stop developing lands that are important to wild life and birds.
- Put in a board walk maybe
- We have develop horizontally making it difficult to be a walkable city. The vastness does not address the actual issues of the land. Leave green space alone
- Less residential and commercial.
- Rapid expansion of the city is unsustainable. Focus on slow sustainability
- LEAVE. IT. ALONE. The city has much bigger issues to face. Stop trying to add development just to collect taxes that you won't use on services like roads or transit for the area.
- Leave it alone.
- None
- We are already very close to lots of major retail locations and would prefer to not have greater traffic on our streets as many of us have children due to the beautiful playgrounds in the area it has been a amazing spot to raise kids and make friends
- Focus on creating harmony between natural and development.
- Rec centre with a pool
- Why not to look for an industrial projects to create more jobs
- The City has PLENTY of urban areas, do we need to expand more into this wildlife/natural area.
- Keep nature included
- Please consider more access and exit points
- Higher density and unlike many south communities.. really good access in and out.

- Add a welcome centre with a park, washrooms, tourist information.
- Work on office to residential downtown construction. Build up instead of out. Save natural areas for wildlife and younger generations to enjoy
- None
- Yeah, I hope the city can make a better plan for development areas, considering a better environment and a better plan for traffic lights, signs etc. We need a safe place and also a better green space without destroying green spaces.
- Redevelop the inner city before this endless expansion takes place
- Like i said, lots of commercial activities, offices, parks, civic facilities and only highrise residential
- Considerations for traffic, schooling, and utilities should be thought through.
- Do not consider this area for residential or commercial development
- Stoney access and more gyms
- Maintain rv storage area as we keeping losing these areas and continually have to drive further and further outside of the city
- None
- Retain parkland natural reserve. Not housing or commercial or industrial.
- Concerns with LRT accessibility and parking, vandalism due to urban sprawl, traffic and Congestion
- Over pass construction at 210
- More parks and natural gardens you can't complain about lack of foliage and tree canopy then take it out at the same time
- Give people more Big parks in South since we changed the Zoning ((2024) and have enough places now for residential built. Future holds in forest cover as we expand the city we are invading in Natural spaces of animal/birds etc. Give it back to the nature.
- Information sessions should be done in communities surrounding these areas on WEEKENDS vs one session of open house during weekdays as it reduces footfall traffic and less people to express their views. Online survey are not enough as all cannot attend.
- Anything that's educational, cultural, recreational would be an asset.
- Walkability, driveability, access points without bottlenecks. Natural areas preserved. Provision for future C-train station?
- No
- Visual pollution minimized
- minimize sprawl
- overpass access to Mcleod Tr. a must
- Be mindful of noise pollution !
- Zoning for Community centres/churches
- Affordable Land Set Aside
- Manage the Population Better !
- Improved access to existing areas before building more.

- Provide a mix of amenities. (Commercial, Open Spaces, Pathways)
- Can the city sustain & maintain what it has now?
- i.e. City taxes cannot keep going up !
- Over Passes along Mcleod trail to keep traffic flowing
- Thoughtful yet efficient development to help support housing crisis while developing mindfully
- Don't Develop it
- Dark skies
- Community Gathering Spaces/ Mult Use Buildings
- Minimize light pollution
- Please keep the green
- - Some pathways + recreational space.
- No more cannabis stores
- Too much sprawl
- Integrate employment centre with retail and housing. Balanced and compact.
- Church space