WEST MACLEOD RESIDUAL LANDS

Area Structure Planning Project

Phase 2: EXPLORE - What We Heard Report

January 2025

Table of Contents

Phase 2 Summary 3
Project Overview 4
Communications and Engagement Program 5
Engagement Overview 5
Communications Overview 7
What We Heard in Phase 2 10
Next steps 12
Detailed Summary of Feedback 13
Appendix: Verbatim Feedback 20

Phase 2 Summary

Aligning with Phase 2 of the Project, the project team engaged with participants for the West Macleod Residual Lands ASP from November 12 to December 10, 2024. The project team hosted in-person and online engagement opportunities to gather feedback from the public to inform the development of a new plan for the West Macleod Residual Lands. 60 participants visited us at an in-person engagement event, 103 registered across two online engagement events, and there were 55 feedback contributions using the feedback form on The City's Engage Portal.

- **Draft Vision and Goals:** we heard general support for the core ideas and mixed comments on the draft vision. Some people said the plan's vision felt vague or didn't reflect their values. Others wanted more emphasis on environmental care and Indigenous presence.
- **Draft Land Use Concepts:** there was strong support for two active "main streets," a central recreation area, and accessible pathways (from Draft Concept 1). We heard from some participants that elements like the "floating" commercial space in Draft Concept 2 were confusing.
- **Additional Feedback:** there were five general themes that emerged from the feedback we received during Phase 2 engagement:
- **Protecting Natural Areas:** participants told us they wanted to protect Pine Creek and nearby natural areas. Some said they didn't want any development near these features at all.
- **Balancing Housing Types**: participants asked for more townhouses and low-rise homes. Many were concerned about tall buildings blocking views and there being too many apartments.
- **Community Amenities**: participants asked for places to gather and play, like a recreation centre, splash park, dog park, and schools.
- **Mobility and Traffic Solutions**: participants were concerned about traffic on roads like 210 Avenue and Macleod Trail, citing better walkability, safer bike routes, and public transit in the future.
- **Infrastructure and Services**: participants questioned whether roads, schools, fire services, and utilities (like water and sewers) would be ready for growth in the Plan area.

For a description of themes, with examples, broken down by topic please see Detailed Summary of Feedback section. To see the comments word-for-word as they were received through the Phase 2 engagement process, see Appendix: Verbatim Feedback.

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 ASP will provide for the local area planning of 220 hectares (544 acres) in the City's southwest. The ASP policy document that 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.

The ASP process will include the scoping and review of numerous technical reports and analysis evaluating everything from population and employment forecasts to archeology and 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



Communications and Engagement Program

In Fall 2024, the Project team engaged with the public during Phase 2: Explore of the West Macleod Residual Lands Area Structure Plan project. The objectives of Phase 2 engagement were to:

- Present two draft land use concepts, the draft vision, and the draft goals, and ask for public feedback so that we can inform and refine the drafts.
- Promote ways in which participants can continue to learn about the project, engage with the project team and provide feedback through information session, online information session and online options including the project email address and the feedback form on The City's Engage Portal.
- Continue to create awareness, interest and familiarity with area structure planning and The City's planning process.

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 2 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.

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 worked to develop two draft land use concepts. During this phase we present the draft and use concepts, draft vision, and draft goals for discussion, soliciting public feedback with the intent to inform and refine the drafts in Phase 3.
- In **Phase 3: Refine,** we will continue to work to further refine the draft land use concepts into a single draft land use concept. During this phase, we will share the draft land use concept with the public and gather feedback to help refine the plan for City review and Council approval.

Opportunities for Involvement

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. For Phase 2, a feedback form was open for feedback from November 12 to December 10, 2024. The Project Team hosted two virtual engagement sessions and one in-person session in the fall of 2024. At these sessions, participants could learn more about the project, ask questions about the project, and provide

feedback. The project team hosted three events during Phase 2 engagement:

- There were 60 attendees at the in-person engagement session on November 27, 2024, at Bishop O'Byrne High School between 5 p.m. and 8 p.m.
- There were 45 registrants at an online engagement session on November 25 between 5 p.m. and 8 p.m., who took the opportunity to discuss the ASP with the project team and provide feedback.
- There were 58 registrants for a second online engagement session on December 3, 2024, between 5 p.m. and 8 p.m.

What We Do with Feedback

During Phase 2 we presented two draft land use concept options, a draft vision, and the draft goals. We asked for the public's feedback with the intent to inform and refine the drafts.

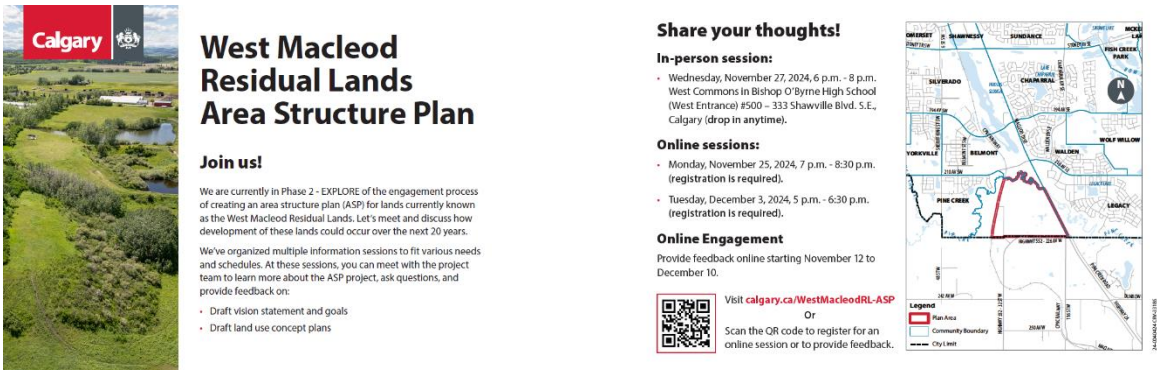


Along with technical studies, City policies, and best practices, the project team will use what we hear through Phases 1 and 2 of engagement to refine and finalize the vision, goals and concept options. This report shares what we heard through Phase 2 and highlights key themes. In Phase 3 we will present a draft plan for public review before submitting the Plan for approval.

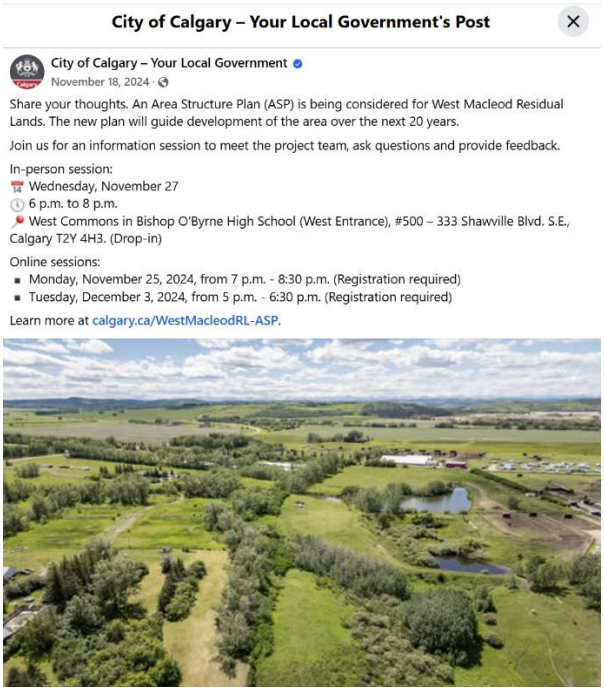
Communications Overview

Engagement opportunities were advertised and promoted in the following ways:

- **Addressed letters: 581** letters of invitation were mailed out to residents of Foothills County.
- **Postcards:** 20,220 postcards mailed to homes adjacent to the plan area.



- **Social media Ads**: in-market dates were Nov. 19 – Dec. 3, 2024
  - Facebook: 138,200 impressions
  - Next Door: 176 impressions
  - Twitter (X): 28,275 impressions



- **Marketing tactics**: in-market dates were Nov. 19 – Dec. 3, 2024

- Bold signs: fourteen bold signs in various locations in and around the plan area



- Premium Banner Ads in English: 61,014 impressions
- In-language Banner Ads in Simplified Chinese & Spanish: 63,906 impressions







- Bumper YouTube Ads: 54,438 impressions



- **Email update sent to subscribers**
  - Dispatch Newsletter: 2008 subscribers
  - Federation of Communities in Calgary Newsletter: not available
  - Community Association and Councillor Communication: a toolkit with detailed project and engagement description was sent to CAs and Councillors to help spread the word on their social media posts, website updates, articles: Not measured.

What We Heard in Phase 2

This section summarizes what we asked and what we heard in **Phase 2: Explore,** during the in-person event and through the online questionnaire. For a description of individual themes, with examples, broken down by topic please see the Detailed Summary of Feedback section. To see the comments as they were received through the Phase 1 engagement process, see Appendix: Verbatim Feedback.

What did we ask during public engagement?

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

- Please review the draft vision above. What do you like about the draft vision? What would you change? What's missing from the vision?
- Please review the 5 draft goals above. What do you like about the draft goals? What could be clearer? What's missing from these goals?
- Which of the features from Draft Land Use Concept 1 are most important to you?
- Which of the features from Draft Land Use Concept 2 are most important to you?

We also asked participants to tell us if they had any other feedback on the draft Land Use Concepts.

What did we hear in Phase 2 engagement?

Question 1: Draft Vision

We asked participants to review the draft vision for the ASP, and asked: What do you like about the draft vision? What would you change? What's missing from the vision?

We heard that participants in general did not support the Vision statement in its draft form and suggested that green spaces, sustainable urban form and amenities should all feature more prominently. We heard also some general opposition to any development of the Plan area.

Question 2: Draft Goals

We asked participants to review the 5 draft goals and asked What do you like about the draft goals? What could be clearer? What's missing from these goals?

We heard that participants were generally supportive of the draft goals, though we also heard some general opposition to any development of the Plan area. Participants generally found the goals clear and easy to understand. Specific feedback on the goals included potential traffic impacts and comments that schools should feature more prominently. Participants also put forward suggestions for specific amenities and locations.

Question 3: Land Use Concept 1

We asked - which features from Draft Land Use Concept 1 are most important to you?

We heard - four features emerged as most important to participants:

- A green buffer proposed along Hwy 552 as entrance feature and for transition and buffering
- Site for Arena proposed centrally in proximity to School, Community Association and Neighbourhood Activity Centre
- Connection across Pine Creek to 210 Ave SE and future Belmont LRT Station
- Two High Streets along with Neighbourhood Activity Centre

Question 4: Land Use Concept 2

We asked - which features from Draft Land Use Concept 2 are most important to you?

We heard - four features emerged as most important to participants:

- Centrally located major activity centre
- One school site and neighbourhood activity centre proposed closer to each other
- No commercial uses proposed along Macleod Trail SE
- Two school sites (Joint-Joint Use site) proposed centrally

We did not ask participants to choose between concepts; however, we also heard from some participants that they preferred one concept over the other.

Question 5: Additional Feedback

We asked participants to share any other feedback they had on the draft Land Use Concepts.

We heard feedback from participants during Phase 2 engagement that continued to align with the themes we heard during Phase 1, reflecting a mix of comments, suggestions, general opposition to future development of the Plan area lands, and also support for the ASP, particularly around the balance of development and environmental preservation, transportation, and community needs.

Theme	Description
Protecting natural areas	Participants described their connection to the natural area within the ASP area. Suggestions included leaving the area as-is with no development or the creation of a park or protected greenspace such as a nature reserve.

Theme	Description
Balancing housing styles	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.
Community 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, others felt that there was already sufficient retail in neighbouring communities.
Mobility and traffic solutions	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.
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 3: Refine** from June 10 to June 24, 2025, where we will share a Draft ASP for public review.

The draft Saatootsi (West Macleod Residual Lands) ASP is tentatively scheduled to be presented to the Infrastructure and Planning Committee in July 2025, with a potential public hearing of Council later in 2025. These dates are subject to change, and final dates will be posted on the Saatootsi (West Macleod Residual Lands) ASP Engage Portal. To stay up to date on project details, Committee and Council dates, please sign-up for email updates.

Detailed Summary of Feedback

Question 1: Draft Vision

We asked participants to review the draft vision for the ASP, and asked: What do you like about the draft vision? What would you change? What's missing from the vision?

We heard that participants in general did not support the Vision statement in its draft form and suggested that green spaces, sustainable urban form and amenities should all feature more prominently. We heard also some general opposition to any development of the Plan area.

The themes reflect a mix of comments, suggestions, and questions about the draft vision, particularly around the balance of development and environmental preservation, transportation, and community amenity needs.

Theme	Description	Example of Feedback
Environment and Green Spaces	Participants indicated a preference to preserve natural areas and minimize ecological disruption. Strong advocacy for preserving natural areas, especially Pine Creek, riparian zones, and wildlife corridors. Suggestions to convert the area into a park or preserve Concerns about loss of biodiversity, migratory bird habitats, and encroachment on agricultural land.	"Do not like the draft vision. It is ok to just let land be land - not everyone needs to be developed!" "Absolutely nothing is positive about this. The city needs to keep some green spaces and areas for the wildlife." "This would be our south area preserve like Nose Hill Park in the north is." "Put in a park."
Sustainable Development	Participants discussed the merits of expansion of the city as compared to focusing on existing communities. Opposition to continued outward expansion of the city. Calls to densify existing communities, redevelop parking lots, and revitalize the inner city. Criticism of sprawl's impact on infrastructure, traffic, and sustainability.	"What's missing is the preservation of land. The constant, never ending drive for growth is ruining the Calgary area." "Stop building out! Change the tax structure to per sqm and develop all the parking lots." "Urban sprawl is problematic to the road congestion, the infrastructure and is unnecessary and not needed." "Nothing. Once again we continue to grow out, take up agricultural land…"

Theme	Description	Example of Feedback
Traffic and Infrastructure	Participants commented on perceived potential impacts including congestion, safety, and lack of proper traffic mitigation. Requests for interchanges, roundabouts, and traffic flow improvements. Questions about schools, overcrowding, emergency services, and infrastructure strain.	I'm worried about the wording "Possible access...". Does this mean an interchange or more lights? I do like the idea of High Street. “Traffic flows and volumes do not appear to be addressed in any meaningful way.” “Adding more development will make it even worse.” “Where are the schools? Chaparral schools are overrun!”
Retail and Commercial Development	Mixed opinions about commercial zones; some support walkable shops, others oppose new retail.	“With Township, Silverado and Walden commercial there is no need for extensive, additional commercial.” “Parcel south of the proposed arena should be converted to commercial only as we need a Shopping Mall with a flag ship anchor tenant.”
Housing and Density	Debate over how dense or tall the buildings should be; preference for low rise buildings. Some support for high street elements, mixed-use development, and active transportation (especially in Concept 1). Others oppose high-density housing, especially near existing low-density neighborhoods. Suggestions to concentrate density near Macleod Trail and preserve quiet residential areas.	“No more sfh. Stop building out! Change the tax structure to per sqm and develop all the parking lots. If you have to build out 6 story minimum builds zero parking. Plan for a future we can afford.” “Love the first version as it contains high street elements & recreation areas.” “No more SFH. If you have to build out, 6-story minimum builds, zero parking.” “Keep outside traffic to a minimum where housing is to keep the area quiet.”
Community Services and Amenities	Support for inclusive recreational options like arenas, pools, community centres and recreation facilities. Suggestions for dog parks, soccer centres, and accessible housing.	“Build a school, build a hospital!!” “Will the rec centre include a swimming pool?”

Theme	Description	Example of Feedback
	Concerns that existing communities are underserved and new ones will worsen the strain.	“I like that there are plans for a community centre as the south communities are lacking.” “Build a school, build a hospital!!”
Active Transportation and Connectivity	Support for multi-use pathways, bike lanes, and pedestrian connections. Safe crossings, regional connectivity, and access to nature. Suggestions for grade-separated crossings and integration with the 5A network.	“Strongly support the continuity of the east-west active modes connection.” “Yes to create more walking paths and ability to walk, ride bikes between communities.” “Prefer the absence of a vehicle link through the Pine Creek valley.”

Question 2: Draft Goals

We asked participants to review the 5 draft goals and asked: What do you like about the draft goals? What could be clearer? What's missing from these goals?

We heard that participants were generally supportive of the draft goals, though we also heard some general opposition to development of the Plan area. Participants generally found the goals clear and easy to understand.

Specific feedback on the goals included potential traffic impacts and comments that schools should feature more prominently. Participants also put forward suggestions for specific amenities and locations.

Theme	Description	Example of Feedback
Environment and Green Spaces	Potential loss of biodiversity, prairie grasslands, and natural views (e.g., mountains). Call to leave the land undeveloped or designate it as preserve or parkland. Some participants felt the preservation goals don’t appear to align with the development plans.	“One of the goals is to preserve nature but neither proposed land use appears to do so.” “Having more green areas in and through the community makes the community more desirable and enjoyable to be in.” "Again not enough being done to preserve undeveloped land for wildlife."

Theme	Description	Example of Feedback
	Caution against overdevelopment of natural areas, especially Pine Creek and surrounding habitats.	"Preserve the natural land and water body and protect the environment and climate changes."
Transportation, Transit and Mobility	Participants felt that critical infrastructure should be in place before the housing. Concerns about traffic congestion, road safety, and insufficient parking. Calls for better transit planning, including LRT extensions and active transportation connections.	“I think focusing on adding a rail connection into the city, at least roughed in would be beneficial.” “These goals need to consider traffic in the area. Traffic is already terrible. This project will make it worse.” "Critical infrastructure - water, sewers, schools, transit, etc. This should be developed first not as an afterthought.”
Community Services and Amenities	Requests for more schools, community associations, public parks, recreation, and natural access trails. Support for local businesses over large chains in commercial areas. Comments about existing amenities that are underused or failing.	"Missing - Parks and nature access walking trail for public and public parking site for pine creek path access” "Community amenities I don’t agree. We have other amenities in Legacy and around that can’t even stay open.” "Green spaces and parks make a community more welcoming to families."
Housing and Density	There were mixed views on density: some support diverse housing, others oppose high-rises in suburban areas. Concerns that dense urban environments will make the area feel too much like “downtown” Requests for clarity on what “multi-residential” means. Desire for lower-rise housing more in tune with community identity. There was some support for building up, not out - but only if it aligns with community character.	“The mixed use housing like in Mahogany is great." "Build up not out. Calgary is far too spread out when compared to cities with the same population." "What does multi residential mean, why type of building, how many floors?" “Don't like the dense urban environment. We are not downtown that will bring too many people...” “No buildings over 5 storeys to preserve views of our beautiful mountains.”

Theme	Description	Example of Feedback
Climate	Appreciation for climate-focused goals, but concerns about lack of concrete actions. Some participants submitted specific initiatives they would like to see.	“I like that homes will be built with a climate focus in mind. “ “I would be interested in seeing if the city would try a Geothermal initiative? Perhaps in a community centre building?”
Planning Process	Requests for clearer definitions, plans, measurable and detailed commitments. A sense that feedback will not be considered or that goals are vague and non-committal.	“I like all five goals and, in my opinion, they are clear." "Loose language with no real commitments. Idealistic, and preachy with no substance or real commitment.” "The draft goals should specifically highlight what is meant and really planned with the commercial component.”
Cultural and Indigenous Inclusion	Participants would like to see recognition of Indigenous histories and preservation of areas of cultural significance. Suggestions for collaboration with Indigenous communities and artists.	"I like all of the goals, but would like more clarity on what preserving the culture looks like." "Would be curious to learn more about in how Indigenous Culture + History will be honoured in this endeavour.” "Will the city be working with Indigenous peoples and companies? "Perhaps an Indigenous Artist could be invited to create artwork?"

Question 3: Land Use Concept 1

We asked participants which features from Draft Land Use Concept 1 were important to them.

We heard - four features that emerged as the features most important to participants:

- A green buffer proposed along Hwy 52 as entrance feature and for transition and buffering
- Site for Arena proposed centrally in proximity to School, Community Association and Neighbourhood Activity Centre
- Connection across Pine Creek to 210 Ave SE and future Belmont LRT Station
- Two High Streets along with Neighbourhood Activity Centre

Question 4: Land Use Concept 2

We asked participants which features from Draft Land Use Concept 2 were important to them.

We heard - four features emerged as the most important to participants:

- Centrally located major activity centre
- One school site and neighbourhood activity centre proposed closer to each other
- No commercial uses proposed along Macleod Trail S
- Two school sites (Joint-Joint Use site) proposed centrally

Question 5: Additional Feedback

We asked participants to share any other feedback they had on the draft Land Use Concepts.

We heard feedback from participants during Phase 2 engagement that continued to align with the themes we heard during Phase 1, reflecting a mix of comments, suggestions, general opposition to future development of the Plan area lands, and also support for the ASP, particularly around the balance of development and environmental preservation, transportation, and community needs.

Q5: Please share any other feedback you have on the draft Land Use Concept options.

Theme	Description	Example of Feedback
Traffic and Transportation	Potential traffic impacts of new developments, particularly for high-density areas. Congestion during school drop-off and pick-up times. Highlighted need for multiple ways out of a community. Concerns about the impact of new developments on parking and residential areas.	“Please carefully think out the school locations - traffic is incredibly congested at drop off / pick up times" “Please make sure there are multiple ways out of the community - and not just one.” “On street parking is becoming a challenge in residential areas...ratio of on property parking spaces to units is too low and should be increased.”
Environment and Green Spaces	Preserve green spaces and natural areas, with some participants urging that the land remains undeveloped.	“Keep Land as it is and protect the environment and prevent climate change.” “Don't kill the beautiful city with overbuilding by killing natural areas and waterbodies.”

Theme	Description	Example of Feedback
	Perceived impacts of development on nature, wildlife habitats, and waterbodies.	“Leave the land as it is.”
Community Services and Amenities	Safe gathering spaces and community features like parks, activity spaces and sports facilities. Call for more accessible community spaces for families. Need for gathering spaces and improvements in nearby areas.	“Community features are desperately needed in our area! A place for people to gather, safely.” "Skatepark, splash park, community hall, basketball, tennis, soccer etc.” “Missing an off leash dog park. The closest one is in Auburn Bay and that’s too far away.”
Commercial Development	Questions about "floating commercial areas" and lack of clarity in plans. Preference for walkable, small-business-friendly commercial zones over big box retail. Suggestions to use commercial areas as noise buffers.	“Shopping area should be less big box, and more park and walk along small businesses. “I need more clarification on what a floating commercial area is.” “If commercial is planned it should be to cushion the train tracks… with a lot of trees planted.”
Density and Building Height	Perceptions of negative impacts of urban growth on quality of life (e.g. congestion, loss of views). Dislike of high-rise buildings and mixed-use developments in suburban or low-density areas. Preference for low-rise, community-oriented development.	“Blocking views and sunlight from residents and others was sadly neglected.” “I don’t want to have Mixed Use Areas in this area.” “Planners need to consider what it would be like to live next to a 16 story building.”

Appendix: Verbatim Feedback

Verbatim comments are presented here word-for-word and include all feedback, suggestions, comments, and messages that were collected through online and in-person engagement. Personal, identifying information has been removed in accordance with privacy legislation.

All input has been reviewed and provided to the Project team to be considered in decision making for the Project. Verbatim input has not been corrected for spelling, punctuation or grammar: as a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

We remove any comments or portions of comments from submissions that contain profanity, or that are not in compliance with the City's Respectful Workplace Policy or Online Tool Moderation Practice.

Q1: What do you like about the draft vision? What would you change? What's missing from the vision?

- Not enough protected green space along the creek in either plan. Enough businesses. Township and Legacy are overrun with commercial space; model it closer to Silverado - people in this new community have close and easy access to everything they need already in very close proximity. Better yet scrap the plan for any residential development and turn it into a walking/biking park / wild life sanctuary. Your inclusive plan excludes the native dwellers.
- I think this development should not be proceed by destroying water body and green land.
- I like the high street concept and pedestrian connections to the creek and future LRT station
- Draft land use concept option 1 looks great with the two high streets and mixed use developments that will allow for many individuals to enjoy commercial areas and public transit next to the CPKC rail. This will be great along with the extensive pathways that will bring many across the neighbourhood. The draft land use concept option 2 appears to be similar to other developing areas in the city, with just one central area for community building and is pretty lacking. The option 2 should strive to be more pedestrian oriented and support multiple modes of mobility by putting multiple neighbourhood activity centres and commercial areas across the neighbourhood instead of having the floating commercial area at the edge of the community with community centres spread apart.
- Do not like the draft vision
- It is ok to just let land be land - not everyone needs to be developed! This is a very beautiful piece of land - let it be a natural area . The city is sprawling and it needs to stop
- No buildings over 5 storeys to preserve views of our beautiful mountains. DONT BLOCK THE BLUE SKY. Traffic at 210 and Mcleod is already high and a cloverleaf overpass should be considered. School locations not shown. No open spaces inside the area. Need definitions of various residential zones as current terms are very vague. Access to Mcleod will add to traffic.

- We need to make better use of existing communities and refrain from building outward and over important irreplaceable riparian habitat.
- What's missing is the preservation of land. The constant, never ending drive for growth is ruining the Calgary area. Calgary has shown a propensity towards unchecked urban sprawl and this development just adds to that. We don't need more new communities.
- We do not need another community built, you need to focus on schools, doctors and paramedics first in other communities. 40-50 kids in classrooms is absolutely outrageous and you should be ashamed that is not top priority!!!!
- I feel it should have more green spaces in it.
- I'm worried about the wording "Possible access...". Does this mean an interchange or more lights?
- I do like the idea of High Street.
- Draft 1 is good with a change request to remove the commercial section from the NE quadrant and reserve the Northeast section for public park for people to enjoy the nature similar on the lines to Fish Creek park. This is the area turning from Mcleaod Trail into Pinecreek and will eventually fall on the right side of the proposed active road connection for Mcleod trail. Parcel south of the proposed arena should be converted to commercial only as we need a Shopping Mall with a flag ship anchor tenant.
- I like that Pine Creek will be preserved and appreciate the multi housing options. I prefer no commercial development as there is already plenty in that area. More green space connectivity would be nice
- I like the higher density and the variety of commercial offerings in the first proposed idea. I think incorporating more greenspace to allow people to enjoy nature nearby is also important to consider. I also like the pathway across McLeod for pedestrians.
- "The land use concept 1 is very good and I am glad to see commercial and mixed use options. This is required to make complete communities that are resilient. The high street is an excellent addition, and it is missing from many other communities. Please ensure that the first concept is chosen.
- Only thing, should the sliver bordering Macleod Trail not be mixed use / higher density given it being a high traffic area? Low grade density does not seem to be a good fit for that."
- More green space needed to retain ecosystems and the natural aspects already there.
- Community centre
- "I appreciate the amenity of the arena in Draft 1, but I do worry about the traffic flow issues with the higher density. Traffic flow out of Legacy onto Macleod Trail is a massive headache, causes multiple crashes + close calls weekly, as we add communities further south I would like to see that adjusted.
- Community centres are a boon.
- Draft 1 has the school closer to the escarpment, this is good - it reduces the amount of traffic in the smaller streets that may not get plowed by the city during a snow event, and alleviate the traffic burden in the neighbourhood.
- Where are the schools? Chaparral schools are over run! It’s too much. Stop building high density housing!!! Build a school, build a hospital!!
- Nothing is good about this. Leave the land as it is.
- Do not approve. Instead of moving further out of the city. Look at revitalization in the inner city. We do not have enough schools, police and or fire to add more communities. Our kids

are already getting bussed to communities that have school with no kids. Look into redoing and helping those areas! To allow younger families to move inner city.

- STOP building out. Please focus on inner city and communities that need the revitalization.
- Hate it, turning the area into a housing project.
- I like that there are pathways included that would join to legacy and potential arena/recreation.
- I'm concerned about the increasing traffic congestion between 194th and 210 and that another community funneling on to this road will increase the congestion without a plan to expand traffic capacity or put an interchange in at 194th.
- Has environment Canada been on site? Have they identified the underground waterways for the ecosystems involved?
- What happens to the red barn? Like the hockey arena. A lot of hockey families and Cardel is always packed. Need to have an overpass at Macleod and Chaparral Blvd
- The thing I'm thinking about most is a Soccer centre, I'm aware of the current strain on the system and with personally having an under 2 year old I would great appreciate an epi-centre to keep youth busy and close to home.
- Secondly as a dog owner I think there should be a large space where dogs can roam along the pathways but in a well kept area spanning the length and back. And dog poop bags to keep owners accountable.
- Hoping the size of the lots for phase one have good views and big yards, with houses and dog wash stations.
- That area contains a water body that a lot of migratory birds use. There is nothing about this plan that I like. I would not develop this area.
- The surrounding neighborhoods are already not maintained well by the city with limited snow removal, limited bussing, not enough schools. Adding more will just cause continued issues.
- Confirmed community association land, and how it will exist with any proposed developer HOA or RA? Housing options should include bungalows that enable people with disabilities to have accessible housing. Housing options should include housing for those with disabilities, or can easily be converted.
- This area is already so congested and miserably overpopulated. Maybe just don't do it at all!
- I like that a Recreation/Activity Centre is included in both. I would suggest an indoor and maybe outdoor pool. And Pickleball courts.
- Nothing. One again we continue to grow out, take up agricultural land to build more houses instead of densifying in which I and others were advocating years ago when working at The City. This will create even more traffic, more burden on wildlife that is already being pushed into backyards and more commercial properties that are not needed with 4 major shopping centres now within a few blocks (Legacy, Walden, Shawnessey, Wolf Willow). If you have to mess with it, put in a park.
- option 1 - more activities, and better connection to commercial area from Macleod
- No more sfh. Stop building out! Change the tax structure to per sqm and develop all the parking lots. If you have to build out 6 story minimum builds zero parking. Plan for a future we can afford.
- love the first version as it contains high street elements & recreation areas. I would like to increase the high street element area further that attracts and allows the local culture to flourish

- The plan for traffic mitigation and the impacts to surrounding areas like heritage point do not appear to be properly addressed. Once you add this area, and the inevitable shopping areas that come with it attracting people the on/off to MacLeod trail looks insufficient. The impacts to Dunbow road and the increased homes being built in that area also are going to adversely affect safety and traffic. Dunbow is already a parking lot with people using it to connect from Deerfoot Trail to the legacy for some reason. The traffic flows and volumes do not appear to be addressed in any meaningful way with these plans.
- I like the Activity Center, High Streets, and School Sites. I'd like to see as much nature preservation as possible.
- Keep it natural. We don't need any more development. Calgary is too spread out. The existing infrastructure cannot handle the growth we have already.
- Absolutely nothing is positive about this. The city needs to keep some green spaces and areas for the wild life. We are already suffering from lack of infrastructure in the area, and this is going to compound on that issue. Can this council actually stop for a minute and realize that high density housing is not the be all to end all? Leave it as is. No more developments.
- Urban sprawl is problematic to the road congestion, the infrastructure and is unnecessary and not needed. Leave nature alone and build inside the city, be creative and not destructive.
- If high density residential prefer it farther away from neighboring communities - keep closer to Macleod trail. Will the rec centre include a swimming pool? Will pathways be connected to neighboring communities Hudson, pinecreek etc? Yes to create more walking paths and ability to walk, ride bikes between communities? Will communities centre's & activity centre's only be for residents of the new area or can it be used by other communities in the areas? Less commercial is better but prefer it being closer to Macleod trail then closer to neighboring communities. Keep outside traffic to a minimum where housing is to keep the area quiet. That's the one great part of where we live it's very quite with very minimal car noise & city noise. With this coming in noise will be an issue.
- Seems promising! Looking forward to the LRT station. Always, traffic problems emerge with large developments. If there are roundabouts, I think decreased speeds should be marked ahead of them - they're already getting dicey in Legacy. Also, education on their use!
- "Please provide for an extension of the red line LRT; allowing for this possibility would keep options open over the long run, for this area as well as areas further south.
- Ensure high quality public access to and enjoyment of the Pine Creek valley. Ensure that the 'special study area' has sufficiently robust policy to achieve this aim. Consider extending this special study area to include the area indicated as commercial in concept 1 and residential in concept 2 alongside MacLeod Trail extending northwest into the Pine Creek valley.
- Consider shifting the rec facility (arena) to a location that is more regionally accessible, yet design the site and surroundings to be easy to access by active modes.
- Prefer the absence of a vehicle link through the Pine Creek valley.
- Consider making the northern potential connection to/from MacLeod Trail S available for transit and emergency vehicles only.
- It is unclear what 'floating commercial' means.

- Strongly support the continuity of the east-west active modes connection and would strongly advocate for safe crossings of the CPKC (potentially at grade) and MacLeod Trail (likely grade separated). It's off-site, but ensure that the west and east ends of this (east in particular) connect to the 5A network and key destinations such as Legacy Town Centre and All Saints HS.
- Great opportunity to try a more 'rural feeling' cross-section on Highway 552, maintaining a single lane in each direction, retaining swales/ditches, and adding in appropriate elements such as a separate multi-use pathway, roundabouts and/or turning pockets, and other landscape elements that fit the area.
- Consider a partial escarpment road as amenity, and allow other portions of the escarpment to be faced by a multi-use pathway and homes backing on.
- Consider providing for a small-scale commercial use integrated into the Pine Creek escarpment (eg small restaurant)."
- I like that there are plans for a community centre as the south communities are lacking community centre options
- I don’t agree with either draft vision. This area should be off limits to developers and designated as a green space in its entirety. Mixed use of paved and gravel trails. So named the West Macleod preserve. Somewhere where we can go and have peace in nature. Watch the ducks in the pond. The noose has been tightened to those who used the pine creek treatment plant contractor parking lot and area east of the plant thats non fenced off. We can’t go there anymore and parking that is provided at the end of 194th is horrendously small. So small that while confined to a wheelchair, there was no parking space as everyone else parked in spots or on grass. The corridor that lays between stoney and chaparral. West of Chaparral blvd and East of Macleod. This is a transport utility corridor that the Alberta Government controls yet, local people are being chased and harassed by a person who believes he has the right to control entry. By dedicating this area the West Macleod preserve, this will provide and area free of harassment from Alberta Government owned land (TUC) and provide another area where locals can go so that the Pine Creek Treatment Facility doesn’t have to worry about locals being on their property. With a strong fence along Macleod trail, to keeps pets off of the road this would be a really nice area to go and enjoy and walk in nature. Not every area around Calgary needs to be developed for housing. This would be our south area preserve like Nose hill park in the north is.
- I don't think there should be any development on these lands. Traffic is already terrible on Macleod Trail in this area. Adding more development will make it even worse.
- Darft 1. Multipe access to highway
- Our preference is draft #2; however, there is not enough green space proposed on EITHER draft. We appreciate the need to accommodate a growing city, however the expense of our environment for urban sprawl does nothing to promote sustainability for future generations.
- I like the pathway system and pedestrian commercial areas in the first draft. I would want to know more about the transit plans. An outdoor environmentally friendly splash park/tobogganing hill space would be lovely
- Grand and preachy vision statement that won't be aligned once the work begins, or decisions made. How is concept 1 aligned to this vision? For example, how will you honour indigenous history and culture, and frankly what does that have to do with this plot of land? Nothing. The lesser of both evils is concept 2. With Township, Silverado and Walden commercial there is no need for extensive, additional commercial. What kind of commercial?

No transparency. Does legacy look and smell fast food chains or gas stations, or a lousy strip mall? This part of the city celebrates nature, yet very little nature remains. Concept 2 at least has more residential, which the city needs and seems more supportive of the idea of greener living. What's missing generally is greenspace, you are removing beautiful greenspace and not putting in place enough once the development is done. That is not notably aligned to the vision. Why on earth is a rink in such a separated spot of the city, that won't be for the community it will bring more traffic and pollution (noise, light and fumes) into this area?

- I like that you'll be preserving the natural features and promoting active lifestyles (eg, lots of walking paths, bike trails, etc).

Q2: What do you like about the draft goals? What could be clearer? What's missing from these goals?

- How are you going to stop the already increased traffic congestion? What additional security will be put in place around the Belmont LRT? These are hot spots for crime and drug use; which bleed out to surrounding communities. Again not enough being done to preserve undeveloped land for wildlife. We have bobcats and cougars hanging out in Silverado as is. We are taking too much from them!
- Preserve the natural land and water body and protect the environment and climate changes.
- I agree with the draft goals
- The 5 draft goals are great. However, only the draft Land Use Concept Option 1 achieves these goals. The option 2 severely lacks in these goals, with diverse housing options, range of mobility options, climate resilient planning, and community amenities as option 2 looks like it is focused on cars for travel without other supporting modes of transportation which drives more air pollution and car dependency.
- Do not like the draft goals
- This land doesn't need to be developed
- Diverse housing is TOO diverse with 12 to 26 story buildings. This is NOT DOWNTOWN. These high buildings conflict with goal 2 as they hide natural features (mountains) from residents in this neighborhood as well as residents in adjacent communities like Walden and Legacy. These high buildings with also cast shadows on many residences. Sunlight is an important part of mental well-being. New 2 story homes in our area cast shadows over 100 ft away blocking the sun as people walk on the paths in the adjacent park. High rises detract from the liviability and enjoyment of the area which should be a goal.
- What's missing is you aren't listening to the people who vote for you. We don't want this area developed!
- I think they're all lip service, particularly around the environmental impacts to pine Creek and surrounding habitats.
- You have other communities that you promised all these things and have yet to deliver!!
- There seems to be only a small swath along pine creek that's being preserved. Having more green areas in and through the community makes the community more desirable and enjoyable to be in.
- Missing - Parks and nature access walking trail for public and public parking site for pine creek path access as requested earlier in Draft 1. Please stop putting more houses for

property tax earning business as we need a nature oriented area on this side of the city making it easy access for people vs blocking with housing and assume parking available outside house would be suffice to people to access parks.

- I like all of the goals, but would like more clarity on what preserving the culture looks like. Is it just putting up a sign or is it actually incorporating specific sites to be preserved and allowing for those stories to be told? Also would like more clarity on the land preservation. How many paved pathways will be introduced vs. land that remains untouched. Appreciate the climate conscious development but would like to see more intentional use of natural assets to mitigate climate change for instance more intentional biodiversity preservation and use of wetlands.
- I think focusing on adding a rail connection into the city, at least roughed in would be beneficial.
- They are good and concept 1 meets them, whereas the second one does not.
- What's missing is the impact to ecosystems and plant life. Feedback from landscape architects wouls be nice to see to understand how much civilian life will be impacting nature. Also, are these designs equipped to handle influx of automotive transportation?
- Would be curious to learn more about in how Indigenous Culture + History will be honoured in this endeavour. Will the city be working with Indigenous peoples and companies? Perhaps an Indigenous Artist could be invited to create artwork?
- Green spaces and parks make a community more welcoming to families - especially in higher-density housing complexes where children do not have a backyard to safely play in. I would love to understand further how walking paths to and from green spaces and schools will be planned in a way that is safe and accessible, furthermore - safe and accessible even in the winter when ice+snow are at play.
- I appreciate the action taken towards Climate considerations. I would be interested in seeing if the city would try a Geothermal initiative? Perhaps in a community centre building?
- No matter how hard we try, Calgary transit is unreliable to go safely and efficiently from one space in the city to another. Cars will remain an ever-present reality, especially if many people are working a 30-40 minute drive from their homes (which is a 2 hour transit trip, resulting in 4 hours commute daily). As cars are a reality, Residential Roads MUST be built wide enough that there is space for cars to be parked on both sides of a road and two cars going opposite direction. Otherwise, the street should be planned to be 1 way. Narrow roads with multiple parked cars that are *technically* two-way but one-way in practice creates dangerous spaces for children - there's not enough ""visual space"" that a motorist can see a child emerging from between parked cars. This is very dangerous! I know density is a priority but it should not be done at the cost of the safety of children. Wider roads are safer. If wider roads cannot be created with enough space for four cars abreast, please make roads unidirectional and design streets accordingly.
- Once again, as cars are an ever-present reality, sufficient parking spaces for multi-family residence sites must be considered. Tensions grow when neighbours fight over parking spots. It is not unusual for one household to need two or more places to park - a car per person, plus one for guests. Consider angled parking on streets. Can also reduce the children-emerging-between cars issue.
- Consider Parking areas as prime locations for large arrays of solar panels. Solar-covered parking lot roofs can generate power, shade/shield cars from weather, and reduce the amount of Black Pavement bouncing solar energy bouncing back into the atmosphere.

- Treed boulevards as much as possible - Trees shade the roads, reducing the amount of black pavement bouncing solar energy into the atmosphere. (And generally make places nicer to live.)
- Schools are missing!!!!!
- Nothing, leave the land as it is.
- Don’t agree. You are saying you are keeping natural reserves. But you are completely getting rid of it with adding in condos, shopping and houses.
- Community amenities I don’t agree. We have other amenities in Legacy and around that can’t even stay open for longer than a year.
- Diverse housing options is just a fancy way of government saying they know better than the demands of the free market.
- Let the people have what they want.
- The mixed use housing like in Mahogany is great. Love the High Streets as long as they are filled with local businesses instead of chains. Don’t love so much commercial near Macleod Trail. Shawnessy is overrun and it degrades the community
- Clear expectations for public schools specifically.,
- A by pass lane over 210ave and 194 ave straight on to Stoney to make flow faster."
- One of the goals is to preserve nature but neither proposed land use appears to do so.
- What is missing is how a community association will be incorporated into the community. Also what will the new community be called? Pine Creek? There needs to be an online tool that allows you to give feedback per draft goal.
- Leave the land alone, no more apartments thanks
- They look good to me
- Preservation of natural heritage, leave it alone. And climate change initiatives. We need to preserve prairie grasslands not keep building on it. What is missing is a recognition that Calgary has to stop spreading out. The burden on water (which we saw this summer) and infrastructure is only increasing.
- more amenities
- Think bigger
- what does multi residential mean, why type of building, how many floors? what size of homes for people?
- Critical infrastructure - water, sewers, schools, transit, etc. This should be developed first not as an afterthought. Build up not out. Calgary is far too spread out when compared to cities with the same population.
- Leaving it as a green space.
- None
- Don't like the dense urban environment. We are not downtown that will bring too many people and that's not why we purchased our house & moved where we did. Please keep solar panel fields out of this area and windmills. Do not use our greenspaces for any of these. Solar panels on houses great idea but not on land. Keep green spaces green.
- Good goals. Seems challenging to achieve the mobility and climate ones without at least planning for an extended Red Line LRT. Please also ensure that these principles support making quality connections (transit, active modes) beyond the plan area.
- I like that homes will be built with a climate focus in mind.
- The fact that its going to be developed and not dedicated as a preserve.

- These goals need to consider traffic in the area. Traffic is already terrible. This project will make it worse.
- Clear what to expect
- We appreciate and support the goal of preservation of natural and cultural heritage, but are VERY CONCERNED with the development of HIGH DENSITY areas (inclusive of commercial and residential properties) as we are currently living in a grossly dense area with very little natural landscape and sustainable environmental spaces.
- I liked all of the goals, what steps and initiates will be used to mitigate environmental issues? Are there plans to extend the train to 226?
- Loose language with no real commitments. Idealistic, and preachy with no substance or real commitment. Any development will be able to loosely say they "meet" the principles. The draft goals should specifically highlight what is meant and really planned with the commercial component. Concept 2 at least does not require as much discussion or alignment to goals from a commercial standpoint.
- I like all five goals and, in my opinion, they are clear. I especially appreciate that schools and recreation facilities will be built and that the natural features will be preserved. One of the reasons I enjoy living in Walden is because of the proximity to natural features and that the area doesn’t feel congested. I would hate to see the area feel congested, busy, and like a “downtown”.

Q3: Which of the features from Draft Land Use Concept 1 are most important to you?

Two High Streets along with Neighbourhood Activity Centre

Mixed Use proposed in two locations

Village Commercial located closer to Highway 552 and entrance gateway

Connection across Pine Creek to 210 Ave SE and future Belmont LRT Station

Multi-residential developments along primary collectors

Multi-residential developments closer to entrance gateways along Hwy 552

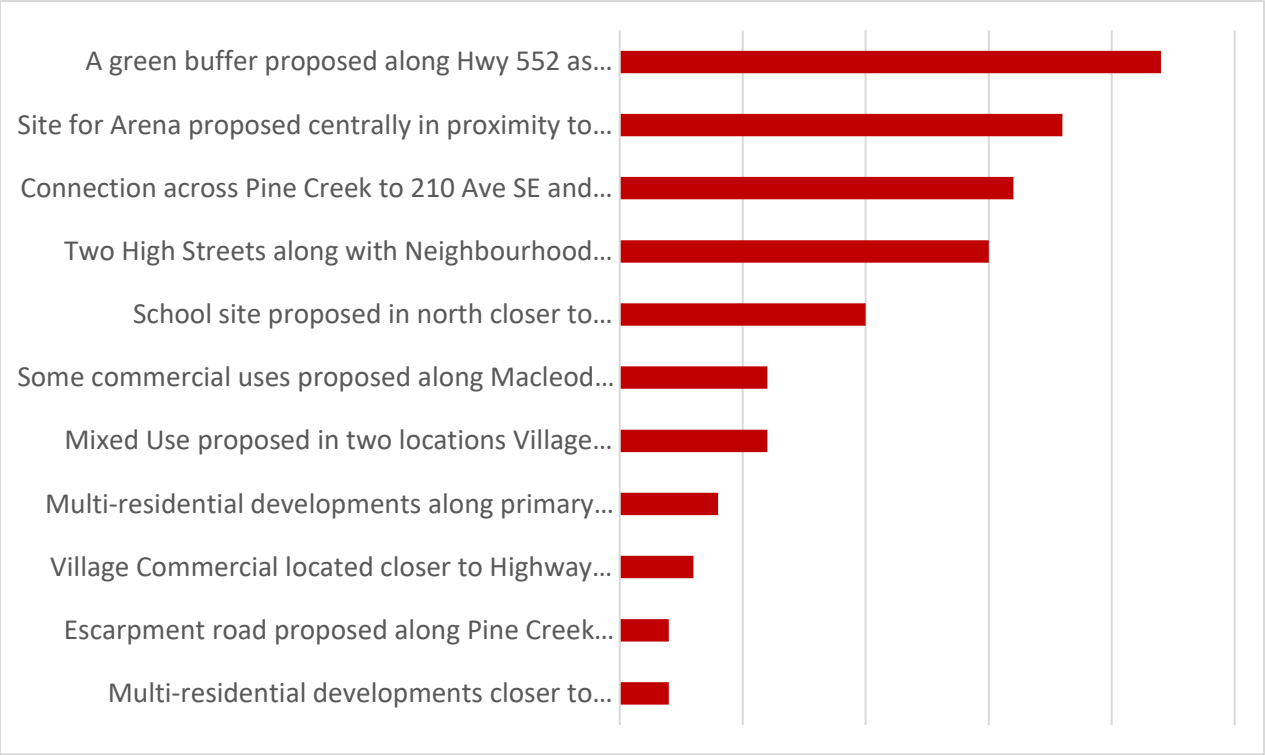
Site for Arena proposed centrally in proximity to School, Community Association and Neighbourhood Activity Centre

School site proposed in north closer to escarpment

Escarpment road proposed along Pine Creek escarpment

A green buffer proposed along Hwy 552 as entrance feature and for transition and buffering

Some commercial uses proposed along Macleod Trail SE



Q4: Which of the features from Draft Land Use Concept 2 are most important to you?

Centrally located major activity centre

Community Association site proposed in north closer to escarpment

One school site and neighbourhood activity centre proposed closer to each other

Ground oriented residential proposed along Hwy 552

Multi-residential proposed in south-east part of the Plan Area

No escarpment road proposed

A floating commercial area is proposed to be identified in the south-east part of the Plan Area

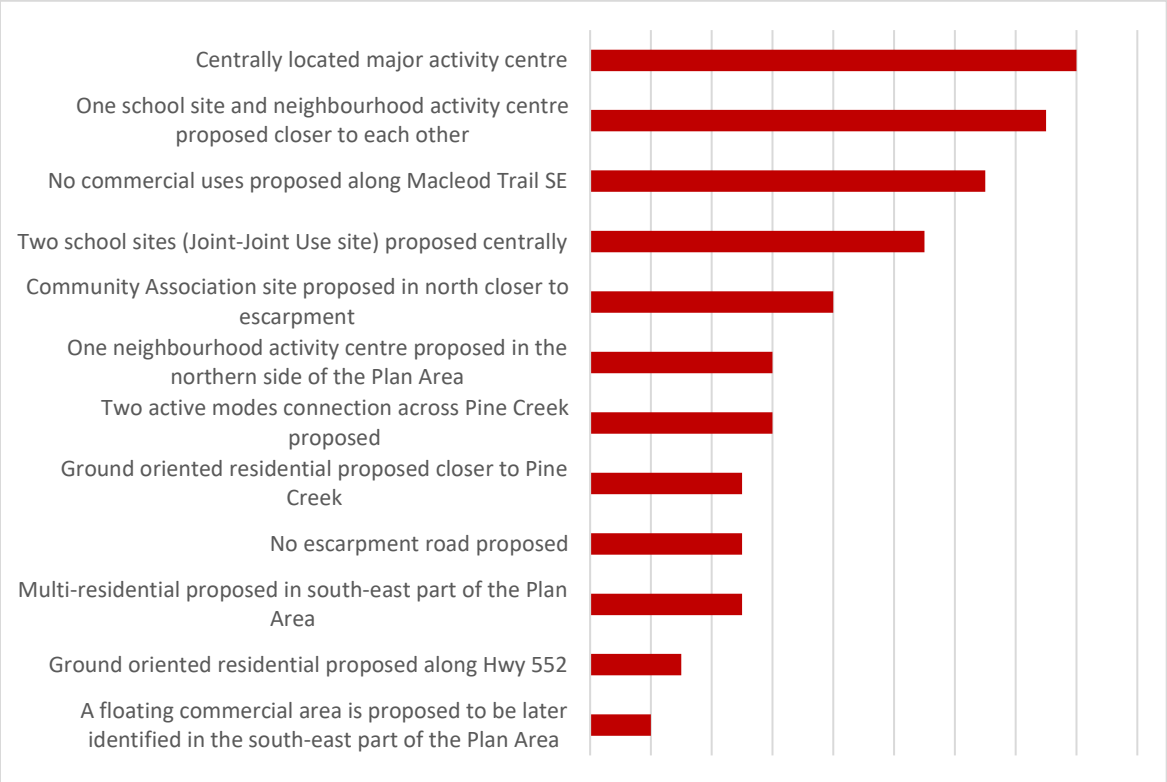
Two school sites (Joint-Joint Use site) proposed centrally

No commercial uses proposed along Macleod Trail SE

Two active modes connection across Pine Creek proposed

One neighbourhood activity centre proposed in the northern side of the Plan Area

Ground oriented residential proposed closer to Pine Creek



Q5: Do you have any other feedback on the draft Land Use Concept options?

- Please carefully think out the school locations - traffic is incredibly congested at drop off / pick up times around these areas and that is dangerous for all the pedestrians as well as frustrating for residents.
- Keep Land as it is and protect the environment and prevent climate change. Don't kill the beautiful city with overbuilding by killing natural areas and waterbodies. Learn lessons from other countries did over development and now the people of those cities are struggling to breath fresh air. This should be an eye opener for the for the city proposing over development and killing the quality of life.
- I need more clarification on what a floating commercial area is (and just more specifics in general on what the commercial areas would look like).
- Blocking views and sunlight from residents and others was sadly neglected in this planning process. Planners need to consider what it would be like to live next to a 16 story building. On street parking is becoming a challenge in residential areas with residents having more vehicles than places to park on their property. Current ratio of on property parking spaces to units is too low and should be increased. Suspect planners have little exposure to this problem in most residential areas.
- Leave the land alone. Stop the urban sprawl.
- More green spaces.
- Stop looking for more houses and eating up green spaces which future generations needs to enjoy within city without always going to Fishcreek or bow river or to the North side of the city. We need something here in this side Nature park and area for people to come and breathe the fresh air.
- would like to see more clearly plans for above and below escarpment. No development should be occurring where it may interfere with the integrity of the creek.
- I prefer Concept 1
- Concept 1 is far superior to concept 2. Please do not use concept 2
- Please make sure there are multiple ways out of the community - and not just one. 210 Ave in Legacy is very difficult and backed up getting onto and off of Macleod. This will further become an issue as the community continues to grow, and Wolf Willow populates. This new community needs better, especially if the plans move forward for higher-density.
- Schools!!!
- Leave the land as it is.
- Prefer this to be used as a park. Did you even review the feedback?
- Community features are desperately needed in our area! A place for people to gather, safely. A community outdoor activity space. Skatepark, splash park, community hall, basketball, tennis, soccer etc. The kids in the area have Shawnessy too close and it’s a dangerous place. Way too many homeless people and very run down area of our city. The c-train is a problem for this area.
- Missing an off leash dog park. The closest one is in Auburn Bay and that’s too far away
- I think if commercial is planned it should be to cushion the train tracks to that to mute the sound with a lot of trees planted along as well.
- You should just leave this land alone.
- Shopping area should be less big box, and more park and walk along small businesses. Shopping balance, big box and small business. Aspen ridge like.

- Please stop making me almost die on my way to work
- My feedback is stop. Think. I sat on the Social Land Use Council (which probably doesn't exist anymore) for a few years. We looked at the social and environmental costs of urban sprawl. But Calgary continues to grow outwards instead of in despite the needs and desires of younger generations.
- Don’t keep building the safe suberbian landscape that can’t pay for its self on its own do better!
- Please handle the traffic flows better - we don’t want a repeat of Deerfoot meadows and cross iron where traffic backs on onto MacLeod. Everything I see in this plan screams of traffic problems - it’s very concerning and the impacts to the very poorly designed Dunbow road - its already almost impossible to get onto Dunbow from inside heritage point in the mornings and evenings - and very unsafe with the uncontrolled intersections.
- Leave it be.
- Why do you even ask our opinions when you don’t listen to them anyway. Blanket rezoning was a prime example of that. You guys need to leave some areas as natural habitats. We are starting to look like a disgusting city.
- "PLEASE PRESERVE OUR LAST REMAINING NATURAL SPACES
- THIS CITY HAS DEVOURED WHAT LITTLE NATURE WE HAVE LEFT
- Living in Yorkville, we have watched the devastating development force habitat from their homes, leaving little to NO green space to improve air quality in the city and provide HOMES for so many species that DO NOT HAVE ANY REPRESENTATION in these matters. PLEASE think of future generations, not just the immediate need to deal with an irresponsible population influx. Our choice would be to LEAVE THE LAND AS IT IS, a beautiful refuge of nature and PEACE."
- Questons and selections misleading. If I check something is important, does that mean "important" because we want it, or DO NOT want it? What can you do (interpret and plan) with those selections? Not transparent, The City will be able to twist the selections in the way that best meets what is really desired by the developers. Council will not have true visibility to what is "Important" and why when you review this information with them. You will be able to twist it any way desired since you are too general. I strongly urge you to reconsider how you are asking these questions. This engagement process is not really forthcoming or transparent.
- I don’t want to have Mixed Use Areas in this area. Having high-rise residential buildings in this area will lead to congestion, which will take away from the enjoyment of living in this area. I love Walden because it is near all amenities yet I feel like I’m almost living in the country (which I like).
- Like concept 1 over concept 2 -high street & commercial in middle of community.
- Needs more thought on FIRE/ EMS access & Location
- schools ?
- Maintain Pine Creek as an Environmental Reserve and Wildlife Corridor
- Athletic Fields like ball diamonds
- Make it as self-suff as possible for 1 & 2
- I want more density"Like the road connection to 210 Are.
- Like the road vehicle access to HWY 552
- I like concept 1 better

- Need to make sure 210 ave access has minimal impact on Pine Creek & Wildlife Corridor
- Commercial – make as accessible as possible
- Like primary collector road
- Pls limit high rises to 3 stores
- I love the concept 1 better
- Make High Streets like 17 Ave and Kensington and Stephen Ave
- Concept #1
- With the Valley Community to the East 210 & Macloed Trail will not be able to absorb the traffic that will be added. Another connection to Stoney on the north end should also be explored.
- Over pass access to Macleod Trail Please. No more traffic lights.
- Like the grid design for roads - good for access around community
- Make schools safe for schools to access (bike/walking)
- How SE exit from Pine Creek and SW from this property combines needs to be worked out soon.
- concept # no high rises over 5th floor
- Land uses for churches
- Dog park? Both LUC lacking natural/green
- Enable midrise in high street & commercial areas (mixed use)
- Please no major high rise in the development
- Bus…Macleod Trail -BRT? To complement train.
- you missed the Eagle's Nest On West side of Pine. Creeks West Side Ridge Side. I've been watching for 8 yrs or more. Animals loose out.
- Could City and Foothills build fence at the border to prevent any Trespassers crossing to our lands?
- Put Dog off lease park in your Plan
- Concern with trespassers from city entering our county lane and damaging fences
- more traffic circles if they reduce lights
- Please keep buildings under 3 stories
- No high risers in the area !
- Prevent human dog access to Pine Creek area.
- More High Streets
- Pls put up a security fence to keep trespassers from damaging our fences
- 210 Ave fly-over before Houses
- Ensure South access !!
- Likes senior housing, integrate into land uses
- Plan nearby off lease area