

Public Engagement - Phase 2

We're planning for the next million residents in the Calgary Metro Region.
Check out the proposed approach and share your thoughts between November 5 and 27.



What We Heard Report

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Introduction

The ten municipalities in the Calgary Metropolitan Region are working together to develop a long-term plan for managed, sustainable growth in the region. In the first phase of public engagement (July 24 to September 4, 2020), over 3000 people visited the online engagement website to learn about the process and offered nearly 1600 contributions that were used to help shape the proposed approach to manage growth in the Calgary Metro Region as we plan for the next million residents. The What We Heard Report for that phase of engagement can be found on the CMRB website.

Originally, Phase 2 of public engagement included both online and in-person engagement activities. Due to the COVID-19 global pandemic, the approach to public engagement shifted to an exclusively online format, with increased focus on providing a variety of ways that participants could share their views and experiences.

In the second phase of public engagement (November 5 to 27, 2020), participants were asked to learn about what was being proposed and share how their communities and ways of life might be affected, and what should be kept in mind when putting the proposed approach into action. The input gathered in the second phase of public engagement will contribute to the Regional Growth Plan policy development and implementation planning.

To learn more about the CMRB and its mandate, visit www.calgarymetroregion.ca.

Summary

Between November 5 and 27, 2020 there were 1,787 visits to the engagement website and 44 attendees at the virtual open house. Visitors to the website had the opportunity to learn about what was heard in the first phase of engagement and how that input contributed to the proposed approach for managing growth in the Calgary Metro Region through discussion forums. Participants were also asked to contribute to growth plan policy development in the survey by considering each of the six policy focus areas and sharing what was important about that focus area to them. A virtual open house was also held on November 17 to give community members an opportunity to learn about what was being proposed and ask questions that mattered to them. It was also possible to get hard copies of the public engagement materials for anyone who requested them.

The goal of the second phase of public engagement was to inform the public about the proposed approach while gathering input about implementation that will contribute to policy development. During the engagement period, there were 1,787 visits to the engagement site, 1,400 aware visitors (made at least one visit to the page), 622 informed visitors (clicked on something on the page) and 192 engaged visitors (made a contribution to an online tool). There were 83 registrants for the virtual open house, 44 of whom attended the session live.

Visitors to the engagement website site were not required to register or share their email address, which decreased barriers to participate and allowed participants to maintain anonymity. Three individuals requested hard copies of the public engagement materials, and one of those people provided a submission.

What was proposed for the Calgary Metro Region is to manage growth differently than we have experienced in the past ([click here](#) to view a description of what was proposed on the website). Through higher density, more redevelopment, shared servicing, a greater mix of place types and collaboratively planning for “transit ready” development along future transit corridors, the proposed approach strives to reduce land consumption, save money, on infrastructure achieve greater environmental outcomes and realize the overall benefits associated with regional planning.

The key themes that emerged through the second phase of public engagement, and that are being considered in the policy development and implementation are listed in point form below. The Appendices include all verbatim comments received through the discussion forums and survey, which are grouped into the key themes.

- Strong support for more mixed use developments, especially in urban areas
- More effective transit is necessary to realize the benefits of the proposed approach
- Strong support to minimize land consumption

- Protect natural areas, parks, and green spaces
- Policy guidelines should be used to make it harder for undesirable developments to be built
- Strong support for regional collaboration to share costs and services equitably
- Minimize water use and environmental impacts
- Recognize and maintain unique differences of municipalities in the region

Public input will contribute to the Regional Growth Plan alongside a number of other inputs, including guidance and feedback from technical advisory groups, and input from external stakeholders, as well as common interests that have been identified by member municipalities of the CMRB.

Promotion

Visually appealing graphics were created to support promotional activity of the engagement website during the second phase of public engagement (see below for samples). The engagement site was promoted on the homepage of the Calgary Metro Region, on their twitter feed and sent to the Communication and Engagement Technical Advisory Group to be shared through the 10 member municipalities’ communication channels (Instagram, Facebook, Twitter, and municipal webpages).



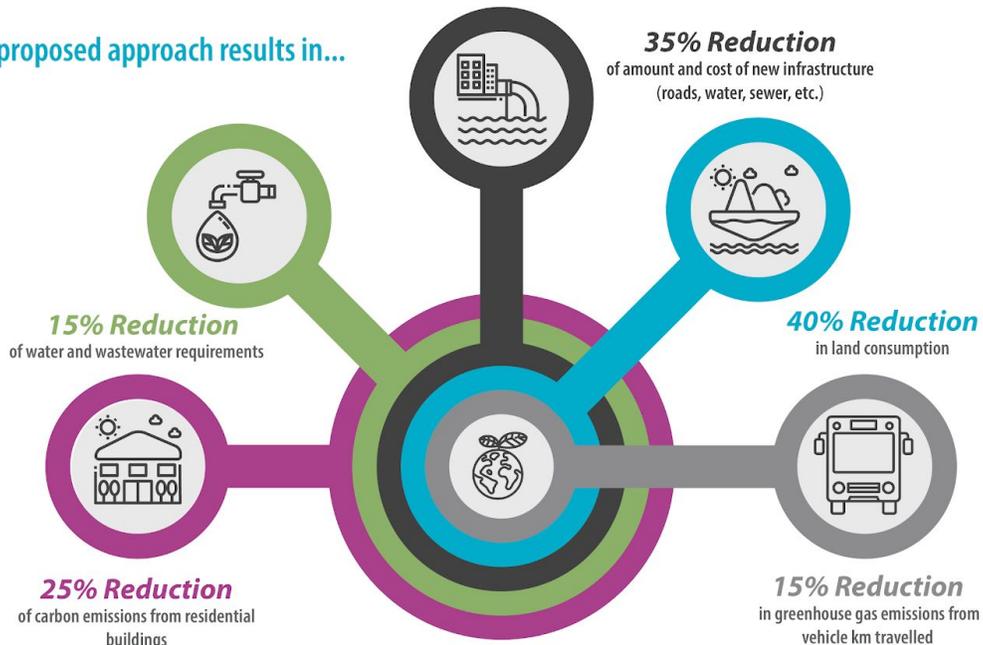
A media release was sent out to launch the second phase of public engagement, resulting in three articles being written about the engagement process. Temporary roadside signage was used in 5 member municipalities during the engagement period to also increase awareness and interest in the engagement (see image for sample from Airdrie). Physical promotion was limited due to restrictions on physical gathering at the time of the engagement.

While a Facebook ad campaign had been planned to run throughout the engagement period, it was only able to be launched for the last week of public engagement due to

Facebook’s restrictions on advertising. Over half of the visits to the project website came in the last week of the engagement period, which also coincided with an increase in posts about the process by member municipalities. The Facebook ad campaign resulted in the following results:

- Impressions – 7,300
- Reach – 4,900
- Results – 188 clicks

The proposed approach results in...



You told us you want less water use.
We found a **15% reduction** in water and wastewater requirements.

Find out how we'll get there
calgarymetroregion.ca



You told us you want less spending on new infrastructure.
We found a **35% reduction** in the amount and cost of new infrastructure (roads, water, sewer, etc.).

Find out how we'll get there
calgarymetroregion.ca



Sample graphics from phase 2 of public engagement process

Engagement Outcomes

The goal of the second phase of public engagement was to inform the public about the proposed approach while gathering input about implementation that will contribute to policy development. This meant that the goal was primarily about driving traffic to the engagement website and virtual open house so that members of the public were aware of what was being proposed.

There were fewer visits to the engagement website in the second phase than in the first phase, which may be accounted for by the time of year, digital fatigue after 8 months in a pandemic, competing priorities (some municipalities had other public engagement activities happening at the same time), or lack of early promotion (the majority of promotion through Facebook ads and municipal social media channels occurred in the last week of the engagement period).

It was expected that the number of participants who took the time to offer qualitative contributions through the discussion forum and survey would be lower than in the first phase of engagement, because considerably more time was needed to contribute in the second phase than in the first phase. This expectation aligned with the results of the engagement process, which saw a smaller ratio of engaged visitors (those visitors who contributed through a tool on the website) than in the first phase of engagement (48% in the first phase compared with 11% in the second phase). However, the quality of input received in the second phase was very high, with 856 unique written comments being offered about the proposed approach.

What Comes Next

The input gathered through the second phase of public engagement will be used to inform the development of policies to guide planning for growth in the Calgary Metro Region. A number of other inputs will also contribute to policy development, including, guidance and feedback from technical advisory groups, and input from external stakeholders, as well as common interests that have been identified by member municipalities of the CMRB.

Visit cmrbgrowthplan.ca to subscribe to receive updates on the growth plan and potential future CMRB engagement opportunities.

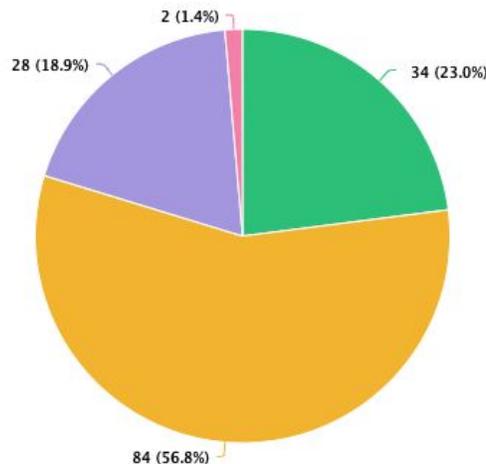
Demographics

In phase 1 of engagement, we heard that postal code did not always tell the story completely about where people live. For phase 2, we added another opportunity to tell us about the type of places participants live (rural, urban, both rural and urban) as well as sharing postal codes.

We're looking to receive input from all parts of the Calgary Metro Region. Please share which term best describes where you are from.

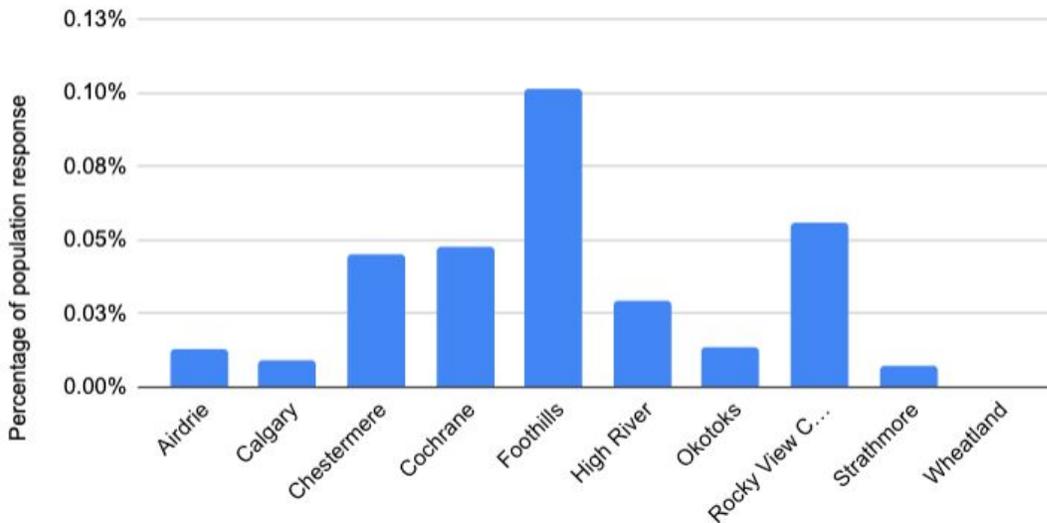
Question options
(Click items to hide)

- Neither – I am not from the Calgary Metro Region
- Both rural and urban
- Urban
- Rural



Participation by Population Ratio

Phase 2 Engagement



Geographic distribution of responses (from those who shared their postal code or location in the 'guestbook' and survey)

- 59% Calgary
- 11% Foothills
- 10% Rocky View County
- 7% Cochrane
- 4% Chestermere
- 4% Airdrie
- 2% High River
- 2% Okotoks
- 1% Strathmore
- 0% Wheatland

Engagement Results

Survey Results

There were ten questions asked in the survey around the following topics:

1. Joint planning areas
2. Which benefits matter most to you
3. Economic wellbeing
4. Growth management and efficient use of land
5. Environmentally responsible land use
6. Shared services optimization
7. Celebrating rural / urban differences
8. Water stewardship
9. Importance of diversity in housing options
10. What diversity in housing options means for you

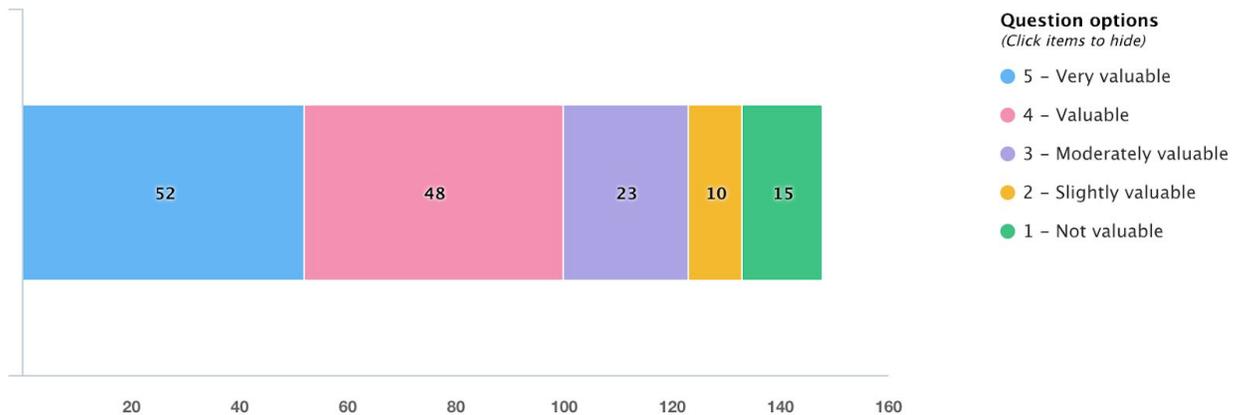
There were 147 responses to the survey. The results of the survey questions follow. Please note that responses were grouped into themes and the most frequently heard themes are listed. All of the verbatim comments can be found in the Appendices.

Q1 Joint Planning Areas

A key element of the proposed approach recognizes that there are some parts of the Region where municipalities have overlapping interests, such as areas for key transit or industrial development. The proposed approach identifies three “Joint Planning Areas” that encourage municipalities with common interests to work together in new or existing sub-regional groups. Specifically, the proposed approach identifies the following sub-regional groupings:

- Airdrie - Rocky View County - Calgary;
- Calgary - Rocky View County - Chestermere; and
- High River – Foothills County - Okotoks (existing partnership)

To what extent do you agree that the proposed sub-regional groups would be valuable in planning for growth in the Calgary Metro Region?



Q2 Which benefits matter most to you?

In the first phase of public engagement, we heard that residents of the Calgary Metro Region want us to manage growth differently than we have in the past, for a number of reasons. The proposed approach combines elements of the scenarios that were shared in phase 1, with the most elements coming from what was Scenario 3 (Transit-Oriented Development).

Based on the analysis of the proposed approach against growing the way we always have (Scenario 1 - Business As Usual), we expect to see a number of economic and environmental benefits for our Region.

Please tell us which of these benefits are most important to you, based on your experiences and values as a resident of the Calgary Metro Region. Rank these benefits from 1 to 6 with 1 being least important and 6 being most important.

OPTIONS	AVG. RANK
Reduction of carbon emissions from residential buildings	3.32
Reduction of water and wastewater requirements	3.34
Reduction in vehicle km travelled	3.36
Reduction of amount and cost of new infrastructure (roads, water, sewer, etc.)	3.53
Reduction in vehicle greenhouse gas emissions	3.53
Reduction in land consumption	3.91

Q3 What's most important about economic wellbeing – planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities?

- Diversify the types of businesses, industries, and employment opportunities (41)
- Create live / work / play areas (30)
- Lower taxes / affordability (18)
- Good transportation and transit availability (16)
- Grow up not out (14)
- Balance between economic development and the need for natural and rural areas (9)

Q4 What's most important about growth management and the efficient use of land – developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play?

- More density, less use of land (38)
- Smaller environmental footprint (22)
- More land for green spaces (20)
- Use what we already have – redevelop rather than new development (20)
- Leave rural alone / urban and rural need to be treated differently (19)
- Reduce travel time and increase walkability (15)
- Live, work and play spaces (13)

Q5 What's most important about environmentally responsible land use – growing the region in a way that reduces the effect of land development on important environmental systems and features?

- Protect natural areas and preserve biodiversity / more green spaces (46)
- Smaller footprints / more density (38)
- More guidelines need to be in place / more emphasis on green building (21)
- Protect water supply (18)

Q6 What's most important about shared services optimization – reducing the cost of community services, such as recreation services, by working together to plan, build or deliver those services?

- Collaborative approach / use existing shared service agreements (40)
- Reduce costs and duplication (27)
- Equitable plan for costs and access (17)
- Regional transit service (14)

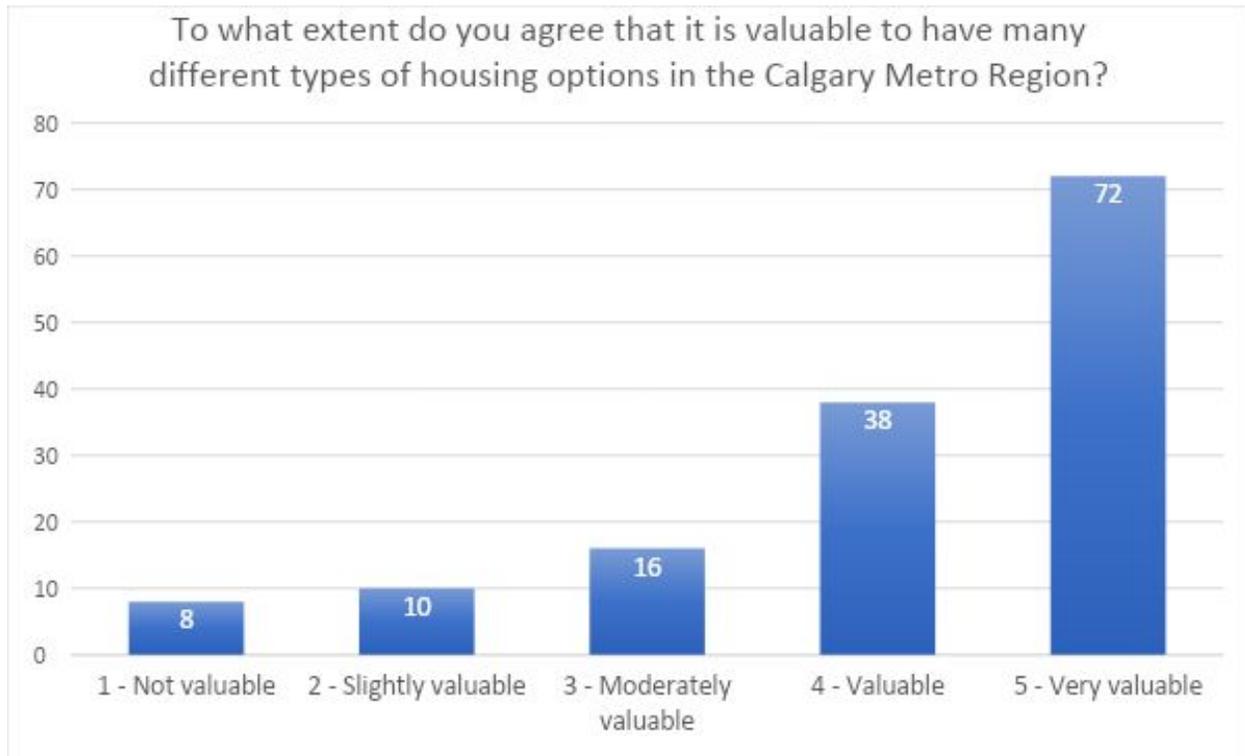
Q7 What's most important about celebrating rural/urban differences – respecting that the region is home to many unique communities that create a stronger Calgary Metro Region together?

- Respect different choices – rural / urban (59)
- Preserve the character of different areas (18)
- Promote unique offerings of areas (17)
- More education on different ways of life (14)

Q8 What's most important about water stewardship – managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region?

- Long term planning / preservation focus (24)
- Minimize amount of water that needs to be used (21)
- Be more mindful of preserving the ecosystems (14)
- Coordinate in the region / standardized management (12)

Q9 Diversity of Choice - One of the themes we heard in the first phase of public engagement is the importance of having diverse housing and lifestyle options for residents to choose from. To what extent do you agree that it is valuable to have many different types of housing options in the Calgary Metro Region?



Q10 Please share what having diverse housing options means for you.

- Have affordable options in all types of housing (43)
- Allow for choice – urban / town / rural (34)
- Diverse housing types encourage diverse communities (28)
- Encourage smaller footprints and more environmental building (15)
- Aging in place options even for rural (9)

Discussion Forum Results

The proposed approach for growth in the Calgary Metro Region was based on a mix of six different “place types”. Each “place type” reflects a variety of buildings, streets, and amenities, and represents a different type of development with different levels of density for residential and employment use.

Each of the six discussion forum questions described a “place type”, what action was being proposed for that “place type” (i.e. more, fewer, or the same as today), and how what was proposed reflected what was heard in the first phase of public engagement. The “place types” that were included are listed below:

- More Masterplanned Community place types (15 comments)
- Fewer Residential Subdivision place types (13 comments)
- A shift in Country Residential place types (9 comments)
- Fewer Office Commercial place types (5 comments)
- More City and Town Centre or Transit-Oriented Development (TOD) place types (7 comments)
- Maintain Industrial place types (4 comments)

Participants were then asked to consider two questions related to that “place type”:

Based on your thoughts and experiences in the Calgary Metro Region, what do you see as the benefits and drawbacks of this type of development?

If more of this type of development came to your community, how do you think your way of life might be affected, for better or worse?

There were 53 comments in the discussion forum. The themes and sub-themes that emerged from those comments are listed in a table below. Please note that some comments addressed multiple themes. All of the verbatim comments can be found in the Appendices.

Theme	Sub-Theme
Appreciation for more mixed use development	<ul style="list-style-type: none"> ● Infill makes sense in more urban areas (cities/towns) (18 comments) ● See the benefits: multi-generational communities/ social benefits/lower cost of servicing (8 comments) ● Not enough density in proposed approach (1 comment)
Infrastructure needs to match development	<ul style="list-style-type: none"> ● Consider water/wastewater requirements before developing (9 comments) ● Apply good planning principles (look to existing developments that were done well) (10 comments) ● Investment in more frequent and better transit is needed (7 comments) ● More thought put to walkability is needed (9 comments) ● Maintain adequate parking with all types of development (2 comments)

Theme	Sub-Theme
Not all place types work in all parts of the region	<ul style="list-style-type: none"> ● Keep a lower density in rural areas (9 comments) ● Maintain differences between municipalities (7 comments) ● Increase density in hamlets (2 comments) ● Examples offered aren't helpful/accurate (5 comments)
Consider economic/commercial context	<ul style="list-style-type: none"> ● Commercial activity is needed for this to work (3 comments) ● See the benefits: increased tax base/ attracting economic development (2 comments)
Policy frameworks should drive development behaviour	<ul style="list-style-type: none"> ● Make it easier to build mixed-use in existing communities (4 comments) ● Incorporate environmental protection (1 comments) ● Don't allow a single developer to "build a community" or drive the process (4 comments) ● Make it harder to build undesirable developments (6 comments) ● Incorporate cost-benefit considerations for homeowners (2 comments)

Disclaimer: The following tables include the verbatim comments received as part of the Phase 2 Public Engagement. The comments have not been altered in any way for fact or accuracy. These comments do not reflect the opinion or values of the CMRB or HDR|Calthorpe. Comments have been redacted where they make a derogatory reference to a specific person.

Phase 2 Public Engagement What We Heard Report

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Appendix A - Verbatim from Survey by Question

<p>Question 3</p> <p>What's most important about economic wellbeing – planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities?</p>
<p>Cities need to be connected by good transportation. It doesn't matter what industries we attract people will always need to get to and from their jobs efficiently and safely.</p>
<p>Having all the tools at hand to be able to live healthy and successfully. Internet access for schools and working at home, transportation links to move about efficiently, increase open spaces for healthy movement.</p>
<p>Move business growth into surrounding areas, but with a diverse group of business types so regions don't become identified as industrial/technical/cultural only. Have stricter guidelines on appearance (particularly independent retail/food) that make all businesses and places of employment welcoming to all citizens, safe, clean, appear productive, less mysterious/questionable. Places where diverse groups can live and work in the same area because all are held accountable to the same standards (no "ghettos"/bad parts of town/community. Create more than 1 point of access to these business centres; remember accessibility issues for a growing older population who do not have access to private transportation and cannot realistically be expected to walk across large outdoor spaces (eg. Calgary's 130 Av SE).</p>
<p>Work collectively as a region Calgary has to think more like Toronto and Vancouver. It's not just about the city of Calgary.</p>
<p>I agree with your explanation and would strongly agree with connecting people and goods in walkable areas that encompass a diversity of employment opportunities.</p>
<p>Supporting a diversity of employment opportunities.</p>
<p>Keeping Urban within their current boundaries growing upwards instead of out.</p>
<p>WHAT ABOUT TOURISM. That provides economic growth and jobs. Each municipality already does a great job of planning and business should not be forced into areas where taxes will impact their viability.</p>
<p>They way it is going you are killing business. New business is difficult to establish and the City has now killed investment in new communities. The CMRB, and their expensive American consultant, serves no benefit at all to economic development. Economic decisions should be left to local council and the free market to locate where they decide it is of benefit, not where someone from San Fransisco (who just doesn't get it) thinks they should locate.</p>
<p>Diversity: local business/entrepreneurship, arts/culture.</p>
<p>Diversification away from oil and gas dependency is the key. 100+ years of boom and bust economic cycles needs to evolve into a sustainable entrepreneurial based model.</p>
<p>Supporting a strong local business community that is easily accessible for the communities around them and don't require long drives for employees or customers.</p>
<p>Improving land zoning rules to keep workplaces and homes close together.</p>

Connecting employment opportunities of all kinds with living arrangements so that people have services and work opportunities easily within a short walk or cycle. Also - we should be building opportunities that attract the economic drivers of the future, NOT of the past
Consider the appearance and upkeep of the area to make it attractive for people and entrepreneurs
Diversification and walkable communities with actual Mainstreets, not the bull[...] malls that Calgary developers have given us.
I see a need to diversify business - attract new types of business. People should be able to shop and buy local goods. People should be able to be employed in their own region.
An increased business tax base to support residents
Affordable living. Secure supply chain. Employment opportunities in rural and urban communities.
Transit availability, transit to the mountains, pathways
Low taxes
look at reusing and expanding existing buildings rather than developing a new supply of land. Larger scale business should look at taking and demolishing buildings on underutilized land.
Would love to see local communities where people can work, live, and play.
If we can provide employment without creating traffic gridlock to the city core then great. Let's bring some employment to the people and not force everyone downtown.
agreed
Stop relying on the downtown core for employment. With current technologies, people can do businesses without needing to be in close proximity.
There needs to be a balance struck between economic development and preservation of natural areas and lands. We need more density inside individual municipalities - instead of building 'satellite communities' like Airdrie, which mostly only contribute commuters to the metro as a whole.
Spreading economic wellbeing into mixed-use areas means neighbourhoods and communities will not have dead zones during certain hours of each day. It allows people to stay in their community and thrive without undue travel and pressure to create infrastructure to support that travel. Along with the pollution, energy waste and cost that is mitigated by diversifying types and places for economic wellbeing
We need to be very careful that we do not flood the market with homes that are not environmentally friendly and that cause problems years from now with the amount of utilities that are required for people to live in them.
Continuing to focus on developing Calgary's core and not hollowing out our existing commercial and businesses areas / cannibalizing each other within the region. We compete in a global market and need to work together, even if that means forcing some municipalities to accept that they cannot undermine others.
We have plenty of empty buildings downtown. Why not redevelop to use these before building more areas? Downtown is a ghost town.
Commute times need to be minimized and should be reachable through public transit. With the new global economy and reduced office footprint you could maybe have more office headquarters spread out in appealing areas closer to living communities
I agree with this statement that planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities is critical.
Best economic wellbeing comes from preserving agricultural lands and therefore protecting a positive balance sheet in the environment.

Ensuring that people can work/live/play in all areas of the region without extensive commutes
Pretty pointed question. From a rural prospective, don't feel is this our mandate to "provide and adequate supple of land" to support urban growth
Planning for new employment areas that attract new types of business. Oil related business is dying out. What is something we could attract that is of the future?
You've stated what's important in your question already. Planning for employment areas in ways that attract business, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities covers what is important about economic wellbeing pretty comprehensively.
Covid will change a lot of what happens here. What happened a year ago is no longer valid. I believe more people will work from home & services should be set up to promote this.
Primary focus should be to attract business to Calgary/Alberta, no matter of sector.
You already have enough land in the City proper for all of the above. Stay out of our lands. You cannot afford the annexation costs and the service costs. Your financial situation is already in dire straights and the tax payers are suffering mightily - some facing loss of homes and business because of the high taxes to support unnecessary schemes.
Remember to make NOTE OF & share KNOWLEDGE of HOME-BASED BUSINESSES along the way! We are being IGNORED & unless word-of-mouth gets out there over & above social media, folks visiting Okotoks or Calgary or anywhere in this Metro Region have NO IDEA they could PLAN AHEAD, book an appointment & then visit/shop while they're here!
Optimize space used and facilitate transportation connectivity to include alternative transportation other than vehicle traffic only. Active transportation opportunities that lower worker costs and improve carbon impacts
Shifting from our reliance on oil and gas as our economic engine - we need to invest in other sectors.
Allowing people opportunities to work in the areas where they want to live, supporting desired business opportunities (leaning away from the oil sector).
Working together to harmonize land use area bordering Calgary, recognizing that people travel between rural areas and Calgary BOTH WAYS!!
Is anyone thinking about how COVID could change this dynamic?
Must diversify the economy, lower business taxes and create policies to encourage new business ventures, startup companies, tech sector and family-owned small businesses.
Using policy tools strategically to maximize economic benefits - using evidence based approaches to determine what this is and ensuring that economic activity in one area doesn't cause objective harm to another area of the region.
this is all about money and developers
Creating a favourable business climate to attract investment and jobs
Get rid of [removed] is step number one! Second, reduce property taxes and user fees. Businesses will return to Calgary, businesses will expand and fewer businesses will have to close their doors forever simply because of what [removed] did to this great city.
Economic diversification. Tax breaks for high tech and green business.
Important factors to consider for economic welling being include: (1) employment areas should be connected to transit whenever possible; (2) different types of commercial and industrial development should be encouraged to locate in optimal locations (e.g. large scale warehousing makes sense in NE Rocky View because of cheaper land and easy access to transportation networks; retail makes most sense in urban centres and hamlets where there are enough people to make the businesses viable).

Allowing development to be compact, efficient, with the smallest amount of new infrastructure. Of equal importance, is municipalities reducing the complexity of their bureaucracies, increasing the speed with which they respond to business needs, and running in an efficient and transparent manner to demonstrate excellent value for tax dollars.
Build mixed use buildings for residential and retail, commercial establishing an environment for economic diversification.
I think you need to focus on people working from home and think about building opportunities for people that unable to work from home.
Encourage new businesses, innovation, technology, entrepreneurs, and business expansion. Provide incentives and collaborative approaches. Encourage work-live scenarios or innovation pod work areas.
Do not limit growth or introduce any barriers to business or individuals
Stacked developments including business, service and housing all in one location.
What is most important for me is to ensure equality of economic well-being, so that the disparity between high-income and low-income is reduced.
Keep employment areas close to the established population cores so travelling is reduced. East Calgary and Balzac are the best areas for industrial growth.
Without a healthy economy the need for growth is null.
key to have improved transit to access employment areas.
Keeping land green for cows and wildlife to pasture and lots of forest and trees to off set the city's carbon use.
Having functional, walkable communities that encourage people to shop locally through convenience
Affordable housing
efficient transportation, fast internet, options to work from home
Keep all business's down industrial development along the north south corridor and to the east to maintain air and land quality in Calgary. RVMD should be separated in to three areas west, n/s corridor and east as they already have very different characteristics
Urban sprawl. Cramming everyone downtown while increasing parking fees and ferrying to force people to use the [...] transit will not work
High levels of employment and LOW TAXES!
Sustainability, preservation of land and landscapes. Irresponsible development with no regard for necessary infrastructure, environmental damage, access to water is a high concern in Rockyview.
Space should be available for businesses that are critical to residents. During Covid, we are learning how easy it is to shop and order almost anything online, so the space for retail needs to be re-thought. I don't think we will return to our former browsing/shopping habits when online order and home delivery has proven to be highly successful for many, many items.
Seems like there is a shift going on now in the pandemic. Maybe we should adopt a more European style neighborhoods, with businesses on the bottom floor and apartments on top (like in some new builds in Kensington).
Tax systems will identify where employment opportunities are located.
Opportunities for self-organizing solutions to local problems.
Don't centre all employment downtown. Spread it out.
Allow municipalities to attract business outside the city
Reuse industrial areas, concentrate specific industries and retailer's together
You crooks not taking any more of my money.

Easy access by efficient transit (I.e. c-train) or the ability to work and shop within the hub of your neighbourhood.
Low taxes so people can afford to live and have real jobs. We do not need [removed] like philosophy to redistribute wealth, add user fees & overtax businesses, homeowners & residents. Defund the arts.
Multiple hubs/cores so people can live closer to where they work; energy-efficient work spaces so that businesses will save utility costs (e.g., solar panels on all new offices, businesses to offset electricity costs).
Planning and Development for economic growth in Industrial/Business specific areas.
The synergy which comes from relationships within the different business and creating an environment for business continuity.
Revitalize the downtown wasteland
Emphasizing local businesses , and creating opportunities for them that minimize mega corporations taking majority of sales of an area.
Easy public transportation access which the region has none.
I've enjoyed oil and gas but going forward we must prioritize a diverse and sustainable employment base.
Making Calgary more affordable to all
Substantial social security net, and comprehensive social responsibility policies
The most important thing is not sacrificing the existing infrastructure & communities for new.
Diversification of industry, support for small businesses.
planning for more businesses in areas where there are already businesses or along main routes
Rural towns being more welcoming of businesses locating in them which attract city residents.
A robust infrastructure network--youth and young professionals are less likely to drive and own vehicles. To attract the next generation of Calgarians, and to support our region, we should work on developing a robust inter-city public transportation system, ensuring those who choose to live in Airdrie, Chestermere, Cochrane, Okotoks or High River have convenient access to the employment and education opportunities in Calgary, as well as the global transportation network accessed through YYC.
Employment should not only be limited to a central location in Calgary, leading to extensive commuting, pollution, car accidents etc..There should also be close proximity businesses for most people in each community.
Although important to consider diversity in businesses and employment, there should also be an effort to celebrate the traditions of rural Alberta such as farming, ranching. Alberta has a strong identity and it would be devastating to lose that to metropolitan thinking and way of life. We moved from the city to get back to a way of life that embraces tradition. There is absolutely something to be said for that.
Its important to try keep the atmosphere of the metro area welcoming to all types of people!
Having jobs
Ensuring municipalities work together as a team to attract investment, jobs and talent to the region to grow the pie instead of competing against each other for what's already here.
In order for there to be any POINT to the growth we're expecting we need to see economic wellbeing and opportunities for all in all of the Calgary metro area. None of the environmental and other optimizations matter if no one can afford to pay for them and taxes become a burden without equivalent benefit.

<p>Should be left to the autonomy of each member municipality. Calgary does not want to see economic success on its borders, it wants the tax revenue for itself. Take crossiron mills for example, if this project had to go before the CMRB, Calgary would have vetoed it and it would have failed. It has been a huge success for RVC that under the current CMRB regs would never get approved. The CMRB is very dangerous for the economic wellbeing of every member but Calgary.</p>
<p>Very important as we transition to new employment models (corporate operating models are changing - less office space, less downtown requirements) and as the world is changing due to technologies, cultures and consumer demands, the city needs to have a variety of infrastructure to adapt to the requirements of future workforces / companies.</p>
<p>Repurpose and focus on downtown cores of all nearby cities. Focus on “walkability”. Reduce the financial and environmental cost of sprawl</p>
<p>Attractive , easy to get to , parking availability</p>
<p>Quick transit from outside Calgary to inside and around.</p>
<p>People keep jobs and the jobs are in locations that are convenient and lest costly.</p>
<p>Housing costs in Calgary and other major centres is a serious impediment to economic wellbeing. Without an improvement in housing affordability, I fear that we will see very little change in this regard.</p>
<p>Keeping costs down through cost effective development models. Let consumers decide on things like energy efficiency of home etc. Do not over regulate or create unnecessary policy</p>
<p>Efficient infrastructure costs for long term sustainability.</p>
<p>Modern and adequate Infrastructure and transportation.</p>
<p>Allow people to work and live without dictating human contact. You say shop locally but make us wear a muzzle even if we can’t breathe. You tell us we can’t see anyone we care about but encourage us to go into local stores to spend money. Well that doesn’t really make sense does it? We have not spent a penny at a small business since restrictions began because the added level of difficulty to get out the door with kids now is simply not worth it (and local businesses tend to cost a bit more which is hard to justify spending in these uncertain times)</p>
<p>I don’t agree with the city’s densification plan.</p>
<p>This is probably the life blood of the City and is very important. Attracting business involves the cost of doing business, taxation, bureaucracy and attractiveness to employees.</p>
<p>Places with more infrastructure than they can afford to maintain are not attractive to people and businesses in the long run when the bill comes due in a generation. As a result, our cities and towns need to balance their private-to-public investment ratio, so the once-a-generation lifecycle costs are between 1/40th and 1/20th of the adjacent properties value (depending on how conservative/risky people like to be).</p>
<p>Our places need to be productive enough to match their infrastructure investment. Places, whether in cities or in counties, that want low density may need to reduce the quality of their infrastructure (ditches instead of sewers, gravel instead of asphalt). Places that want more expensive infrastructure should allow more growth as-of-right so the people who live there can afford to maintain their streets and neighbourhoods. We may have to choose what infrastructure to maintain. Systems that are critical but forgotten because they are out of sight, like dams, reservoirs, lift pumps on sewer collection systems, should be prioritized.</p>
<p>To make that possible, we need to remove small, simple barriers to economic development so many people can be part of reinvigorating our economy. People must be able to start with nothing and, through their efforts, end up with something. Successful communities raise the</p>

bar of prosperity without raising the entry fee. Barriers include regulations that discourage or prevent home-occupied or garage-based businesses (most new businesses fail, let's make it easier for them to fail and move along to the next attempt so they can succeed), and parking minimums. Work on reducing regulations that prevent an empty lot from being turned into something more productive quickly, even if it's as simple as a lemonade stand or a place with a food truck. We're better off helping 50 existing businesses hire one new person each than recruiting one new business that hires 50 people. We can create an environment that encourages business creation instead of trying to create jobs.

We also need to make sure we do the math on our infrastructure investments to put our money where it's most effective and leads to private investment. If we're trying to increase the financial productivity of our neighbourhoods, get private capital off the sidelines, and work to incrementally build wealth, we need to recognize that sidewalk maintenance is critical for many people. Cheap, quick retrofits, like bike lanes, can be more cost effective than widening roads.

<https://www.strongtowns.org/journal/2015/3/29/the-density-question>

Cities need to be connected by good transportation. It doesn't matter what industries we attract people will always need to get to and from their jobs efficiently and safely.

Question 4

What's most important growth management and the efficient use of land – developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play?

Land needs to be developed as dense as possible to ensure a smaller environmental footprint and increase existing services.

Develop infrastructure first, and then build out residential/commercial mixed use areas. Stop the spread of housing only on large tracts of land with little regard to the natural environment.

Move away from "prime" areas of real estate that are dictated by citizens level of wealth or changing business demand (eg. downtown Calgary) and towards a more balanced/equal value across regions. You could have a number of mini-centres of mixed services/businesses/employment, surrounded by mixed residences of people who work and spend leisure time (shopping/dining/entertainment) in those centres, cutting back on commutes and cross-area transit needs. These residential "rings" would flow seamlessly into adjoining "rings" that surround their own mini-centres. Ideally each centre would have the equal proportions of industry/service/residential mixes, so no centre is considered specialized or more ideal than any other, and they are all equally appealing.

Increased density. Not sure Calgary shies away from building taller buildings on the outskirts which are 20+ floors.

Density is needed in this city. We need to stop building out. How else are we ever going to stop being a car dependent city?

Reducing travel time and vehicle greenhouse gas emissions.

Allowing the region to help plan how big urban grow with the wasting of industrial land and allowing too much green space.

CMRB looks to be flawed as urbans are planning for rural areas. Rural should then have a say in how urbans plan as they use up more land with their waste of acres and acres of poor industrial & residential planning and want to only use rural areas as a land bank.

<p>Growth has followed infrastructure since the beginning of time. Let the County's decide where they want to see growth and how, the City has killed new growth so this is of benefit to the region, they don't want it so Okotoks and High River should take it! Growth management is a joke that kills communities. I find this survey, and the one before, totally skewed to urban priorities and no those of the region, a very poor job thus far. You speak of a region yet you are clueless about how it should work unless the City tells you how it should work.</p>
<p>Densify Calgary. Leave rural areas rural.</p>
<p>Control the endless sprawl that land developers have become addicted to utilizing as we have continued to encroach on sensitive wildlife habitat and arable land.</p>
<p>Reduction of land use is huge. We need to stop this continued outward growth/urban sprawl. It costs the city too much money initially and causes more traffic and longer drives for people that work in the inner city, not to mention the added cost to the city of adding both utility services as well as bus routes, etc. We need to maximize use of undeveloped/underdeveloped land in already developed areas more in the inner city. There are lots of them. They can be used for both residential and commercial developments.</p>
<p>Financial incentives for increased density, zoning changes to encourage density (e.g. reduced parking requirements, reducing set back rules, easier approvals of secondary suites).</p>
<p>Reaching a livable and human-scaled density with the infrastructure to support that. Mid-rise density of four to six stories rather than per dense tall buildings surrounded by the usual sprawl of single-family housing. NO MORE big box stores surrounded by acres of parking</p>
<p>Stop developing residential and commercial land until the appropriate infrastructure is in place.</p>
<p>Walkability and access to sunshine on sidewalks. Mainstreets.</p>
<p>Slow and steady. It would not be prudent to build spaces that sit empty for years on end.</p>
<p>Build up, not out. Redevelop areas that have aged infrastructure.</p>
<p>Reducing the footprint to preserve natural space and reduce cost of infrastructure and GHG emissions.</p>
<p>Providing greens spaces and pathways</p>
<p>making use of existing transportation corridors - especially the CANAMEX Highway 2 corridor</p>
<p>We have unlimited land in Canada</p>
<p>land should be developed with multiple options to travel and connect, with needs being located nearby to every resident.</p>
<p>Trying to build compact efficient houses that people are interested in living in.</p>
<p>Rural sprawl is unsustainable especially if people start demanding services. Cluster and infill must be priorities for surrounding counties. Density will pay for services. No more acreages. agreed</p>
<p>Reduced infrastructure to support growth.</p>
<p>Balance needs to be struck between density and affordability, but also realizing that increasing density brings opportunity - especially in exurb communities like Airdrie, which is suffering with a dilapidated downtown.</p>
<p>4. Calgary is already one of the most sprawling cities in the world. And yet, we are situated in a beautiful, natural environment where animals and plants are pushed to their limits by human activity. Efficient growth that is well-designed will hopefully mean people will not pine for mansions and acres of lawn to mow. Privacy, walkability, safety, proximity to services, access to greenery... if these are provided quality could win over quantity</p>
<p>I strongly believe we should not be developing land that is being used to grow crops or support livestock. We need to be very aware of maintaining this land for food development.</p>

<p>Since covid much of the current developments have closed. Can't we develop these before any new developments and more money is spent. How bout we live within our means for once. This will see us use existing resources without increasing our budget.</p>
<p>I struggle to find the importance of this with the mass amount of land available to us. I guess the biggest concern with managing sprawl is to minimize costs for connecting and maintaining services, infrastructure, transit, etc. We have such beauty in this province. Our growth management should allow us to utilize it, see it, and truly enjoy it</p>
<p>I also agree with the statement that developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play is important.</p>
<p>Under the MGA it says "highest and best use". This does NOT mean highest density with most taxes. It means highest protection of the environment - air, land and water.</p>
<p>Increasing density in already developed areas in a smart way, Calgary has poorly expanded too much for too long. Increasing density and changing land uses needs to consider adding in additional office and commercial space in traditionally residential areas as well.</p>
<p>Stop planning for huge amounts of green space within the urban centers. Better use of current urban land and stop looking to rurals as land banks!</p>
<p>I do not believe there is a demand for high density (as Calgary City Council would have you believe). People want their own house and backyard. Larger lots with more green area is I believe what is desired.</p>
<p>Again, you've stated an important contributor re: developing in a way that minimizes the overall amount of land needed. Additionally, the most important thing in my opinion is being more efficient with land for the right uses - less requirement for pavement and roadway infrastructure, more space for people. Overengineered interchanges and major highways are an unfortunate trademarks of Alberta these days.</p>
<p>Urban sprawl should be controlled. Only ones benefiting are developers. Higher density options such as row type housing, condos should be encouraged. Smaller homes should be encouraged also so they might b e affordable.</p>
<p>Primary focus should be to attract business to Calgary/Alberta, no matter of sector.</p>
<p>Develop what lands the city already owns that need densification.</p>
<p>I grew up in downtown Calgary back in the '60s. We walked everywhere to shop locally. Then as an adult, I lived either along 11th Av or 13th Av SW - again working/shopping & socializing LOCALLY in this area - WALKING IT AS MUCH AS POSSIBLE! I didn't need to add in WALKING to my exercise regimen because it was my MODE OF TRANSPORTATION. I thought nothing of it while Living/Working/Shopping south of downtown/within downtown Calgary. Never been a suburbs gal & I'm 62! Create MORE mixed use, multi-family AFFORDABLE HOUSING especially for those of us now into our 60's upward! I'm still working - a home-based business - that is not as lucrative as my old oil & gas admin jobs! WE MUST CHANGE WITH THE TIMES!</p>
<p>Connected for all types of transport, maintain wildlife corridors, manage land to minimize new roads needed. New development should be planned so that it can be modified when economic drivers or needs change</p>
<p>We MUST STOP taking over valuable natural and agricultural land.</p>
<p>Limiting sprawl on the edges of all the municipalities to reduce the travel requirements for daily activities.</p>
<p>Remember that the rural counties and minicipalities represent many private LANDOWNERS, not a land bank for CoC</p>
<p>Preserve land for wildlife and native flora first. Don't box wildlife into narrow corridors like what has happened with Nose Hill Park.</p>

<p>Making sure there is efficient use of land, focus on Centre City plan instead of further urban sprawl. Redevelop inner city communities with secondary suites, proper water and wastewater infrastructure, better roads</p>
<p>We need to disincentivize developers and municipalities from trying to create more greenfield developments. Many people only choose to buy homes and locate businesses far from Calgary's established neighbourhoods because they think it will be less expensive, but they don't consider the costs of transportation, distance from amenities (like hospitals), and externalities that increase costs for everyone.</p>
<p>this is all about money and developers . you don't care about anything elae. build condos malls and cover everything with buildings so there is no green , nature , etc how is this important to the environment??</p>
<p>Stop wasting farmland</p>
<p>Calgary municipality is large enough for the time being. We do not need to continue to expand. Especially taking into consideration of the mass exodus this city has seen for the past six years.</p>
<p>Density should not be forced on existing communities, especially suburbs and rural communities. Downtown and inner city density should be promoted.</p>
<p>Growth management and the efficient use of land should concentrate on in-fill residential development, both within the urban and rural municipalities. For example, Rocky View County has an enormous amount of land available for residential development within its existing Area Structure Plans. It makes no sense to approve new areas for residential development until those areas have been built out.</p>
<p>Allowing development to be compact, efficient, with the smallest amount of new infrastructure. The more infrastructure that gets built, the bigger the burden on the municipality for maintenance costs and ultimately this increases taxes.</p>
<p>Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.</p>
<p>extending these principles to avoid additional low density infrastructure costs being covered by high density residential development.</p>
<p>It is important to remember not to respect a community wants and needs. Not all communities want to have large developments in the middle of their community.</p>
<p>People want to live - work in smaller centres, cluster developments versus downtown core.</p>
<p>The ability to prevent urban sprawl and to accommodate growth via densification which should generate more open space for parks and recreation</p>
<p>it's not important</p>
<p>Rejuvenating existing communities that are failing.</p>
<p>Protecting rural and foothills areas from piecewise suburban development, which sets a precedent for other types of infrastructure and expansion. I would vote for higher density.</p>
<p>More infill and more multi-family within urban areas, that are already close to amenities. Brentwood is an example.</p>
<p>No one wants to live in a cement jungle, and Calgary is guilty of urban sprawl. Finding a way to create pods with work, live, play will naturally help the environment.</p>
<p>While diversity and density are important, it is also important to recognize the differences in communities. For example, Chestermere is not Calgary. Lot sizes are bigger and it's about space, leisure and recreation. Do not try to change this identity. Smaller lots, higher density living is not what is the basis of this community.</p>
<p>- this is ANTI rural living the exact opposite the way people should live off the land, reducing carbon footprint by having a acre of tree on their lot.</p>

Why develop anything at all
Keep the sky scrapers in the city please and don't push your values on us rural folk
Rockyview county is the county that is losing the amount of farmland at the fastest rate in Canada today. We can't keep expanding the city. Those such as myself who live in Rocky view county rural area are happy not having a grocery store or gas station in the corner. We understand the distance to services and we are fine with it.
This is 100% vital if we want to have any hope of mitigating the very serious climate change effects already starting to come into play. More land usage means a higher carbon footprint, and less space for critical natural ecosystems
Cluster style with easy transit
lots of green space
To maintain the the present structure of avoiding cramming people into disgusting concentration of high rise building and giving families a safe physical distance in a natural environment.
New communities. Not up. Out!
Let the private sector deal with this one, they are way more efficient.
Calgary needs to stop its urban sprawl. Rockyview needs to preserve its rural identity.
Again, Covid is a not so subtle reminder that space is important. Trails and pathways must become an integral part of any development. These routes should not be random, but should provide connection between residential and commercial areas.
Revitalize older areas of Calgary. These areas are closer to downtown, so it cuts down on the need for new roads and infrastructure.
Calgary wants to dictate land use.
Sprawl is unsustainable. Walkable communities are beneficial to mental health at every socio-economic level.
Two things. First, an URBAN GROWTH BOUNDARY. Portland did this in the 70's. Second, a metro planning council of elected officials independent of city hall that can manage regional urban planning long term, not short term by city councillors in the pockets of developers.
Slow the expansion of the city footprint..
redevelopment is more critical and sustainable than new development.
Need more density and less consumption of land. Stop growing out, start planning upward dense growth in the city limits. Stop the urban sprawl.
Building well thought out communities is important. I live in the far NE and we have very little parking or infrastructure because the neighbourhood and its multitude of multi-family housing complexes were not well organized when the initial plans were submitted.
Redevelop the slums in Calgary. There are plenty of opportunities to redevelop areas that are becoming slums. LRT south, McLeod Trail, Sunnyside, Inglewood, Ramsey, etc. This regional plan is nothing more than a tax grab.
Planning so that green spaces are connected to one another to facilitate wildlife and recreational opportunities and build residential around the green spaces, rather than fitting isolated green spaces into a plan based on roads and other infrastructure.
Campus structures that allow the sharing of facilities, ie. multi-use
Reduction of infrastructure building and O&M costs.
A development balance of residential & commercial buildings that limits urban sprawl in Calgary.
Make developers pay for ALL the infrastructure needed: transit, emergency services. That will level the market.

Smaller plots are more affordable, and cause less damage to the natural plant and wildlife. Creating sustainable parks, with minimal interference of the natural water system.
We should be using what we already have like existing railway lines and land to increase density. Encourage rowhouse development and infills
More compact neighbourhoods that allow for walk ability.
Respecting treaties and not pressuring FN and allowing space for nature
Higher density
Reduction of urban sprawl, allowance for natural areas within urban areas.
Developing in the same way as the surrounding area, ie acreages next to acreages and high density next to high density
Ensuring development areas for people who don't want or live in high-density housing developments.
Increased density in urban cores--Calgary's Beltline is a good start, but our region could have dense, walkable neighbourhoods in central Airdrie, Cochrane and Okotoks as well, along with other areas in Calgary. Transit-oriented development, especially at inter-city transit hubs (bus or rail) should be looked at.
Sprawling communities that cannot be supported by the right infrastructure, public transport, utilities and have a higher cost on the taxpayer base is not an efficient use of land. A higher density of communities is required.
Creating high density communities is a worry. Look at Skyview and Cornerstone in NE Calgary. What a nightmare for traffic, no views anymore and highest COVID rates in the city! Many of the multifamily dwellings are rentals which doesn't create a very safe community environment for families.
Its so important to keep including vast amount of park land within the expanding areas (Calgary has always done a great job and I hope we continue to do so)
Stop building new houses for people who won't be able to get jobs here?
We need to stop the incentives to continue to sprawl and for rural counties to pick a lane instead of trying to be a crappy rural sprawl version of Calgary.
Nothing. We have plenty of land. Use it efficiently, but we have very minimal constraints other than the reserve on the SW part of the city. So expand east where there are no barriers all the way past Strathmore.
Very important. Springbank is a great example of highly inefficient land use. There are however many opportunities for higher density mixed use developments on Calgary's borders. These should be allowed to proceed if they meet certain planning criteria set forth in the growth plan. They should not however be exposed to Calgary's veto. In fact, Caglary should be forced to work with these developments to come up with the most efficient transportation and servicing plans. The municipalities and Calgary can easily come up with some sort of tax sharing plan, but under current rules, Calgary has no motivation to support any development outside its borders and will simply veto every project. You cannot have efficient planning with a single member making all the decisions for its own benefit.
Less funds (capital and operating) expended on building / maintaining infrastructures.
Parks, mix-use spaces, water shed, balance
Efficient use of land doesn't mean to build tall close together buildings. They need to fit into the surrounding area and not create wind tunnels, block sunlight
Innovative infrastructure, that is efficient and cost effective.
More green space, healthier environments
Multi-family housing and smaller homes should be key components to the growth plan.

City of Calgary proper needs to try and stay within its current limits as much as possible to allow for lower density and agricultural land to remain in place in the surrounding MDs
This is presently adequate with densities planned to balance variety however jurisdictions can create more efficient ROW dedication to achieve MGA targets that are not centre point as they should be.
We have to protect the ever reducing green belt surrounding our cities. I am very disheartened to see so much green space just being given away for endless new houses and strip malls with the same shops in ever neighbourhood. We need to look at how we repurpose already developed land. There is plenty commercial and residential properties sitting empty or for sale.
Prioritize revitalizing existing underutilizes areas instead of expanding city limits
I don't agree with the city's densification plan. Too many people squeezed into small areas creates conflict and mental health issues. Densification increases pandemic risk.
I think it is important to develop land in a way that excites people to live, work and play. Therefore, some developments will require more land and some will require less land pending the uses and interests of those people going to live, work and play on the land.
Mixed use - build live work and play in the right places and using the right mix. Do good research and ask people in free form what they want.
Currently, it's essentially illegal to knock down a detached home in ~75% of Calgary and replace it with two or more homes. You can build a bigger detached home, but growth is banned. Yet, Council wonders why most growth is on the perimeter. Now is a great time for the Region to encourage Calgary to stop preventing growth in its established area while claiming to want 50% of growth to be in that area. We can decide what increment of intensity should be allowed as-of-right in any neighbourhood (duplex, triplex, fourplex, more), and allow it in every neighbourhood throughout the region. We spend lots money on large engagements like this but refuse to allow the easiest, simplest change to our land use bylaw. We should stop that. If it takes large projects like this to make that happen, I'll call this a success. https://www.strongtowns.org/journal/2019/6/10/is-strong-towns-nimby-yimby-or-what

Question 5
What's most important about environmentally responsible land use – growing the region in a way that reduces the effect of land development on important environmental systems and features?
Density is by far the best way to develop land in an environmentally friendly manner.
Develop more communities with less large scale "mall" type shopping areas.
Stricter guidelines from planning and development thru to user stages of growth plans around green building, utility usages, less need for personal vehicles, citizen participation in reducing consumption. Including protected natural spaces as part of growth areas that are accessible to all.
Use more green energy.
The future of my children
Once again we need to continue building up instead of out.
Preserving our resources including clean air, water supply, and recreation opportunities.
Limit large urbans from using waterways as a dumping grounds by capping growth

<p>We already have an overarching government body that decides what areas are environmentally sensitive. We don't need another layer.</p>
<p>The City needs to open up the pipe and stop this carrot and stick controlling, that will help the environment. The Province needs to get rid of the South Sask river basin moratorium and kill the artificial water maker they created this puts us at a severe disadvantage with Red Deer and points north who are not under moratorium.</p>
<p>Protect water supply; protect mixed forest</p>
<p>Future developments need to be steered away from river valleys and agriculture land areas. There needs to be more density of developments closer in around towns and cities. This will reduce the environmental footprint and costs of infrastructure development. The use of water will continue to be a major issue into the future so a solid plan needs to discourage residential sprawl requiring pipelines to service the area.</p>
<p>We need to have stricter regulations in place for developments to ensure there is less impact on the surrounding ecosystem. Reducing the environmental impact of the construction and any associated disruption to the local ecosystem. And new developments need to work more in harmony with the existing ecosystem and they also need to incorporate a certain amount of new vegetation to both make them more visually appealing and encourage the health of the local ecosystem as well as the people living or working in these developments.</p>
<p>Maintaining integrated wildlife and nature corridors that are continuous and satisfy both the ecosystem service requirements as well as the appreciation and interface with humans. Obviously, a reduction in total land area occupied goes a long way to helping with everything so density of development is important.</p>
<p>Stop building when you don't have enough water and waste management</p>
<p>Native plants and biodiversity. Not annexing land and building more communities.</p>
<p>We need to be especially environmentally conscious. We have some of the most beautiful and natural space in the world and it should be treated as a valuable resource for future generations. For example, there are ways to develop land for housing that respects and enhances the surrounding natural spaces. An example of this would be Elbow Valley in south Springbank. Housing was combined with the natural spaces that enhanced enjoyment of the space (amenity) and was engineered in such a way as the natural flow of water through the community worked in times of flood. We should also take a stance on industrial development - a necessary item in a diverse economy - that ensures said development is environmentally sound. Agricultural activity should be respected wherever possible as a locally based economy also needs food to be provided for the people therein.</p>
<p>Environmentally responsible land use assesses our environmental assets well in advance of development proposals and protects them from development. Primarily every town and city council in the region must protect riparian corridors and urban forests. These areas should not be disturbed.</p>
<p>Preserving natural waterways and wildlife corridors and retains forest as much as possible.</p>
<p>spreading opportunity out through the region</p>
<p>Lower taxes, zero public art</p>
<p>need to protect more than the base minimum required and advocate for more native species being used in parks and in landscaping for all developments.</p>
<p>Preserve environmental reserves, and using green building techniques to reduce the effects of development. Thinking of solar power with new homes and businesses.</p>
<p>CGY has the expertise for providing infrastructure (water, wastewater, and sewer). Counties lack the experience and staff to provide their residents. They are overwhelmed by the</p>

demand for development and can only provide limited planning and piece meal solutions. Let the pros take over.
Environmentally responsible land use for me means promoting the smallest footprint for future development. Also significant environmental features should be protected.
generally agree
Reduced greenhouse gas emissions.
Making sure that land simply isn't wasted on lawns and yards. Yes, we have a lot of people who look to purchase single-family detached homes, but it shouldn't be nearly the huge majority of housing that we're building right now.
Rural use has not been kind to the environment either. As we develop we can reintroduce native plants, animal corridors and protected waterways. Speaking of water... we live in a high desert—now is the time to look at our water use/waste and make it a priority for all planning.
We need to work with associations such as Duck's Unlimited to protect our wildlife and to ensure that we do not over tax our water systems.
Prioritizing infill and intensification of existing developed areas.
Keep some green spaces, use existing developed areas until economy bounces back.
We need to ensure the least amount of damage to our surroundings as possible. We need to be responsible. Give back to our surroundings. Leave the area better then it was when we started. Maybe have an environmental goal or accomplishment for each piece of development
I agree that we should growing the region in a way that reduces the effect of land development on important environmental systems and features.
Maintain agriculture as it is our local food source therefore food security.
We're not just blindly approving new awful cookie cutter subdivisions that force people to own cars and for Municipalities/the Province to invest in incredibly overbuilt road networks. If we can't build outwards in a sustainable manner and service it with public transportation, we shouldn't be doing so.
ONLY plan lands down the major highway corridors and leave the remaining rural lands to be planned by the rural as they already have plans in place
Growth should look at reducing the impact on significant environmental features. However, this cannot be at whatever cost. There needs to be a balance struck. Development affects the streams for example. However, it also increases the tax base. How can this happen in such a way as to minimize environmental impacts (cost effectively)?
Yes
Reduce urban sprawl especially that which impacts agricultural lands. Agricultural lands produce food for everyone & if they are developed for housing then this food production is lost. As the population grows, food production will become increasingly important.
Primary focus should be to attract business to Calgary/Alberta, no matter of sector.
Use the lands within the city proper rather than gobbling more rural lands that are needed for agriculture (food production) wildlife habitat, and absorption of water and other environment concerns.
BE INCLUSIVE & embrace Nature like most of the Older communities used to do way back when! Who wants to live amongst cement 100%?
No loss of environmentally sensitive lands, low impact development practices be used, reduction of of roads needed, maintain natural runoff and groundwater recharge rates in newly developed areas
We need to protect and support natural areas. We must stop developing over them.

Again, limiting sprawl. Designating and maintaining green spaces and agricultural areas is important
Managing these resources for the good of ALL concerned!! Think groundwater management and protecting watersheds.
Preserve land for wildlife and native flora first. Don't box wildlife into narrow corridors like what has happened with Nose Hill Park.
Ensuring there is safe green space in all neighbourhoods and communities, maintenance of parks, bike lanes throughout the year
Mitigating climate change and ensuring long term sustainability
leave the land and trees and spaces ALONE !! im getting suck and tired of the city having to always build more buildings, yes that's what we need MORE buildings instead of utilizing the UNUSED ones!!
Stop ruining farmland
Stop expanding!
Focusing new residential development on in-fill development will also be the most environmentally responsible way to increase housing in the region. It is also critical to avoid any new development in environmentally sensitive areas. Paying to fill in wetlands should be avoided at all costs - it is completely irresponsible from an environmental perspective.
Develop as compact as possible, working around the most significant environmental assets (i.e. wetlands, ravines, and forested areas) while also allowing cleaned stormwater to enter these areas to keep them healthy and thriving.
Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
reduced footprint / impact at initial stages of development.
The code needs to be changed for building. Environmentally friendly materials need to be used and building close to off the grid needs to be the norm.
People want to live near nature, environment and with proper planning the environment can be enhanced, protected but enjoyed sustainably.
People feel better being able to walk or experience nature
no dumping or toxic waste. otherwise no action required
Use existing environmental systems!
This would be important for me to support other living populations, and for the city to live within its means.
Don't expect acreage areas to infill beyond 2 acre lots. One only needs to look at Bears paw to see that infilling there has caused environmental (flooding) and financial (cost of pumping) issues.
There is a large opportunity to bring more density to many areas of Calgary. This will slow the use of the beautiful rural areas surrounding.
Ensure there is an increase in recreational and green space. Don't urbanize the communities so they are cookie cutter and unattractive. Have diverse housing intermingled in each community.
Not developing the land, and if so to plant a lot trees to off set the used space.
Same as above
Allow for green space and community gardens
nothing wrong with urban sprawl
To ensure that each family has some personal access to private green space around their dwelling

Not a major issue now or in the decades to come
Calgary has too few spaces dedicated to green space and connected trails.
High density housing with shared common spaces, like pathways
Grow UP, not out. Have developers build more family-oriented townhouses and apartments.
Allow for rewilding. When i drove a dump truck, my heart would break watching animal families escaping their ruined burrows.
STOP THE SPRAWL. Is it really that complicated?! If you want people –[...] about higher taxes, sprawl as you will. Otherwise, start building density.
growing our metro area will impact natural areas. Build up, not out
Better enforcement of environmental rules and laws
Planning effectively and consciously before building even begins in a new community. Having practical regulations that developers need to follow when building shopping or housing complexes. For example, if you are in a new community that does not have transit access, housing complexes should be required to have 2 parking spaces (above or below ground) allocated to each unit.
Redevelop the slums & defund the arts.
Wetlands! In this day and age, we should not be destroying wetlands for infrastructure, housing, etc.: they are just too valuable in terms of mitigating against floods and droughts, filtering water, and providing habitat. Developers are consistently selecting to drain natural wetlands and pay to rebuild artificial wetlands elsewhere, even though we know the natural wetlands are more valuable. This suggests that the monetary costs of making this choice are too low. We also need to consider residential trees on people's properties as a valuable asset. If we build too densely, we impact our urban forest and the ecosystem services it provides.
Ensure industrial/commercial land allocated is in non eco-sensitive areas.
Preventing urban sprawl is critical. Denser housing in existing communities and reducing new fringe communities that continually expand city limits.
Re-use the decimated downtown.
Reducing our environmental impact and thinking for the future. Keeping space available for change. Implementing grey water systems, community land, and minimal construction.
Use what we already have and stop sprawling. Completely communities that aren't solely single detached housing focused.
Allow for green spaces and ponds. I love our walkways, I'm a regular user.
Not interfering with nature
Higher density, integrated green tech.
Adequate and safe transit systems reducing the need for multi lane highways and millions of cars.
We mustn't let the developers build to the density they want, it should be the decision of the surrounding residents
Locating developments closer to water sources.
Again, focus on density and transit-oriented development. Increased density in urban cores, and developing walkable neighbourhoods, preserves more of the environment in an undeveloped state, and reduces the carbon footprint of transportation.
It is important to safeguard the environment we live in and so responsible land use means less disturbance to ecosystems, waterways. This ties in with proper recycling of waste water and other pollutants created by construction
Maybe instead of building new communities, people should start looking at homes and other property for sale in existing communities. Start there . . .

Keep in mind that as we progress to more sustainable lifestyles, our infrastructure may change as well, so it would be smart to plan ahead (or be innovative) in the ways the city plans these new developments to accommodate a changing world.
Reduction of Government red tape
Water. We are a water scarce region and this will only become a bigger pressure as we continue to grow and climate change increases the likelihood of drought conditions. All our growth decisions should be made through the lens of water scarcity.
Prioritize protecting the bigger lakes and streams. There are plenty of little puddles that can be used as runoff collection points, but given that most of the surrounding area is currently farmland we don't have much environment to protect. Develop these areas so that the important environmental features can be protected.
I highly doubt the CMRB is qualified to determine what is environmentally sensitive and decide if development is allowed near that area. Take watersheds for example. This is highly regulated by AEP. I my development can obtain AEP approval to build next to a river and use that river to supply potable water, and the treat the resulting wastewater and put it back into the river, why should CMRB be able to pre-emptively conclude that the river for example is environmentally sensitive and prevent development there? The CMRB should not in any form dictate where development occurs. It should set forth a framework that forces neighbouring municipalities to work together for the creation of efficient sustainable developments.
Less climate impact, better use of land for recreation, less waste of municiple \$\$s maintaining ineffective land. Lower the environmental impact on surrounding ecosystems. Will allow for additional space to be used for parks / recreational areas that are instrumental to a balanced community.
Water consumption
Keep natural tree stands and grasses
Innovative infrastructure, that is efficient and cost effective And utilize natural resources and aspects
More natural spaces and living more in harmony with nature that fighting it.
Land use/100,00 residents must be reduced. If we want to maintain a system of parks and recreation space, and we most certainly do, then we must reduce the amount of land dedicated to housing.
Trying to keep native landscapes as much as possible
Dedicating open space where it's most beneficial for integrating into the urban fabric. Selective dedication of open space to ensure overall sprawl is minimized and densities are supported.
It would be refreshing for animal and environmental needs to be given the same priory as human wants. We need to stop the endless building of new communities on green space. We just keep taking and give nothing back.
Revitalize old underutilizes areas instead of expanding city limits with further new developments and keep property taxes reasonable unlike the city of Calgary has done so that people and businesses don't have to move further out just to afford property tax. The most environmentally friendly thing you can do is stop expanding cities at warp speed, but you have to make it possible for people to afford to stay central or you create the market and demand for expansion
I don't agree with the city's densification plan. The city and surrounding areas should be beautiful places with natural areas.
It is important but must be based on science and data, not emotion and social media. Look at countries that have already done it. Design better not different.

<p>Question 6</p> <p>What's most important about shared services optimization – reducing the cost of community services, such as recreation services, by working together to plan, build or deliver those services?</p>
<p>Having a single entity providing service for the region is much more efficient and cost friendlier than multiple systems. Take transit for example and all the different municipalities having to do similar things.</p>
<p>Develop more community based areas. Small scale retail, recreation services and housing where people feel more connected to their community.</p>
<p>Levelling density/population of business and residential so that funds are not allocated based on population/tax base but shared equally, and expectations of fees/contributions to support services are the same regardless of community.</p>
<p>Better transportation plan. Again think more like The GTA or Metro Vancouver</p>
<p>Reducing cost and agreeing to share services.</p>
<p>Creating a more efficient system and delivering the highest quality of services to as many people as possible.</p>
<p>this is already being done with Shared Service Agreements</p>
<p>Already have shared services in place. Why are you wanting to repeat what is already in place?</p>
<p>Honestly, CMRB's only role should be coordination of emergency response services and coordination of transportation priorities and that is it. Get out of my county and don't try and tell us what is good for us, that is our council's job and not yours. Im for getting rid of the CMRB as the first step in optimization.</p>
<p>Ensure towns have robust amenities</p>
<p>Sharing fire, police and EMS servicing would be ideal to promote greater coverage and synergy. Additionally, plans should discourage duplication of recreational developments within close proximity.</p>
<p>This is definitely important. I'm not quite sure the exact steps or initiatives that would lead to success in this are but it is absolutely very important.</p>
<p>A movement back to more distributed and locally scaled opportunities for services and making highly complex facilities less necessary and a more infrequent destination. Contributes to a decrease in VKT</p>
<p>Keep within your means (just like all families need to do)</p>
<p>Not having any new communities for another 20 years at least. Not being in bed with developers.</p>
<p>Perhaps a hub-type system would be good as it allows people from miles around to utilize services. I specifically object to having stores (especially big box stores) in every neighborhood. I truly wouldn't hurt people to travel a little bit to get to a 'regional' store would it? Especially if transit is available to assist those who don't drive.</p>
<p>Everyone who uses the services should pay their fair share. Services need to be planned and paid for from general revenue not by developers. We cannot afford to be dependent on growth for major infrastructure like intersections and water and wastewater facilities. Storm drainage systems need to be developed sustainably so that our waterways are protected-everyone in the basin should pay for this infrastructure not just developers on a subdivision by subdivision basis.</p>

Reducing costs, increasing regional access rather than resident access. Reducing redundancies to facilitate a diverse range of social and recreational opportunities.
committing to the QEII corridor as the place to consolidate growth and industry
Calgary should be self sufficient
look at cost sharing models and regional passes for services (recreation facilities, transit)
Thinking of more creative recreation uses in new communities. Bikes parks, skateparks, parkour, fit parks, natural playgrounds, etc. Less baseball diamonds that take up lots of space and hardly get used.
Areas outside of CGY should pitch in and provide services for Calgarians (sports fields/facilities, shopping for example). Rural folk are forever entering CGY to use all services.
For Rural and adjoining small Urban areas, Recreation should be looked after collaboratively with adjoining municipalities utilizing inter municipal recreation plans, and be based upon a proportional use model. Large Urban area recreation needs should be independent of Rural/small urban plans. Recreation needs not fitting into the above 2 scenarios, should be managed on a user pay basis.
Lower costs
Balkanization of services in the Calgary metro no doubt increases overall costs - and creates a 'patchwork' of standards which leads to errors and inefficiency.
The shared services I care most about are water, waste water and storm water. New communities pulling from the Elbow are not sustainable. Neither are privately run waste water treatment facilities upstream from 1.6 million people. The City of Calgary is the most proven and trustworthy team to take care of vital infrastructure such as water and waste water. As for recreation... I would be pleased to see a comprehensive connected pathway system that offers separate paths for bicycles, humans and the odd horse
These services really need to be grouped together in order to maximize the use of land.
Creating a strong framework for rejecting development proposals that would negatively impact regional objectives of shared service delivery and optimization.
Let's not forget about the arenas and rec centres that had to be torn down due to poor maintenance. Build what we can afford. Update and maintain existing developments and save some tax dollars.
This is very important for everyone's health and well being. Salaried are decreasing as cost of living increases. Commutes and needs to go outdoors is decreasing. You can order a slurpee to your door. We need to ensure recreation is affordable, in good order. Easy to access and utilized
I am not sure if transit falls under this focus area, but it would be good to see Calgary and the surrounding communities do much more to integrate their transit services into a regional services. Not only would this lead to financial optimization due to reduced administrative costs, but it would increase the quality of life of all citizens in the region, and it would certainly lead to reduced car usage and thus reduce the burden on our infrastructure and reduced GHG emissions.
As it currently stands, it is harder to get from Calgary to Cochrane or Okotoks or vice versa without a car, than it is to get from Berlin to Munich or Cologne in Germany, cities that are many more hundreds of kilometers further apart. This is unfortunate.
I agree that we must reduce the cost of community services, such as recreation services, by working together to plan, build or deliver those services.

The developer builds the building to serve the number of people they intend to bring in. Why should my taxes pay for another segment of society's pleasure?
Leveraging community services we already have and reducing the services we have to build to accommodate new subdivisions. We should not be closing down schools, city owned rec centers, and firehalls in Calgary to move them to the suburbs 20+ kms away.
Already have these in place. You are wanting to create another layer of government and eliminate all ten municipalities and combine them into one super region. Residents from all communities will loose their voice.
Shared services would reduce costs and redundancy (perhaps).
Yes
Reducing property taxes should be a priority. If this utilizes shared services then it is a good idea. An increasing portion of the population will be seniors on fixed incomes. Continually increasing property taxes is one was to force them out of their homes.
Primary focus should be to attract business to Calgary/Alberta, no matter of sector.
Small towns already support the rural areas. We do not need these city services.
Community Halls & communities are not what they once were - especially lacking in rural areas like Okotoks! I am stunned there are no Community Halls that can act like mini jurisdictions to help with all of this. Let's cull MORE from COMMUNITY-oriented thinking - for social/work/personal shopping needs - to be able to WALK to these areas & have transit in place for those more extreme weather times of year! IT IS DOABLE!
Reduction of resources need to build and maintain services. Collaborative planning to service the areas
People need these services near to the communities - we need to also be able to maintain and operate services for the long term.
Efficiency is critical. If savings can be made by lumping together service providers, they should
All the areas involved need to work together, [removed]
Optimize services to reduce waste in all areas--cost, construction and environmental impact.
Ensuring these services are available to all members and all ages of the diverse community, not just low income or vulnerable populations
Ensuring equitable sharing of both costs and revenues.
city of calgary council makes me sick,
Do whatever it takes to reduce costs
Reducing the cost of city hall elected contractors. EX: Mayor and Aldermans wages, multiple pension plans and enormous expense accounts. Stop hiring consultants simply because they did not like the outcome of the results from the last consultants. Stop wasting money of overpriced ugly what is referred to as art.
Shared service optimization should focus on reducing overall costs by avoiding duplication. Recreation centres and libraries are good examples. Shared services should also look at water/wastewater servicing.
Keeping it simple and organized to facilitate true optimization.
Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.Both would be mixed use communities.
managing taxation / user fees to ensure they are balanced accross the region for Out of Town recreation users.
It is most important to listen to people and communities to see how they feel this would work. It needs to be a joint venture.

Services can be planned for the region. For example Cochrane services planned to support surrounding area vs duplicating
should be private
Good in theory, but you have to get the money up front!
This is important to me to increase access to services to everyone, not just people who can afford it.
Cost-sharing agreements are important. Rocky View and Foothills residents cannot afford recreation centres, on their own because of lack of tax dollars. Bragg Creek recreation area also needs to be considered as an area that other municipalities cost-share to maintain, as the majority of users are from Calgary.
It only makes sense to plan for shared use facilities.
Transit is an opportunity for many positive outcomes. Getting people to work or to recreational activities without having to drive is key. Sharing recreational services reduces municipality costs and ensures full usership of these facilities.
One need to take in consideration the rural community on the north, east and west of Calgary. We don't want any more land to be wasted . We can't lose our farm /ranch land to grow a city.
Recreation opportunities need to be affordable to all - but also accessible to all (i.e. affordable services aren't necessarily useful if you need to pile into the car for 30 mins to get to them)
Less bureaucrat, more action
making it efficient and easily accesible
That our quality of life is maintained making us living in a rabbit warren will not do it. Private ownership of some personal green space is the healthiest solution to avoid mental health
Easy access is the key
Planners need to remember that no development can provide all things to all people, at a reasonable cost. So, perhaps one development has an indoor pool and another would have a tennis facility, etc. Residents might choose one location over another because of the recreation amenities available. Pathways can provide connection?
Calgary's model is too expensive to share.
Transit
Reducing the need for administration. If you do amalgamate; use the opportunity to maximize digital solutions to increase overall efficiency.
How about less sprawl?
Share costs, reduce layers of management
helps if we can have a more dense population instead of increasing our metro footprint
Concentrate communities and stop growing out, stop adding more new residential communities, add to the ones that already exist
Building eco friendly buildings to reduce long term costs. If support is needed to build these services, making sure that the HOA is clearly explaining to residents how much of their annual fees will be contributed and the benefits for the community.
Defund the arts
We want to be able to share services between communities, but not to the point where it results in people travelling long distances from their homes to take part in recreation. For example, we don't want people living in Turner Valley to feel compelled to drive to Okotoks for a yoga class or people in Chestermere driving into Calgary for a spin class. We need people to be able to play where they live.
Campus structure would enhance shared services.
Recreation centres are so cost prohibitive I don't use them.

Community engagement creates a stronger community. With group contributions the costs become less for the individual. Large corporations should be expected to contribute to the community if they are to be set up, as they take away from local economic circulation. They should aide in funding community services and supports.
Get rid of administration waste. Create a regional transit governing authority instead of having a mish mash of different operators.
It's only logical to make a regional district to share the services. This would be highly efficient in the long run.
Keeping costs low
You must eliminate employees to make these a savings. Or outsource. We cannot survive with increasing employment costs, everyone @city employment receiving increases annually. It's not logical when the rest of the community (Calgary) is struggling, taking wage cuts, or happy to hold onto jobs at lower rates.
Coordinated service delivery with shared websites/info/messaging. Ensuring adequate transit to service locations.
Density by the management of those services to the smaller communities in which they operate.
Denser neighbourhoods, and increased access to public transportation. The more walkable a neighbourhood is, the more likely people are to use local services. No need to cram people into cars to drive to central hubs.
There should still be access to all people who desire it, but shared services can help to bring down cost significantly, especially in negotiating contracts as a region vs communities.
What if we don't want to share all of our community services and parks? It would be sad to see taxpayers in the community have limited access to recreation etc because the people in the city take over (such as the lake in Chestermere). How safe and enjoyable is it when you have a packed facility?
It would be great if more POC could be involved
Only paying for truly essential services and stopping funding special interests. People can fund their own special interests. That would living daylight out of it.
As we emerge from the pandemic, expanded regional transit service will be the most important place to see shared services.
People will travel to get to the services and amenities that are important to them. Develop less of these but to a higher standard. We don't need carbon-copy malls everywhere with the exact same set of stores just to supposedly reduce travel time. That's sharing the services effectively. If transportation options are efficient and convenient people will use them. Walkability should focus on enabling community and access to necessities, not making sure everyone has a Walmart and Timmies within spitting distance.
Very important, but not possible when Calgary holds veto and can dangle servicing in front on a project without ever actually providing it. Take Elbow Valley West, they had an agreement to receive water water servicing from Calgary; Calgary reneged on the deal and forced them to truck out water water for ~10+ years. Calgary will claim it should be the regional service provider, then deny servicing to everyone outside its borders. If anything, Calgary should be forced to provide services to regional projects if that option is the more efficient and sustainable.
Effeciency of capital - lower the cost for tax payers.
Have benefits back to municipalities to reduce tax burden on citizens. Enmax as an example
Developers need to help with infrastructure
Innovative infrastructure, that is efficient and cost effective

More manageable tax structure
Multi-use facilities, centrally located among several surrounding communities will be key to maximizing utilization factors while minimizing environmental impact.
Work with surrounding MD's to reduce costs for the overall area
Jurisdictions working TOGETHER without City of Calgary veto rights
Very important for the different neighbourhoods and surrounding cities to be in frequent communication and treat municipalities as a private business in terms of getting the best deals and trimming the fat.
That sounds to me like increased taxes and decreases efficiency with too many boards and councilmen involved in what should be a pretty straightforward concept. Each area and town is unique in their needs and interests. [removed] can't even grasp what the people in his own city actually want, so no, I don't think his government should have a hand in deciding what the people of Okotoks want. There are far to many people deciding how our recreation is (more so is NOT), and more people involved in deciding how we enjoy our lives is not a good thing.
Shared services is a worthwhile goal, but please don't make surrounding areas as dense as Calgary's is becoming.
Working together is always the best approach. Leverage many minds and perspectives. Stakeholders have to be, not just appear to be, included. The challenge is effective facilitation and collaboration. Win win is always the target but focus and achieving the common objective is everything. Make sure it is right and make sure it is clear.

<p>Question 7</p> <p>What's most important about celebrating rural/urban differences – respecting that the region is home to many unique communities that create a stronger Calgary Metro Region together?</p>
Giving people the option to choose how they want to live. We don't need to rid the region of single detached homes but areas with those homes do need to be contributing more due to their service costs and environmental impact.
Keep open areas throughout. Rural areas today are nothing but dumping grounds for bored urban dwellers. Respect the rural lifestyle.
Recognizing their differences culturally, possibly historically. What is it about these places that made/make them special? Why have we let Cochrane change in such a short time from a cosy locally-supported community to just another seemingly suburban area? The locally-owned restaurants and shops there have almost all gone and been replaced by big brand and chain businesses. Rural was about day-tripping to somewhere unique to get home-made turkey dinners or pie/ice cream, having picnics and going to farms/markets, observing unique events. Urban environments are arts and culture centres, a place where you should be able to experience a taste of things that we have in common with the rest of the world: museums, music, theatre, cuisines, celebrations.
Those who prefer large homes with large lots should have the right to do that without being criticized by the high density condo crowd.
Understanding the connection between municipalities in our region (economically, recreationally, etc.)
Respecting that private landowners need to have a say in how lands develop without government interference.

Rural landowners have large tracts of land and their rights will be taken away if cities can dictate land use. Only lands down major highways should be in the regional plan.
Urban / Rural dichotomy is unique because we have freedom of choice, you don't want to pay business taxes, perfect then go to Rocky View, you want to live in a cramped Vancouver like condos go to the City. The rural municipalities do a good job of determining their own priorities, stay out of it and let the Council's retain their autonomy, your interim growth plan is a joke. [removed] basically called farmers dumb and the City should take control of Ag lands on their permitter, so disrespectful and wrong on so many levels.
Clearly defined rural and urban areas serve as "destinations". When they bleed into one another the unique character fades.
Eliminate urban sprawl to rural areas. For example, Walton Developments is proposing a 4000 housing unit village on the Bow River on present top quality agricultural land which is home to important wildlife species. It is also a further drawn down on the Bow River and in essence is growing a new town on the outskirts of the City of Calgary. This will escalate rural tax payers using city services.
Yes, respecting and celebrating successful and vibrant communities both urban and rural is important.
Keep more of rural rural. Don't eat up that land base through the continued wasteful growth approaches. The other opportunity is to integrate traditionally rural activities like the growing of food more completely into the urban experience.
Being open to community events
Mainstreets and public space
We do have many unique communities and each has strengths to offer a Metro Region. Each area's strengths should be built upon and not shoved aside for the sake of development. For example, agriculture is extremely important and should not be shut down for the sake of industrial or residential development. There are ways to have these things co-exist.
I think we are all the same in the region and need to respect each other. I don't think that we should allow urban rural splits like we have now.
Recognizing diversity of income and lifestyle but otherwise it seems less important.
this is tricky - the county and outlier communities like Airdrie and Crossfield shouldn't be penalized for Calgary's high cost of operation and resulting high taxes. eg - compare the pay for people in Calgary and Crossfield doing the same job and you'll see how unbalanced it is.
Stop destroying suburbs in Calgary driving families to surrounding communities
open more farms to visitors, have options for farm to table sales.
Good integration of urban and rural communities. Smooth transitions, consistent building guidelines.
It's only important to celebrate if sustainable, connected, and financially responsible.
We should maintain the special character and differences that are present in the rural area surrounding the city of Calgary so that it augments the overall GMP. This would relate to its farming heritage, small town (hamlet) culture, along with its many special environmental places.
That the various municipalities be able to make their own planning decisions based upon their MDPs, Land Use bylaws and Inter Municipal plans with adjoining jurisdictions, WITHOUT the interference OR CONTROL of a regional board.
Improving choice and diversity.

<p>That rural communities face distinct challenges - isolation, economic problems, and high tax loads - which can stymie opportunity and create pockets of poverty which are very difficult to get out of.</p>
<p>I don't really care. Bayer Crop Science is a big part of our rural surroundings, hardly worth celebrating. If we are talking about small ranches and farms then make better options for farmers' markets and perhaps pathways that lead to their door for tours and shopping.</p>
<p>Rural must be considered first as without rural we cannot feed ourselves and our livestock both rural and urban communities.</p>
<p>Understanding that new development can still happen throughout the region without destroying the existing "character" of a place.</p>
<p>All people are important. Respect rural areas. If rural populations want urban experiences they will visit them.</p>
<p>I do think unique communities are important. I moved to Alberta for the mountains. We wanted small town charm, mountain views and close to the city. Cochrane for the win! If Cochrane had the same feel as airdrie (more of a Vaughn to Toronto) we wouldn't have moved. Calgary is surrounded by 4 different communities with 4 different feels. I think it's very important to keep it that way and just continue to make it better</p>
<p>This is important to be but not critical.</p>
<p>Maintain agriculture. Build industry (except gravel) where there is transit and infrastructure - BUT - create a tax revenue sharing system under the cooperation. Stop competing.</p>
<p>Each municipality can design their communities as they wish, barring that they reflect shared service optimization, are using the land in an environmentally responsible manner, and they adopt proper growth management strategies and use their land properly. I do not think that will be the case with the proposed place type allocations shown; they look very low density and favour driving (wide roads) over other forms of transport (walking, cycling).</p>
<p>Cities don't understand or respect the country and sounds like whoever organized this survey doesn't either.</p>
<p>I think there should be a blend. Why not build a country-residential type development in Calgary? I understand the economics is a challenge, but I would like a larger lot.</p>
<p>A certain level of respect and openness to multiple lifestyles should definitely be encouraged but we should focus on unification as well towards a common regional focus. No one way (rural, urban, suburban, small town, etc.) is "better" than the other, but without a unified direction it will be continued strife amongst municipalities in the region that potentially delays progress and innovation.</p>
<p>Primary focus should be to attract business to Calgary/Alberta, no matter of sector.</p>
<p>The most important thing is to keep the rural areas rural. You cannot afford a more massive inefficient city. You have not got the money.</p>
<p>GET THE WORD OUT WHAT EACH OF THESE UNIQUE COMMUNITIES HAVE TO OFFER & especially the ENTREPRENUERIAL aspect of HOME-BASED BUSINESSES! WE have MORE of these than storefronts here in Okotoks! What about publishing a home-based business listing somehow that is LINKED & accessed publicly with ease & grace? Social media can only do so much - we MUST do this in a more PUBLIC-oriented way!</p>
<p>If cities are expected to increase density then the economic, social and environmental costs should be born by all in the CMR</p>
<p>The rural areas are critical to our long-term food supply and protection of natural spaces. Urbanites need to recognize the value of these communities.</p>
<p>Recognizing that the area functions best when it isn't just a large conglomeration of sprawling single family homes</p>

Recognizing that rural neighbors DON'T have the same interests as Metro Calgary
I don't know what types of differences there are.
ensuring access to new community developments, regional road use planning with surrounding growing towns
Diversity and heritage (which changes over time!)
stop constantly developing!! use what's already there and not being used NONE of these smaller cities want to be part of Calgary!!
Respect small town life
Current rural areas around Calgary should remain as is. There is ample land available within the city limits.
It is important to recognize that people chose to live in rural and urban parts of the region to reflect their lifestyle preferences. People live in the cities because they value easy access to services, etc. People live in the country because they value space, quiet, dark skies, nature, etc. Residential development should acknowledge these differences and stop trying to build urban density residential development in rural areas.
The more compact we can keep the urban, the more the rural gets to stay in a pristine "untouched" state, and retain it's charm in that regard.
Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
enabling the assessts from both to be available equally to businesses and residents.
It is critical not to change communities and how they are made up. People move there for this very reason. Yes it is important to grow but also to respect how a community is made up.
Urban interface makes it difficult to operate viable larger scale agriculture which is needed to be economic. Need to plan the adjacent area and develop viable recreation and parks so the rural area doesn't become overwhelmed with trespassers and urban challenges.
what [...] is this celebrating [...]
Rural communities do NOT want city of Calgary to encroach on them!
This one is important to portray rural landscapes not as undeveloped but as a part of Albertan existence.
We all need to respect one another's choices where we want to live.
Most centers have their specific traditions or celebrations. They must be preserved.
Residents choose communities due to their uniqueness. Trying to change this has a big impact on people. Rather than trying to streamline and duplicate a community, celebrate it's distinctness.
Respecting the choices and offering choices for those who want to leave the urban area to join a more quiet farm/ranch life. And not try to turn the entire province in just urban area
Less small acreage, more respect for agriculture
Terrible question very skewed towards your UN goal
City life is for work and young people.!a private green space is important for family life
We left "home" for a reason, just leave it behind. If you miss it too much go back there!
The urban and rural differences should be acknowledged and celebrated through preservation of rural landscape. Current council majority of Rockyview appear to have a negative attitude towards partnership approach and seem intent on "building it before they come". Extremely disappointing.
Needs to be a "buffer" zone between rural and urban. Essentially this is what our larger acreages provide now. An urban development that backs onto a farm is problematic, because most urban dwellers will have no idea what sorts of noise, smells, etc their rural neighbours will provide!
If I wanted to live in an urban area, I would. Two totally separate areas.

Create more opportunities for the communities to interact.
Refer to my comment of a metro committee. It keeps rural areas rural and urban areas urban. Been done before, but I guess Albertans know better than to take advice from people who have done this before.
No punitive taxation for legacy landowners
Stop expanding the urban into the rural. We can add people without spreading out and adding to city square km
Having events that celebrate our diversity and give all residents the opportunity to learn about their neighbours.
Defund the arts
If we want to ensure that there is a rural aspect of the Calgary Metro Region, then we need to ensure that much of the land remains as agriculture (somewhat like the agricultural land reserve system in the Greater Vancouver Region). If we do not set aside agricultural lands, what we will end up with is just suburban housing, and that is not really rural.
Recognize the uniqueness of each area and respect development accordingly.
More green space and bike paths that don't dead end - less focus on cars.
Giving diverse groups a chance to showcase art and culture helps build tolerance and limits spread of white-centric ideals and beliefs.
Nothing
Encouraging shopping districts. 'Villages' that have regular services plus unique shops and atmosphere.
I think our differences should be celebrated but our similarities highlighted to keep people caring about each other
No comment
respect the area & the area's residents
Incorporating events in all regional communities in 1 guidebook.
Sprawl infringes on the farmland and ranch lands around Calgary. The rural legacy of this region is part of what makes it appealing to newcomer, and we should do our best to preserve it, and avoid turning more vibrant farms into commuter suburbs.
Different communities tailor to different desired lifestyles. However it is also important to understand that as a city grow communities will change, hopefully for the better but that will create pressures on existing systems (ie more traffic, less parking space, more crowded space etc...), but this also comes with other benefits such as higher economic opportunities, more business owners, etc..., reduced cost of certain services if supply increases faster than demand.
There is little respect/appreciation from the people in the city for what small towns have to offer. They take what they want with little consideration to how it impacts the local residents.
Understanding and being educated about the people you live with
Keep your urban stuff urban and leave rural communities rural.
Country residential and our incredible rural landscapes are threatened by thoughtless rural sprawl when the counties attempt to be a worse version of Calgary. We should protect these spaces from overdevelopment.
Treat the rural aspect as an amenity, and as a destination. Rural destinations will go up in value that way and be protected. Rural does not equal giant acreages and fancy communities like Conrich or Springbank. It means farms, oil pumps, small towns, etc.
There is a market for various styles of urban and there is a market for various styles of rural development. It is important to allow each municipality the autonomy to decide what works best for them. The CMRB in its current form prevents rural planning that does not align with

Calgary's goals. Calgary can simply veto projects on its borders and essentially use it as a land bank.
It's important to have diversity of housing / living regions (ie acreages) as it attracts a greater diversity of citizens, which is key to a well rounded community.
Start with inclusion in conversation and build from there
It is very important to contain urban sprawl and not eat up valuable rural land
Play to the strengths of each area
Diversity improves everyone's life and gives people choice on how they live
As urban centres encroach on rural land, there will be friction. Managing that friction to reduce NIMBYism will be critical.
Allow the acreage communities that surround Calgary to remain part of the MD's recognizing the different lifestyles that people are looking for and letting the higher density targets be applicable to City of Calgary only
Freedom of artistic and engineering selection. Planning policy that encourages innovation from the top ALL the way down to all staff, departments.
More festivals to celebrate the cultures and promote the positivity of that group, race, etc.
Keep our towns independent. We are NOT Calgary. We do not want to be Calgary (I left after being born and raised in the city). We do not want to be ruled by [removed], or anyone else who sits on the throne over a big city. We have different needs and no one who lives elsewhere should get a vote on the matters that impact us. We are not the same.
Wide open spaces, hiking, natural areas should be maintained in the urban areas.
Making sure you understand the differences from the people who live there and respecting them.
Allowing more houses to be built in existing urban places would allow people to choose to live in urban places close to amenities, which would help celebrate rural/urban differences and reduce the amount and cost of new infrastructure.

<p>Question 8</p> <p>What's most important about water stewardship – managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region?</p>
Water needs to be available to all municipalities but some should have to pay more if their development isn't dense enough.
Water is the single most important resource today. Ground water is constantly being polluted by broken down vehicle "storage" sites in rural areas. Develop a strategy to encourage use of grey water systems and reduce usage.
As population grows and the climate changes, this resource will become more precious and more in demand. All partners of the Region must be held to the same standards/expectations in management.
Again work collectively. The City of Calgary should not bully neighbouring municipalities.
Maintaining water security for future generations.
Put a cap on building in large urbans and find green building ideas to manage wastewater and water usage. Water, wastewater & utilities should be tied to higher rates over a certain square footage.

<p>if we run out of water it won't matter how much planning you do. Limit growth now and tax usage on industry and residential that use over their allotment.</p>
<p>This is such a dumb question when you review what Calgary did to Okotoks when they needed a water pipe and annexed 60 years of growth based on false servicing assumptions. Calgary isn't open for business in this regard. The City is the largest polluter of the river system by far, treated wastewater into the Bow at more and more locations, downstream impacts and pollution to follow - they don't care.</p>
<p>Sustainability of the water supply; protect watersheds</p>
<p>The need to control the number of municipalities pulling water from the same source. Recently it was announced the Town of Okotoks and Foothills County are now planning to develop a pipeline and water treatment facility using water from the Bow River. Turning their back on set population capacities these areas are expanding beyond their abilities to support larger populations.</p>
<p>Ensuring that we are protecting and preserving local wetlands, ensuring a protected and sustainable drinkable water source for Calgarians. Putting in watering restrictions during summer, making sure people are educated on fertilizer use to make sure they aren't over-fertilizing and having a negative impact on local water sources, making sure people are disposing of hazardous liquids properly to prevent them from entering our waterways. Just education in general on water stewardship.</p>
<p>Minimizing the amount of water utilized. Future forecasts for our region show increasing unpredictability of the resource as well as a general declining trend. We need to be consistent with that reality. We should also minimize the use of clean water and use grey water wherever possible. Too much clean fresh water goes into wasteful uses</p>
<p>Again, stop building beyond our means. This includes water rights.</p>
<p>Wetlands and native species. Not annexing more land.</p>
<p>Water resources are paramount for all types of development. Not only clean, available water, but also the management of wastewater. I feel that wastewater management gets pushed to the side when looking at development. Working on wastewater management should be a concern of the REGION, not just the individual DEVELOPER of a small portion of that region.</p>
<p>If we don't manage the limited supply and plan for floods and droughts and water quality degradation we will not survive as a region-water is the life blood and we need to take water scarcity seriously. Water demand management is the way to go but councils need to recognize that our water systems are impacted seriously when we destroy riparian corridors and strip and grade our landscapes during development.</p>
<p>Ensuring a viable water supply for the region. Water licenses should be for regional use rather than siloed territorial ownership and the related political limitations.</p>
<p>everyone and every business should have access to water and wastewater services. Can't let Calgary hold the region hostage over water and wastewater. To be clear - I deeply resent your question 2 above - those all reflect metro values which I don't line up behind whatsoever. I only answered the question because this survey forced me to,</p>
<p>We have unlimited water</p>
<p>oversight need for any new license, stricter conditions on use of water.</p>
<p>Water efficient homes and business, creative wastewater solutions, rain waste storage and capture, etc.</p>
<p>Eliminate the thousands of wells surrounding CGY. If water is free, people will waste. Watering 2 ac. lawns is unsustainable. Eliminate the thousands of aging septic fields surrounding CGY which leach into watersheds, brooks, streams, and rivers which eventually</p>

drains into CGY's drinking supply. The boil water advisory that affected Bragg Creek for years is a fine example.
We need to ensure the ongoing health of the Bow & Elbow rivers through minimizing water withdrawals and having a regional approach to water supply. ie should not promote a multitude of small water coops that just support their specific areas. A regional water utility would be helpful.
agreed
Providing adequate and clean water.
Water is vital, but also limited in Calgary's metro region. Our supplies will come under increased strain as populations increase, and sources decrease due to climate change. It's important to put this into perspective - and realize that measures to preserve those resources will be needed sooner rather than later. <u>We've gotta be bold, before it becomes a problem.</u>
The fact most Calgarians have no idea what they pay for water tells me they are not paying enough. For water stewardship to work, the end-user needs to be made aware of how valuable/rare our water is. Putting any new large developments (and their attendant in-fill communities between them and the city) need to be on piped water with pipes going the other way to properly run waste water facilities. And place an aggressive water fee on those who use more than their monthly allotment (which should be calculated based on number of humans vs. Sq ft of land/house)
We really need to think long term and listen to the scientists that are able to guide us in maintaining our water for years and years to come.
Maintain status quo. Upkeep and updat existing facilities, increase as necessary only.
I can't believe this is a question now a days. Water is crucial for survival. Essential
Managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region is extremely important.
S. Sask. river basin has been closed since 2006. Share and conserve in every way possible.
exactly that, ensure that quality water is available to all residents as the region grows
Water is important to everyone but we already have Alberta Environment in place to protect the area. Again another layer of government red tape
City of Calgary should share its water licensing with other municipalities so that their water infrastructure costs can be manageable. Manage stormwater, potable water, etc. in a regional sense and tax regionally all benefitting parties.
Yes
This is particulary important living in Cochrane where there is a major water problem. Alberta Environment has indicated there will be no new water licenses issued. Calgary is indicating water shortages may occur in 10 years during the summer. Population growth will only make this problem worse. Increasing the water bills is not a solution. Encouraging xeriscape, using native plants might help.
Primary focus should be to attract business to Calgary/Alberta, no matter of sector.
Use your own water licences and leave our rivers and streams alone. Encourage Calgarians to be as efficient with water use as rural residents are.
Especially to Okotoks High River Black Diamond etc - having watering restrictions during hotter summers is NOT suitable - especially now that people want to return to GARDENING & growing their own food again like my parents & grandparents always did!
Maintain or improve natural conditions. Science has to lead planning with the human footprint to be reduced over time even under the pressure of increase in residents to the area. The cost of growth should not be externalized to the environment.

Protection of natural spaces to protect water supply, biodiversity and adapt to a changing climate
Ensuring there is sufficient water stewardship to look after the water we have - being efficient in our use of water (limiting water loss)
Sharing and working TOGETHER to provide, and maintain the water we have responsibly.
I feel like this is a no-brainer--caring for our watersheds should always be a high priority. No water, no life, no economy.
Reducing wastewater, ensuring citizens are paying for water usage to encourage individual reduction in freshwater use, ensuring clean, healthy drinking water supply, adequate for times of emergency as well.
Responsible and strategic use. Don't build communities where there is not a plan for servicing.
? compared to what?
Nothing
Stop the Springbank dam. It would be most cost effective and environmentally friendly to build an overflow around McLean Creek.
Maximizing water stewardship means working together as a region to ensure that future development does not impinge on our rivers, streams, wetlands and riparian areas. It also requires coordination of wastewater servicing to ensure that water returned to the system is of the highest possible quality. There also needs to be an acknowledgement that expanses of green grass are not a responsible choice in our arid environment.
Set ambitious goals for and drive for them with funding to support it. Calgary Metro Region has a scary forecast for drought possibilities in climate change predictions. We need to get way more efficient with water, soon.
Make water charges 100% variable so that there is a pay back for people to buy low flow toilets and manage water use.
flood management.
Water quality is extremely important. The City needs to make sure the infrastructure is there prior to giving developers permits to build.
Water is critical to life, agriculture. Concerned about the proposed 1200acres or 6.4km Burnco pit west of Cochrane. It is along the Bow River and they are mining in the water aquifer and plan to dewater. This is a significant change to an area that has been natural protected area through Ranching and agriculture practises for the last 150 years. Economic pressures will approve land use change to predominantly commercial/ industrial area!
no dumping, otherwise keep up with demand
Clean safe water to all serviced areas.
I would say allowing habitat for fish and other fluvial species.
Watering lawns is a waste of water and time. Encourage xeriscaping.
Each area needs to be able to meet their own demands. They may choose to link into Calgary's systems or build their own systems. With the current government regulations, any new systems would not have a negative effect on down stream communities.
Obviously this is important to health and wellbeing of all in the region
Meter all water use
keep it clean don't dump waste in it
Built dams in the mountain valleys to ensure water is stored in sufficient quantities. Think ahead into the future when this region has 10 million people

Reduce water waste
Ensuring a debacle like Balzac does not happen again.
This is decidedly why we need a regional approach. We need an overall plan so that upstream communities are not causing problems for their downstream neighbours. A regional plan can provide the most efficient solutions for water management - both in terms of costs of infrastructure and water usage
I see this as Calgary focused.
Our health. Flora. Fauna. Future.
I'm not aware of any water management issues outside of flooding.
Assist in managing water at its source. Promote reduced consumption
realizing that water is not only for us. we share it with the ecosystem. using what we need only
Prevent further demand for water resources by putting a cap on how much can be sold to areas out of our region. It is a limited resource and won't last forever with out planning now
Defund the arts
We live in a water-limited geographic location, and that situation is only going to get worse as the glaciers that feed our rivers further melt. We need to conserve water better: require all new homes are water-metered, not just in Calgary but within the Calgary Metro Region. We will also eventually be relying more on our groundwater resources. To ensure that there is groundwater recharge, we need to make sure we keep as much native habitat, such as wetlands and native prairie, intact in the rural parts of the Calgary Metro Region as possible. Rainfall and snow melt are less likely to recharge groundwater supplies when there is too much concrete and asphalt in an area. Also, requiring that developers leave the topsoil in place as much as possible when building new residential areas also helps with ground water recharge. Areas striped of their topsoil not only have more difficulties growing trees for the urban forest, but have more water run-off that does not have a chance to sink into the ground.
Proper water management planning should be incorporated into any development planning.
Continuing to maintain the high standard of water quality that is available to residents.
No idea.
Utilizing grey water and water recycling, as fresh water will become increasingly limited. Planning for flooding and varying rainfall as global warming affects where and how we get our water.
Utmost importance to keep our water clean and reliable.
Ensuring water is treated with respect
Education about water conservation in schools, watering days, extra fees for high water consumers, especially commercial or industry.
Ensuring that businesses using the water sources co-pay for infrastructure development, must have environmentally sound usage systems (conservation, recycling) and are allocated a specific volume.
Floods are the most dangerous natural disaster this region has faced over the past century. Flood mitigation and efficient water management would help protect our region from the threat of another 100-year flood.
As climate change continues, it is important to note that Southern Alberta is very prone to drought. Hence as we look towards the future water management becomes key. If we want to

be able to still have nice golf course, clean rivers and clean drinking water it is essential to manage water properly.
Do as much hydrogeologic surveying as possible before developing!
Shared priorities among the region for flood mitigation and water storage infrastructure on the Bow River are critical to securing our region's future growth and prosperity as climate change makes drought conditions much more likely.
If we run out we can't expand and quality of life for existing residents decreases. That goes for the rivers and the aquifer. If growing the Calgary metro area imperils this, stop growing.
This should not be the role of the CMRB. How the CMRB thinks it can develop a regional servicing plan is beyond me. If this was the plan, how come they have not had detailed discussions with all the developments out there who are planning regional systems? Setting a framework is one thing, but the CMRB is not qualified to determine and manage how regions should be serviced
Water is a key resource and will likely see less of it in the future with climate change (less glaciers that feed our rivers) and therefore is key to the development of any community as the current levels will not be maintained.
Having clean water shed. The environment is a great filter, we should enhance what nature is already doing as part of any development/redevelopment
Maintaining safe water resource
Innovative infrastructure, that is efficient and cost effective
Water is a finite resource and our infrastructure needs to recognize that
Water will always be our most critical natural resource, and we must reduce the per capita consumption. One way to do this may be to set up, as part of the developers' infrastructure, community grey-water collection systems to be used for lawn and garden watering. We absolutely must take a leadership position on this issue.
Reduce the use of drainage swales in new communities. Allow the contours of the land and landscape to absorb rain water.
Programming open space to not require as much irrigation. Plan parks for drought tolerance but still be public amenities and educate citizens. Survey of where consumptive use of water is going to focus resources to reduce potential waste.
Tax incentives for companies reducing water consumption and/or waste would be good.
Clean and safe water at a reasonable price is a good goal.
This is very important. Water is the next oil be it from a well or a reservoir it must be respected and used efficiently. I am really wondering when greywater systems will become part of the building code.

<p>Question 10</p> <p>Please share what having diverse housing options means for you.</p>
Missing middle housing! Everybody doesn't need to live in high rises for density. We need more row houses, townhouses, 3-5 story walk ups. Lets get away from high rise towers and single detached homes.
Diverse housing encourages diverse communities. When the entire development is a single type of "house" there is less mingling, less community spirit and less choice for future residential options. As our people age, they shouldn't be forced to leave their neighborhood or community to move into a more adaptable housing option.

<p>Stop building slums in the middle of nice neighborhoods. Stop trying to blend everyone together. Let the rich live together let the middle-class live together and let the poor live in their own area.</p>
<p>As above, a sense of equality that is not defined by where you can afford to live, of inclusion that makes you feel safe to live anywhere - not just where people of like-income/ethnicity are based and supported and therefore become undesirable for those who do not belong to those same groups.</p>
<p>If you want a mansion go for it. Want to live in a condo then go for it. Don't force people to accept only what you think is right.</p>
<p>Means that we would live in neighbourhoods that aren't so homogeneous, allowing people to learn about different cultures, build tolerance and understanding.</p>
<p>A range of both affordable and private market housing options available (i.e. mid-low price private market housing in addition to affordable housing and luxury housing).</p>
<p>Utility rates should be higher and on a tiered system when over a certain square footage as well as usage. Would perhaps force people to look as smaller housing, reducing footprint. Could be adopted in both rural and urban areas.</p>
<p>smaller, energy efficient and water saving measures for all development</p>
<p>Lots of freedom of choice, market and economic freedom, a house my kinds might be able to afford. No new communities, and cramped managed growth areas in sequence with the City, means prices go up everywhere. Let each municipality decide what is best for them and the City should not have a supermajority vote. Get rid of the CMRB, this survey is skewed badly. Get rid of [...] they are totally clueless.</p>
<p>Option between urban, town or rural life. Each of these provide a range of housing options.</p>
<p>In rural areas, there needs to be a greater control on acreage development as the need for wells and septic fields is concerning. Urban areas need to focus on higher density needs as required. However, inner areas of the City of Calgary have now developed so many condominiums that is has sunk the values of the properties drastically as supply has greatly exceeded demand. Better control of approved construction in both urban and rural areas is vital to ensure a healthy housing/condo market.</p>
<p>It means ensuring there are affordable options for people in all housing types (apartments, townhomes, and single family homes). It also means making sure that Calgary has a good amount of homes that use alternative energy sources and have a lower environmental impact.</p>
<p>Reducing amount of single family housing. Encouraging development of more apartments, townhouses, and other multi-family homes. Apartments that are suitable for families — more than 2 bedroom, plans more suitable for entertaining, etc.</p>
<p>It means that there are people of all kinds in all kinds of socio-economic situations living and transitioning through ALL communities. In order for this to happen, there needs to be an inventory of housing options to match.</p>
<p>Putting condos in an area where detached houses are doesn't make sense. Increased issues with parking, traffic, etc.</p>
<p>Looking to Europe for progressive sustainable communities that are walkable.</p>
<p>Housing needs to be available to people of all levels of economic ability. Our young people and our seniors are hard-pressed to be able to find affordable housing for their needs. And, people should be able to stay in the region that they come from (should they choose to do so) - old folks retiring from the farm should not have to move to the big city to find suitable housing. They should be able to access something in their current neighborhood/community.</p>

It means I can live in the same neighbourhood from birth to death and find affordable accomodation. It doesn't mean row on row of houses that look like perched platicene buildings. Every neighbourhood should have lifestyle options, including housing for single people who are a growing demographic.
Different lifestyle choices for maintenance and accommodating different levels of affordability to ensure most have the ability to own a home.
High density, single family, large lot
don't impose calgary density ideals on us 50 kms north of Calgary
Stop mixed use...leave suburbs as suburbs
having rental options other basement suites and apartment buildings.
Having different types of housing together in all communities. Condos, single family, town houses, coop houses, planning options for back yard and secondary suites.
OK with "diverse" as long at it does not include acreage living so close to CGY. Rural sprawl is consuming far too much land and blocks CGY from denser, planned development. RVC and Foothills County may demand less sprawl from CGY but both counties need to practice what they preach.
We need to promote diverse communities by having all types of people living together in each community area rather than the elites in one area, the working class in another area, etc.
Within urban areas having various forms of housing is vital, rural areas not so much
More choice for my kids.
Having affordable housing available across the board - but also, ensuring that we don't build up 'enclaves' of very rich or very poor residents which are separated from each other.
Estate homes on acres of land is not sustainable. The new generations do not want them and the old generations can't maintain them. Everyone else is put at risk as they use more water and produce more greenhouse gasses than is necessary. A diversity of home sizes and approaches is important to help create real communities. Multi-family, tiny homes... these need to be incorporated to draw people of all incomes and ages to build pleasant places to live.
Less land use and building up instead of outwards - we have far too many communities that are taking up too much land which then requires amazing amounts of infrastructure.
A mix of densities, tenures, and price-points. Not just monoculture housing, and not majority single detached. That type of housing is well over-supplied compared to others in the Metro area.
Nothing
Lots of options. Low income, medium income, high income, dense, rural
I could write an entire essay on this, but I will try to succinctly sum up the essence of what I want to say: Diversity in the housing stock is necessary to accommodate diversity in the region, from young to old, newcomer to longtime resident, rural to urban, single to coupled, and so on. It is about giving people a choice, not forcing people to live one way or another, as opponents of diverse housing developments often like to mischaracterize it as. I wish policymakers were better at communicating this to ameliorate local opposition to housing developments with a variety of housing options.
Opportunity for all those who wish to own a home to do so.
Diverse housing options includes low income, seniors and everything in between. None belongs in rural municipalities because of lack of water and infrastructure.
More higher density located through the region (not just in the inner Calgary). This must be paired with diversity of land use to ensure that people will live there (office and commercial nearby, access to high quality transit). We also need a variety of types of higher density

housing and options need to be convenient for residents not for developers (ie. municipalities need to enact policies to ensure that renters and owners benefit and that units aren't just used as investment opportunities).
Plan for truly solar and wind that can be recycled as there is currently no program in place
Housing at various price ranges, houses on larger lots would be desirable. Am tired of the social engineering of high density, multi-family development and redevelopment. I believe the demand is not as is being sold.
Multiple types of housing forms within individual communities (e.g. a community that has apartment, single detached, semi-detached, townhome, and other innovative/creative forms we have not yet seen in Canada). These should be at varying price points as well.
Lots different house sizes in square foot, lots of single family homes.
More residential single family, low density options.
Diverse housing options are great for the city with densification key for maximum use of your facilities and services. You cannot afford to expand into any more rural areas. Once you expand into rural areas, these rural areas are lost forever.
I'm a single self-employed 62-year old woman - never married, no kids & no pets. I am unique & left out of Stats & Housing availability due my lower income & age! Diverse Housing Options means ALLOWING persons who run Home-Based businesses to be able to continue to do so in the long run! This Pandemic has forever changed HOW & WHERE we do our work! And I plan on working until I can no longer see or use my fingers! No Retirement in the future for this independent woman. And I am NOT alone in this situation. Affordable Housing AND being allowed to run what is already a long-time successful home-based business - we MUST be allowed this in future! Currently I live with my 82-year old Mom whose not looking after herself since Dad died 6 years ago - hence my move from Calgary to Okotoks. AND I do NOT DRIVE! Take this into consideration - CAREGIVERS can begin this enormous work as early as late 40's/early 50's! I also spent 5 years of the last 7 caregiving a sister with a terminal illness! BE INCLUSIVE.
Diverse housing exists currently there will need to be a change as we balance and mitigate our impact on this area. The amount of disturbance that the environment can buffer is very small now. To ensure a healthy population in the future decisions now may change what housing is available in the future. Expectations will change as conditions do. Other areas where there has been a increase in population have changed citizens expectations on what the appropriate choices(diversity) there should be. What has happened in the past cannot continue.
There should be potential for people to purchase/rent housing that meets their stage of life and desires (central city living, acreage living) with attractive options in both areas.
Let the people decide, don't force ANYTHING on ANYBODY via re-zoning etc.
Housing for mixed incomes. We own our house, so we're not concerned about moving or renting right now.
Having a mix of affordable housing, apartment/condos, houses with secondary suites available in all communities
Options for all budgets in all communities (e.g. so that less wealthy people aren't forced to the far flung suburbs while those with more money and privilege can live in complete inner city communities with less transportation costs, better access to amenities etc.)
poor useless impoverishment. turning parts if the city into slums. way to ho Calgary council!!
Not every on can handle living in Soviet style apartments
Build low income housing in the expensive neighbourhoods. Build housing close to industrial areas. This will lessen the travel for the people that work in said areas.

Density should not be forced on existing communities
Different types of housing make sense in different parts of the region. High density housing belongs in the urban centres, not the rural municipalities. If people want to live in a high density neighbourhood, they are looking for the conveniences of urban life. It is not economically viable to provide those conveniences in a rural location. People chose to live in the rural parts of the region to enjoy the space, natural enviroment and quiet that is not achievable in an urban centre. The housing styles should reflect those differences.
There are a wide variety of affordable options within each of the different housing types (single family, duplex, townhouse, rowhouse, mid-rise apartment, high-rise apartment). Ideally, the compact areas can become more affordable to encourage more people to move to the compact areas.
No more detached suburban homes. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
build the 'missing middle'
Diverse housing options means having options for citizens and families to live in. This should be done in a sensible way. Having a multi residential buildings in areas that are suited for them.
Smaller urban centres, country residential pods or clusters, New lifestyle options to allow rural aging in-place compared to current seniors residences
single family homes, shared homes, townhouses, apartments, condos for all stages of life, child rearing, empty nesters, seniors, retired
enough of the high density ghettos already!
Multi family dwellings with emphasis on reasonable rents/purchase prices. Too much sprawl already.
Not sure what is meant by this. I think there is a plenty of diversity. I wouldn't mind having undiverse housing options as long as they had access to green spaces, community spaces, and lived within means.
This is important based upon personal preference and income. There should be more seniors housing created near amenities.
It allows a mix of scoio-economic diversity throughout the area.
Diverse housing options means that there are all levels of housing available. It promotes diversity within the community and "community" in and of itself. It is important, however, to respect the existing community spirit within each region. We have to be careful about overdevelopment. In the current housing market in Alberta, overdevelopment could be detrimental to existing property values and result in an over abundance of houses on the market. Limiting development is just as important as having the right development. There needs to be consideration given to allowing infrastructure time to catch up with the high growth in the past few years. This also means allowing services to catch up - EMS, Police, Health Care, etc.
The Calgary area is extremely bad for the "missing middle" - we have apartment buildings and single family homes, but so few options in between. There are plenty of ways to increase density other than high rises
Having poor people and criminals living next to me
As I said above we should avoid to make people live in high rises to create an insensitivity to a natural environment. Keep houses except in downtown areas to below 5 dories to give them fresh oxygen from surrounding treesj. Plant trees trees trees and again trees

The housing options must take into consideration the transportation needs of likely residents as well as other services such as proximity to educational facilities and health care. If you create a community of family homes, you'd better plan for rec facilities and schools
It means that older neighborhoods should be revitalized with new housing options that would allow all levels of income purchasing a residence. I don't think it is fair that 'rich' families have access to communities that have good facilities, good access to downtown, nice parks, etc.
Nothing
The freedom to balance my chequebook. As is, I cannot participate in the economy at all ~10 days a month.
It means that not everyone who wants to live in a city should have a house and a back lawn. It's just not realistic. It is an outdated post-war pipe dream. If you want to live in a city then you accept density. You can't have your cake and eat it too.
High density, low density. Traffic friendly, pedestrian, transit friendly.
housing options in all area's of the city, with similar pricing options
If you want density you can buy a condo in the city. If you want an acreage then you can buy outside the city limits
Keep cheap homes out of my [...] neighbourhood
Having housing that is affordable to all citizens is important. However, when we build these divers options in new areas, we need to make sure that the transit or parking resources are established so that lower income citizens can still travel into more developed areas of the city for work.
Not allowing homeless camps to infringe on real communities. Get hobbyists & crafters off the dole. If it doesnt pay the bills it is not a job, it is a hobby. Defund the arts
People have different needs depending on their life stage and personal circumstance. Families with children desire a backyard and nearby playgrounds, as one example. The Calgary Metro Region will be a more desirable place to live if we offer as many options as possible. This will aid us in attracting people to settle and work here and help us in building a new (non oil and gas dominated) economy.
Giving seniors options that would allow them to Age in Place.
It gives choices within my economic means.
Diverse housing in existing communities can provide more housing options for various people/families. This could limit urban sprawl by giving more affordable housing options in existing communities.
Massive sprawl has made Calgary a disgusting place to live. I will not drive 50km to go to a shop or get food. I live in the beltline and wouldn't even think of the homogenous boring suburbs.
In location, size, price, style. It's most important that housing be affordable for people. And that it be accessible for people with diverse needs. A family of 5, a group of students, and a single disabled person will all have different requirements in housing, but all deserve to be housed comfortably. It's important to think about what features in a home will be limiting for some groups. There should be different kinds of housing and different expectations of land use in every area, not only one specific designation for affordable housing.
more density, more multifamilies
Affordability in communities. Not everybody wants to work of a single detached home, townhouses are very attractive.
All income levels in every neighbourhood
We can stay in our area as our families grow and then reduce
Affordable options across the density spectrum (high rise to single family home)

I don't like that the only apartment/condo options tend to be low quality/low income. We need to support development of multiple options at multiple price points.
Keeping in mind that "family friendly" is not for everyone & ensuring a variety of options for adults preferring adult-only.
It means being able to choose the right kind of housing for the stage of life you're at: an affordable condo near work for young professionals, a moderately sized home for young families, a small bungalow for empty nesters, and affordable retirement homes for the elderly.
At different stages of life, or at different income levels housing preferences will differ. Hence it is important to have a variety of choices for the people of the region. This ranges from rental units in a variety of styles to homes for purchase condos in skyscrapers, lowrise, mid-rise, townhouses, duplex, fourplex, detached, semi-detaches, luxury estate. It is also crucial that affordable housing options are in place.
Opportunity for different generations to live, work, play, retire & end of life care in close proximity to each other
Diverse would be providing seniors with affordable housing in the community they know have grown up and raised their families. Diverse is not a bunch of apartments that become rentals for young people who don't have an appreciation for the traditions and character of the community.
It means a wider range of people can enjoy Calgary!
A choice of different houses. Not massive high rises.
It means real choice for consumers in a diverse range of built forms. As a region we're overbuilt on urban condos and suburban, car dependent single family homes, but we do a poor job with medium "missing middle" density.
It means there are market opportunities for people at different stages of life and different financial capacities. It means there is a diversity of options when it comes to amenities and communities.
The reality is that any new project of reasonable size must accommodate diverse housing. Take harmony for example, they initially had larger expensive single family homes only, now they are changing that to include a much more diverse group of offerings. There is simply no market for a single type of product on a large scale any longer.
As the world is changing there are many different views of what individuals want for their own housing. From acreages, to single detached, multifamily and high density. In order to attract a variety of individuals to the city, it needs to have a variety of housing options. At this stage in my life I am interested in low density single family detached, however, that will change as I age.
Affordable housing through condos up to estate homes.
Condos, townhouses, semi-attached - rent / own with all types
A variety of affordable housing
Actual 1/4 and 1/3 acre lots, instead of the jammed together ugly fire risk LEGO esq homes.
It means I can live in the country with having all of the resources I need to live, work and play conscientious for me.
If Calgary is to continue to grow and if we want to avoid US-style housing ghettos, then we must look to innovative designs and construction methods to reduce the cost of housing. I just don't know that we need more million-dollar houses in Calgary. Highly desirable homes can be built for less if modern technologies like robotic house building are applied. Calgary should consider becoming a Centre of Excellence, or at least a hub in this field.
Some people don't want yards and prefer a higher density, while others want some space around them. Allow the developers to provide that variety

<p>Affordability and movement through products as life style choices and economic means change. Literally defines diversity.</p>
<p>I really appreciate how house styles can differ so much from one another. Gives more personality to the street and less cookie cutter. Housing options would cater for differing incomes, support needs and reflective of the single, family and multi generational residents.</p>
<p>Everyone needs somewhere to live, but that doesn't mean everyone can afford to live the same way. People who can afford an acreage should be able to have that acreage. Regular middle class people should be able to afford a detached family home with a yard. Minimum wage workers should have townhouses and apartments that they can afford for their families available. People should live within their means - it is not the tax payers responsibility to provide housing for others - but a variety of housing in theory means that there is something out there affordable for all levels of income, as well as choice for different lifestyles</p>
<p>Having the option of having a home on a larger lot if desired - perhaps enough land for a three bedroom bungalow, and a yard for the dog and kids to play in.</p>
<p>Diverse housing options would include country residential, estates, 50 foot wide residential lots, 25 foot residential lots, row townhomes, multi-unit buildings, 4 to 6 level buildings and high rise buildings.</p>
<p>It means that a multi family housing development has one two and at least three bedroom developments so families and singles can all live there, that affordable and attainable housing is available throughout the City so mixed incomes can co exist. That apartments, condo's, townhouses semi detached, and single family can exist in one community. But more importantly it means that good planning, consultation, cooperative collaboration with stakeholders, quality development and that each housing type is respected and respects the others around it and that an appropriate balance is achieved. It does not mean ad hoc rezoning or constructing an apartment building beside a bungalow. Parkdale is good example. The community was planned back in the 50's with a commercial hub surrounded by what was then RM5, then a zone of RM 4 and the rest R2. Two decades of active involvement of the Parkdale Planning and Development committee have collaboratively stewarded the transition of the community from the bungalows of the 50's to include large single family, semidetached, multifamily, seniors housing, apartments (Point MacKay) in a respectful balance and in general alignment with the original plan for the community. Parkdale is now one of the most desirable communities in the City. Parkdale also supported both an attainable housing project and an affordable housing project on City land within the community (neither of which were constructed). Pressure to upset this balance in favor of increased density is now a risk.</p>
<p>My family and I have been able to live in the same neighbourhood for over a decade as our family has grown because houses of different sizes were built decades ago. We've lived in a two-bedroom rowhouse, a narrow three-bedroom house, and a wider four-bedroom house (where we're planning to build a garage suite so one set of our parents can live nearby). Many ground-oriented, family-sized, market-rate, attainable options are possible, if we stopped banning them. Add apartment buildings where they make sense and you've got a great place to live.</p>

Appendix B - Verbatim from Survey by Question and Theme

Question 3

What's most important about economic wellbeing – planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities?

Most frequently heard themes:

- Diversify the types of businesses, industries, and employment opportunities (41)
- Create live / work / play areas (30)
- Lower taxes / affordability (18)
- Good transportation and transit availability (16)
- Grow up not out (14)
- Balance between economic development and the need for natural and rural areas (9)

Diversify the types of businesses, industries, and employment opportunities (41)
Move business growth into surrounding areas, but with a diverse group of business types so regions don't become identified as industrial/technical/cultural only. Have stricter guidelines on appearance (particularly independent retail/food) that make all businesses and places of employment welcoming to all citizens, safe, clean, appear productive, less mysterious/questionable. Places where diverse groups can live and work in the same area because all are held accountable to the same standards (no "ghettos"/bad parts of town/community. Create more than 1 point of access to these business centres; remember accessibility issues for a growing older population who do not have access to private transportation and cannot realistically be expected to walk across large outdoor spaces (eg. Calgary's 130 Av SE).
I agree with your explanation and would strongly agree with connecting people and goods in walkable areas that encompass a diversity of employment opportunities.
Supporting a diversity of employment opportunities.
WHAT ABOUT TOURISM. That provides economic growth and jobs. Each municipality already does a great job of planning and business should not be forced into areas where taxes will impact their viability.
Diversity: local business/entrepreneurship, arts/culture.
Diversification away from oil and gas dependency is the key. 100+ years of boom and bust economic cycles needs to evolve into a sustainable entrepreneurial based model.
Supporting a strong local business community that is easily accessible for the communities around them and don't require long drives for employees or customers.

Connecting employment opportunities of all kinds with living arrangements so that people have services and work opportunities easily within a short walk or cycle. Also - we should be building opportunities that attract the economic drivers of the future, NOT of the past
Diversification and walkable communities with actual Mainstreets, not the [...] malls that Calgary developers have given us.
I see a need to diversify business - attract new types of business. People should be able to shop and buy local goods. People should be able to be employed in their own region.
Affordable living. Secure supply chain. Employment opportunities in rural and urban communities.
agreed
I agree with this statement that planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities is critical.
Planning for new employment areas that attract new types of business. Oil related business is dying out. What is something we could attract that is of the future?
You've stated what's important in your question already. Planning for employment areas in ways that attract business, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities covers what is important about economic wellbeing pretty comprehensively.
Primary focus should be to attract business to Calgary/Alberta, no matter of sector.
Remember to make NOTE OF & share KNOWLEDGE of HOME-BASED BUSINESSES along the way! We are being IGNORED & unless word-of-mouth gets out there over & above social media, folks visiting Okotoks or Calgary or anywhere in this Metro Region have NO IDEA they could PLAN AHEAD, book an appointment & then visit/shop while they're here!
Shifting from our reliance on oil and gas as our economic engine - we need to invest in other sectors.
Allowing people opportunities to work in the areas where they want to live, supporting desired business opportunities (leaning away from the oil sector).
Must diversify the economy, lower business taxes and create policies to encourage new business ventures, startup companies, tech sector and family-owned small businesses.
Creating a favourable business climate to attract investment and jobs
Economic diversification. Tax breaks for high tech and green business.
establishing an environment for economic diversification.
I think you need to focus on people working from home and think about building opportunities for people that unable to work from home.
Encourage new businesses, innovation, technology, entrepreneurs, and business expansion. Provide incentives and collaborative approaches. Encourage work-live scenarios or innovation pod work areas.
Without a healthy economy the need for growth is null.
efficient transportation, fast internet, options to work from home
High levels of employment and LOW TAXES!
Allow municipalities to attract business outside the city
Planning and Development for economic growth in Industrial/Business specific areas.
The synergy which comes from relationships within the different business and creating an environment for business continuity.
I've enjoyed oil and gas but going forward we must prioritize a diverse and sustainable employment base.
Diversification of industry, support for small businesses.

<p>Rural towns being more welcoming of businesses locating in them which attract city residents.</p>
<p>Although important to consider diversity in businesses and employment, there should also be an effort to celebrate the traditions of rural Alberta such as farming, ranching. Alberta has a strong identity and it would be devastating to lose that to metropolitan thinking and way of life. We moved from the city to get back to a way of life that embraces tradition. There is absolutely something to be said for that.</p>
<p>Having jobs</p>
<p>In order for there to be any POINT to the growth we're expecting we need to see economic wellbeing and opportunities for all in all of the Calgary metro area. None of the environmental and other optimizations matter if no one can afford to pay for them and taxes become a burden without equivalent benefit.</p>
<p>Very important as we transition to new employment models (corporate operating models are changing - less office space, less downtown requirements) and as the world is changing due to technologies, cultures and consumer demands, the city needs to have a variety of infrastructure to adapt to the requirements of future workforces / companies.</p>
<p>People keep jobs and the jobs are in locations that are convenient and least costly.</p>
<p>This is probably the life blood of the City and is very important. Attracting business involves the cost of doing business, taxation, bureaucracy and attractiveness to employees.</p>
<p>Places with more infrastructure than they can afford to maintain are not attractive to people and businesses in the long run when the bill comes due in a generation. As a result, our cities and towns need to balance their private-to-public investment ratio, so the once-a-generation lifecycle costs are between 1/40th and 1/20th of the adjacent properties value (depending on how conservative/risky people like to be).</p> <p>Our places need to be productive enough to match their infrastructure investment. Places, whether in cities or in counties, that want low density may need to reduce the quality of their infrastructure (ditches instead of sewers, gravel instead of asphalt). Places that want more expensive infrastructure should allow more growth as-of-right so the people who live there can afford to maintain their streets and neighbourhoods. We may have to choose what infrastructure to maintain. Systems that are critical but forgotten because they are out of sight, like dams, reservoirs, lift pumps on sewer collection systems, should be prioritized.</p> <p>To make that possible, we need to remove small, simple barriers to economic development so many people can be part of reinvigorating our economy. People must be able to start with nothing and, through their efforts, end up with something. Successful communities raise the bar of prosperity without raising the entry fee. Barriers include regulations that discourage or prevent home-occupied or garage-based businesses (most new businesses fail, let's make it easier for them to fail and move along to the next attempt so they can succeed), and parking minimums. Work on reducing regulations that prevent an empty lot from being turned into something more productive quickly, even if it's as simple as a lemonade stand or a place with a food truck. We're better off helping 50 existing businesses hire one new person each than recruiting one new business that hires 50 people. We can create an environment that encourages business creation instead of trying to create jobs.</p> <p>We also need to make sure we do the math on our infrastructure investments to put our money where it's most effective and leads to private investment. If we're trying to increase the financial productivity of our neighbourhoods, get private capital off the sidelines, and work to incrementally build wealth, we need to recognize that sidewalk maintenance is critical for</p>

many people. Cheap, quick retrofits, like bike lanes, can be more cost effective than widening roads.
<https://www.strongtowns.org/journal/2015/3/29/the-density-question>

Create live / work / play areas (30)
Move business growth into surrounding areas, but with a diverse group of business types so regions don't become identified as industrial/technical/cultural only. Have stricter guidelines on appearance (particularly independent retail/food) that make all businesses and places of employment welcoming to all citizens, safe, clean, appear productive, less mysterious/questionable. Places where diverse groups can live and work in the same area because all are held accountable to the same standards (no "ghettos"/bad parts of town/community. Create more than 1 point of access to these business centres; remember accessibility issues for a growing older population who do not have access to private transportation and cannot realistically be expected to walk across large outdoor spaces (eg. Calgary's 130 Av SE).
I agree with your explanation and would strongly agree with connecting people and goods in walkable areas that encompass a diversity of employment opportunities.
Supporting a strong local business community that is easily accessible for the communities around them and don't require long drives for employees or customers.
Improving land zoning rules to keep workplaces and homes close together.
Connecting employment opportunities of all kinds with living arrangements so that people have services and work opportunities easily within a short walk or cycle. Also - we should be building opportunities that attract the economic drivers of the future, NOT of the past
Diversification and walkable communities with actual Mainstreets, not the [...] malls that Calgary developers have given us.
I see a need to diversify business - attract new types of business. People should be able to shop and buy local goods. People should be able to be employed in their own region.
Would love to see local communities where people can work, live, and play.
If we can provide employment without creating traffic gridlock to the city core then great. Let's bring some employment to the people and not force everyone downtown.
agreed
Stop relying on the downtown core for employment. With current technologies, people can do businesses without needing to be in close proximity.
Spreading economic wellbeing into mixed-use areas means neighbourhoods and communities will not have dead zones during certain hours of each day. It allows people to stay in their community and thrive without undue travel and pressure to create infrastructure to support that travel. Along with the pollution, energy waste and cost that is mitigated by diversifying types and places for economic wellbeing
Commute times need to be minimized and should be reachable through public transit. With the new global economy and reduced office footprint you could maybe have more office headquarters spread out in appealing areas closer to living communities
I agree with this statement that planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities is critical.
Ensuring that people can work/live/play in all areas of the region without extensive commutes
You've stated what's important in your question already. Planning for employment areas in ways that attract business, connect people and goods, and provide an adequate supply of

land to support a diversity of employment opportunities covers what is important about economic wellbeing pretty comprehensively.
Covid will change a lot of what happens here. What happened a year ago is no longer valid. I believe more people will work from home & services should be set up to promote this.
Allowing people opportunities to work in the areas where they want to live, supporting desired business opportunities (leaning away from the oil sector).
Build mixed use buildings for residential and retail, commercial
Encourage new businesses, innovation, technology, entrepreneurs, and business expansion. Provide incentives and collaborative approaches. Encourage work-live scenarios or innovation pod work areas.
Stacked developments including business, service and housing all in one location.
Keep employment areas close to the established population cores so travelling is reduced. East Calgary and Balzac are the best areas for industrial growth.
Having functional, walkable communities that encourage people to shop locally through convenience
Seems like there is a shift going on now in the pandemic. Maybe we should adopt a more European style neighborhoods, with businesses on the bottom floor and apartments on top (like in some new builds in Kensington).
Don't centre all employment downtown. Spread it out.
Easy access by efficient transit (I.e. c-train) or the ability to work and shop within the hub of your neighbourhood.
Multiple hubs/cores so people can live closer to where they work; energy-efficient work spaces so that businesses will save utility costs (e.g., solar panels on all new offices, businesses to offset electricity costs).
Employment should not only be limited to a central location in Calgary, leading to extensive commuting, pollution, car accidents etc..There should also be close proximity businesses for most people in each community.
Repurpose and focus on downtown cores of all nearby cities. Focus on "walkability". Reduce the financial and environmental cost of sprawl
People keep jobs and the jobs are in locations that are convenient and lest costly.

Lower taxes / affordability (18)
WHAT ABOUT TOURISM. That provides economic growth and jobs. Each municipality already does a great job of planning and business should not be forced into areas where taxes will impact their viability.
Affordable living. Secure supply chain. Employment opportunities in rural and urban communities.
Low taxes
You already have enough land in the City proper for all of the above. Stay out of our lands. You cannot afford the annexation costs and the service costs. Your financial situation is already in dire straights and the tax payers are suffering mightily - some facing loss of homes and business because of the high taxes to support unnecessary schemes.
Must diversify the economy, lower business taxes and create policies to encourage new business ventures, startup companies, tech sector and family-owned small businesses.
Get rid of ... and his cronies is step number one! Second, reduce property taxes and user fees. Businesses will return to Calgary, businesses will expand and fewer businesses will have to close their doors forever simply because of what ... and his cronies did to this great city.

Economic diversification. Tax breaks for high tech and green business.
What is most important for me is to ensure equality of economic well-being, so that the disparity between high-income and low-income is reduced.
Affordable housing
High levels of employment and LOW TAXES!
You crooks not taking any more of my money.
Low taxes so people can afford to live and have real jobs. We do not need ... like philosophy to redistribute wealth, add user fees & overtax businesses, homeowners & residents. Defund the arts.
Making Calgary more affordable to all
In order for there to be any POINT to the growth we're expecting we need to see economic wellbeing and opportunities for all in all of the Calgary metro area. None of the environmental and other optimizations matter if no one can afford to pay for them and taxes become a burden without equivalent benefit.
Housing costs in Calgary and other major centres is a serious impediment to economic wellbeing. Without an improvement in housing affordability, I fear that we will see very little change in this regard.
Keeping costs down through cost effective development models. Let consumers decide on things like energy efficiency of home etc. Do not over regulate or create unnecessary policy
Efficient infrastructure costs for long term sustainability.
Places with more infrastructure than they can afford to maintain are not attractive to people and businesses in the long run when the bill comes due in a generation. As a result, our cities and towns need to balance their private-to-public investment ratio, so the once-a-generation lifecycle costs are between 1/40th and 1/20th of the adjacent properties value (depending on how conservative/risky people like to be).
Our places need to be productive enough to match their infrastructure investment. Places, whether in cities or in counties, that want low density may need to reduce the quality of their infrastructure (ditches instead of sewers, gravel instead of asphalt). Places that want more expensive infrastructure should allow more growth as-of-right so the people who live there can afford to maintain their streets and neighbourhoods. We may have to choose what infrastructure to maintain. Systems that are critical but forgotten because they are out of sight, like dams, reservoirs, lift pumps on sewer collection systems, should be prioritized.
To make that possible, we need to remove small, simple barriers to economic development so many people can be part of reinvigorating our economy. People must be able to start with nothing and, through their efforts, end up with something. Successful communities raise the bar of prosperity without raising the entry fee. Barriers include regulations that discourage or prevent home-occupied or garage-based businesses (most new businesses fail, let's make it easier for them to fail and move along to the next attempt so they can succeed), and parking minimums. Work on reducing regulations that prevent an empty lot from being turned into something more productive quickly, even if it's as simple as a lemonade stand or a place with a food truck. We're better off helping 50 existing businesses hire one new person each than recruiting one new business that hires 50 people. We can create an environment that encourages business creation instead of trying to create jobs.
We also need to make sure we do the math on our infrastructure investments to put our money where it's most effective and leads to private investment. If we're trying to increase the financial productivity of our neighbourhoods, get private capital off the sidelines, and work to

incrementally build wealth, we need to recognize that sidewalk maintenance is critical for many people. Cheap, quick retrofits, like bike lanes, can be more cost effective than widening roads.
<https://www.strongtowns.org/journal/2015/3/29/the-density-question>

Good transportation and transit availability (16)
Cities need to be connected by good transportation. It doesn't matter what industries we attract people will always need to get to and from their jobs efficiently and safely.
Having all the tools at hand to be able to live healthy and successfully. Internet access for schools and working at home, transportation links to move about efficiently, increase open spaces for healthy movement.
Transit availability, transit to the mountains, pathways
If we can provide employment without creating traffic gridlock to the city core then great. Let's bring some employment to the people and not force everyone downtown.
Commute times need to be minimized and should be reachable through public transit. With the new global economy and reduced office footprint you could maybe have more office headquarters spread out in appealing areas closer to living communities
Optimize space used and facilitate transportation connectivity to include alternative transportation other than vehicle traffic only. Active transportation opportunities that lower worker costs and improve carbon impacts
Important factors to consider for economic welling being include: (1) employment areas should be connected to transit whenever possible; (2) different types of commercial and industrial development should be encouraged to locate in optimal locations (e.g. large scale warehousing makes sense in NE Rocky View because of cheaper land and easy access to transportation networks; retail makes most sense in urban centres and hamlets where there are enough people to make the businesses viable).
key to have improved transit to access employment areas.
efficient transportation, fast internet, options to work from home
Urban sprawl. Cramming everyone downtown while increasing parking fees and ferrying to force people to use the [removed] transit will not work
Easy access by efficient transit (I.e. c-train) or the ability to work and shop within the hub of your neighbourhood.
Easy public transportation access which the region has none.
A robust infrastructure network--youth and young professionals are less likely to drive and own vehicles. To attract the next generation of Calgarians, and to support our region, we should work on developing a robust inter-city public transportation system, ensuring those who choose to live in Airdrie, Chestermere, Cochrane, Okotoks or High River have convenient access to the employment and education opportunities in Calgary, as well as the global transportation network accessed through YYC.
Quick transit from outside Calgary to inside and around.
Modern and adequate Infrastructure and transportation.
Places with more infrastructure than they can afford to maintain are not attractive to people and businesses in the long run when the bill comes due in a generation. As a result, our cities and towns need to balance their private-to-public investment ratio, so the once-a-generation lifecycle costs are between 1/40th and 1/20th of the adjacent properties value (depending on how conservative/risky people like to be).

Our places need to be productive enough to match their infrastructure investment. Places, whether in cities or in counties, that want low density may need to reduce the quality of their infrastructure (ditches instead of sewers, gravel instead of asphalt). Places that want more expensive infrastructure should allow more growth as-of-right so the people who live there can afford to maintain their streets and neighbourhoods. We may have to choose what infrastructure to maintain. Systems that are critical but forgotten because they are out of sight, like dams, reservoirs, lift pumps on sewer collection systems, should be prioritized.

To make that possible, we need to remove small, simple barriers to economic development so many people can be part of reinvigorating our economy. People must be able to start with nothing and, through their efforts, end up with something. Successful communities raise the bar of prosperity without raising the entry fee. Barriers include regulations that discourage or prevent home-occupied or garage-based businesses (most new businesses fail, let's make it easier for them to fail and move along to the next attempt so they can succeed), and parking minimums. Work on reducing regulations that prevent an empty lot from being turned into something more productive quickly, even if it's as simple as a lemonade stand or a place with a food truck. We're better off helping 50 existing businesses hire one new person each than recruiting one new business that hires 50 people. We can create an environment that encourages business creation instead of trying to create jobs.

We also need to make sure we do the math on our infrastructure investments to put our money where it's most effective and leads to private investment. If we're trying to increase the financial productivity of our neighbourhoods, get private capital off the sidelines, and work to incrementally build wealth, we need to recognize that sidewalk maintenance is critical for many people. Cheap, quick retrofits, like bike lanes, can be more cost effective than widening roads.

<https://www.strongtowns.org/journal/2015/3/29/the-density-question>

Grow up not out (14)

Keeping Urban within their current boundaries growing upwards instead of out.

look at reusing and expanding existing buildings rather than developing a new supply of land. Larger scale business should look at taking and demolishing buildings on underutilized land.

There needs to be a balance struck between economic development and preservation of natural areas and lands. We need more density inside individual municipalities - instead of building 'satellite communities' like Airdrie, which mostly only contribute commuters to the metro as a whole.

Continuing to focus on developing Calgary's core and not hollowing out our existing commercial and businesses areas / cannibalizing each other within the region. We compete in a global market and need to work together, even if that means forcing some municipalities to accept that they cannot undermine others.

We have plenty of empty buildings downtown. Why not redevelop to use these before building more areas? Downtown is a ghost town.

Allowing development to be compact, efficient, with the smallest amount of new infrastructure. Of equal importance, is municipalities reducing the complexity of their bureaucracies, increasing the speed with which they respond to business needs, and running in an efficient and transparent manner to demonstrate excellent value for tax dollars.

Urban sprawl. Cramming everyone downtown while increasing parking fees and ferrying to force people to use the [...] transit will not work

Sustainability, preservation of land and landscapes. Irresponsible development with no regard for necessary infrastructure, environmental damage, access to water is a huge concern in Rockyview.
Reuse industrial areas, concentrate specific industries and retailer's together
Revitalize the downtown wasteland
Substantial social security net, and comprehensive social responsibility policies
planning for more businesses in areas where there are already businesses or along main routes
Repurpose and focus on downtown cores of all nearby cities. Focus on "walkability". Reduce the financial and environmental cost of sprawl

Balance between economic development and the need for natural and rural areas (9)
Having all the tools at hand to be able to live healthy and successfully. Internet access for schools and working at home, transportation links to move about efficiently, increase open spaces for healthy movement.
There needs to be a balance struck between economic development and preservation of natural areas and lands. We need more density inside individual municipalities - instead of building 'satellite communities' like Airdrie, which mostly only contribute commuters to the metro as a whole.
Best economic wellbeing comes from preserving agricultural lands and therefore protecting a positive balance sheet in the environment.
Working together to harmonize land use area bordering Calgary, recognizing that people travel between rural areas and Calgary BOTH WAYS!!
Important factors to consider for economic wellbeing include: (1) employment areas should be connected to transit whenever possible; (2) different types of commercial and industrial development should be encouraged to locate in optimal locations (e.g. large scale warehousing makes sense in NE Rocky View because of cheaper land and easy access to transportation networks; retail makes most sense in urban centres and hamlets where there are enough people to make the businesses viable).
Keeping land green for cows and wildlife to pasture and lots of forest and trees to offset the city's carbon use.
Keep all business's down industrial development along the north south corridor and to the east to maintain air and land quality in Calgary. RVMD should be separated in to three areas west, n/s corridor and east as they already have very different characteristics
Sustainability, preservation of land and landscapes. Irresponsible development with no regard for necessary infrastructure, environmental damage, access to water is a huge concern in Rockyview.
Although important to consider diversity in businesses and employment, there should also be an effort to celebrate the traditions of rural Alberta such as farming, ranching. Alberta has a strong identity and it would be devastating to lose that to metropolitan thinking and way of life. We moved from the city to get back to a way of life that embraces tradition. There is absolutely something to be said for that.

Question 4

What's most important about growth management and the efficient use of land – developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play?

Most frequently heard themes:

- More density, less use of land (38)
- Smaller environmental footprint (22)
- More land for green spaces (20)
- Use what we already have – redevelop rather than new development (20)
- Leave rural alone / urban and rural need to be treated differently (19)
- Reduce travel time and increase walkability (15)
- Live, work and play spaces (13)

More density, less use of land (38)
Land needs to be developed as dense as possible to ensure a smaller environmental footprint and increase existing services.
Develop infrastructure first, and then build out residential/commercial mixed use areas. Stop the spread of housing only on large tracts of land with little regard to the natural environment.
Increased density. Not sure Calgary shies away from building taller buildings on the outskirts which are 20+ floors.
Density is needed in this city. We need to stop building out. How else are we ever going to stop being a car dependent city?
Allowing the region to help plan how big urban grow with the wasting of industrial land and allowing too much green space.
Densify Calgary. Leave rural areas rural.
Financial incentives for increased density, zoning changes to encourage density (e.g. reduced parking requirements, reducing set back rules, easier approvals of secondary suites).
Reaching a livable and human-scaled density with the infrastructure to support that. Mid-rise density of four to six stories rather than per dense tall buildings surrounded by the usual sprawl of single-family housing. NO MORE big box stores surrounded by acres of parking
Build up, not out. Redevelop areas that have aged infrastructure.
Rural sprawl is unsustainable especially if people start demanding services. Cluster and infill must be priorities for surrounding counties. Density will pay for services. No more acreages. agreed
Balance needs to be struck between density and affordability, but also realizing that increasing density brings opportunity - especially in exurb communities like Airdrie, which is suffering with a dilapidated downtown.
I also agree with the statement that developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play is important.
Increasing density in already developed areas in a smart way, Calgary has poorly expanded too much for too long. Increasing density and changing land uses needs to consider adding in additional office and commercial space in traditionally residential areas as well.
Stop planning for huge amounts of green space within the urban centers. Better use of current urban land and stop looking to rurals as land banks!

<p>Again, you've stated an important contributor re: developing in a way that minimizes the overall amount of land needed. Additionally, the most important thing in my opinion is being more efficient with land for the right uses - less requirement for pavement and roadway infrastructure, more space for people. Overengineered interchanges and major highways are an unfortunate trademarks of Alberta these days.</p>
<p>Urban sprawl should be controlled. Only ones benefiting are developers. Higher density options such as row type housing, condos should be encouraged. Smaller homes should be encouraged also so they might be affordable.</p>
<p>Develop what lands the city already owns that need densification.</p>
<p>I grew up in downtown Calgary back in the '60s. We walked everywhere to shop locally. Then as an adult, I lived either along 11th Av or 13th Av SW - again working/shopping & socializing LOCALLY in this area - WALKING IT AS MUCH AS POSSIBLE! I didn't need to add in WALKING to my exercise regimen because it was my MODE OF TRANSPORTATION. I thought nothing of it while Living/Working/Shopping south of downtown/within downtown Calgary. Never been a suburbs gal & I'm 62! Create MORE mixed use, multi-family AFFORDABLE HOUSING especially for those of us now into our 60's upward! I'm still working - a home-based business - that is not as lucrative as my old oil & gas admin jobs! WE MUST CHANGE WITH THE TIMES!</p>
<p>Making sure there is efficient use of land, focus on Centre City plan instead of further urban sprawl. Redevelop inner city communities with secondary suites, proper water and wastewater infrastructure, better roads</p>
<p>We need to disincentivize developers and municipalities from trying to create more greenfield developments. Many people only choose to buy homes and locate businesses far from Calgary's established neighbourhoods because they think it will be less expensive, but they don't consider the costs of transportation, distance from amenities (like hospitals), and externalities that increase costs for everyone.</p>
<p>Density should not be forced on existing communities, especially suburbs and rural communities. Downtown and inner city density should be promoted.</p>
<p>Growth management and the efficient use of land should concentrate on in-fill residential development, both within the urban and rural municipalities. For example, Rocky View County has an enormous amount of land available for residential development within its existing Area Structure Plans. It makes no sense to approve new areas for residential development until those areas have been built out.</p>
<p>Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.</p>
<p>extending these principles to avoid additional low density infrastructure costs being covered by high density residential development.</p>
<p>The ability to prevent urban sprawl and to accommodate growth via densification which should generate more open space for parks and recreation</p>
<p>Protecting rural and foothills areas from piecemeal suburban development, which sets a precedent for other types of infrastructure and expansion. I would vote for higher density.</p>
<p>No one wants to live in a cement jungle, and Calgary is guilty of urban sprawl. Finding a way to create pods with work, live, play will naturally help the environment.</p>
<p>Cluster style with easy transit</p>
<p>Revitalize older areas of Calgary. These areas are closer to downtown, so it cuts down on the need for new roads and infrastructure.</p>
<p>Need more density and less consumption of land. Stop growing out, start planning upward dense growth in the city limits. Stop the urban sprawl.</p>

We should be using what we already have like existing railway lines and land to increase density. Encourage rowhouse development and infills
Higher density
Reduction of urban sprawl, allowance for natural areas within urban areas.
Increased density in urban cores--Calgary's Beltline is a good start, but our region could have dense, walkable neighbourhoods in central Airdrie, Cochrane and Okotoks as well, along with other areas in Calgary. Transit-oriented development, especially at inter-city transit hubs (bus or rail) should be looked at.
Sprawling communities that cannot be supported by the right infrastructure, public transport, utilities and have a higher cost on the taxpayer base is not an efficient use of land. A higher density of communities is required.
We need to stop the incentives to continue to sprawl and for rural counties to pick a lane instead of trying to be a crappy rural sprawl version of Calgary.
Very important. Springbank is a great example of highly inefficient land use. There are however many opportunities for higher density mixed use developments on Calgary's borders. These should be allowed to proceed if they meet certain planning criteria set forth in the growth plan. They should not however be exposed to Calgary's veto. In fact, Calgary should be forced to work with these developments to come up with the most efficient transportation and servicing plans. The municipalities and Calgary can easily come up with some sort of tax sharing plan, but under current rules, Calgary has no motivation to support any development outside its borders and will simply veto every project. You cannot have efficient planning with a single member making all the decisions for its own benefit.

Smaller environmental footprint (22)
Land needs to be developed as dense as possible to ensure a smaller environmental footprint and increase existing services.
Develop infrastructure first, and then build out residential/commercial mixed use areas. Stop the spread of housing only on large tracts of land with little regard to the natural environment.
Reducing travel time and vehicle greenhouse gas emissions.
Control the endless sprawl that land developers have become addicted to utilizing as we have continued to encroach on sensitive wildlife habitat and arable land.
Reduction of land use is huge. We need to stop this continued outward growth/urban sprawl. It costs the city too much money initially and causes more traffic and longer drives for people that work in the inner city, not to mention the added cost to the city of adding both utility services as well as bus routes, etc. We need to maximize use of undeveloped/underdeveloped land in already developed areas more in the inner city. There are lots of them. They can be used for both residential and commercial developments.
Reducing the footprint to preserve natural space and reduce cost of infrastructure and GHG emissions.
Trying to build compact efficient houses that people are interested in living in.
4. Calgary is already one of the most sprawling cities in the world. And yet, we are situated in a beautiful, natural environment where animals and plants are pushed to their limits by human activity. Efficient growth that is well-designed will hopefully mean people will not pine for mansions and acres of lawn to mow. Privacy, walkability, safety, proximity to services, access to greenery... if these are provided quality could win over quantity
Under the MGA it says "highest and best use". This does NOT mean highest density with most taxes. It means highest protection of the environment - air, land and water.

Urban sprawl should be controlled. Only ones benefiting are developers. Higher density options such as row type housing, condos should be encouraged. Smaller homes should be encouraged also so they might b e affordable.
Connected for all types of transport, maintain wildlife corridors, manage land to minimize new roads needed. New development should be planned so that it can be modified when economic drivers or needs change
We MUST STOP taking over valuable natural and agricultural land.
this is all about money and developers . you don't care about anything elae. build condos malls and cover everything with buildings so there is no green , nature , etc how is this important to the environment??
Allowing development to be compact, efficient, with the smallest amount of new infrastructure. The more infrastructure that gets built, the bigger the burden on the municipality for maintenance costs and ultimately this increases taxes.
Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
This is 100% vital if we want to have any hope of mitigating the very serious climate change effects already starting to come into play. More land usage means a higher carbon footprint, and less space for critical natural ecosystems
Slow the expansion of the city footprint..
Smaller plots are more affordable, and cause less damage to the natural plant and wildlife. Creating sustainable parks, with minimal interference of the natural water system.
More compact neighbourhoods that allow for walk ability.
Nothing. We have plenty of land. Use it efficiently, but we have very minimal constraints other than the reserve on the SW part of the city. So expand east where there are no barriers all the way past Strathmore.
Efficient use of land doesn't mean to build tall close together buildings. They need to fit into the surrounding area and not create wind tunnels, block sunlight
Innovative infrastructure, that is efficient and cost effective.

More land for green spaces (20)
Develop infrastructure first, and then build out residential/commercial mixed use areas. Stop the spread of housing only on large tracts of land with little regard to the natural environment.
Providing greens spaces and pathways
4. Calgary is already one of the most sprawling cities in the world. And yet, we are situated in a beautiful, natural environment where animals and plants are pushed to their limits by human activity. Efficient growth that is well-designed will hopefully mean people will not pine for mansions and acres of lawn to mow. Privacy, walkability, safety, proximity to services, access to greenery... if these are provided quality could win over quantity
I do not believe there is a demand for high density (as Calgary City Council would have you believe). People want their own house and backyard. Larger lots with more green area is I believe what is desired.
Connected for all types of transport, maintain wildlife corridors, manage land to minimize new roads needed. New development should be planned so that it can be modified when economic drivers or needs change
We MUST STOP taking over valuable natural and agricultural land.
Preserve land for wildlife and native flora first. Don't box wildlife into narrow corridors like what has happened with Nose Hill Park.

<p>this is all about money and developers . you don't care about anything elae. build condos malls and cover everything with buildings so there is no green , nature , etc how is this important to the environment??</p>
<p>The ability to prevent urban sprawl and to accommodate growth via densification which should generate more open space for parks and recreation</p>
<p>lots of green space</p>
<p>To maintain the the present structure of avoiding cramming people into disgusting concentration of high rise building and giving families a safe physical distance in a natural environment.</p>
<p>Again, Covid is a not so subtle reminder that space is important. Trails and pathways must become an integral part of any development. These routes should not be random, but should provide connection between residential and commercial areas.</p>
<p>Planning so that green spaces are connected to one another to facilitate wildlife and recreational opportunities and build residential around the green spaces, rather than fitting isolated green spaces into a plan based on roads and other infrastructure.</p>
<p>Smaller plots are more affordable, and cause less damage to the natural plant and wildlife. Creating sustainable parks, with minimal interference of the natural water system.</p>
<p>Respecting treaties and not pressuring FN and allowing space for nature</p>
<p>Reduction of urban sprawl, allowance for natural areas within urban areas.</p>
<p>Its so important to keep including vast amount of park land within the expanding areas (Calgary has always done a great job and I hope we continue to do so)</p>
<p>Less funds (capital and operating) expended on building / maintaining infrastructures.</p>
<p>More green space, healthier environments</p>
<p>We have to protect the ever reducing green belt surrounding our cities. I am very disheartened to see so much green space just being given away for endless new houses and strip malls with the same shops in ever neighbourhood. We need to look at how we repurpose already developed land. There is plenty commercial and residential properties sitting empty or for sale.</p>

<p>Use what we already have – redevelop rather than new development (20)</p>
<p>Reduction of land use is huge. We need to stop this continued outward growth/urban sprawl. It costs the city too much money initially and causes more traffic and longer drives for people that work in the inner city, not to mention the added cost to the city o f adding both utility services as well as bus routes, etc. We need to maximize use of undeveloped/underdeveloped land in already developed areas more in the inner city. There are lots of them. They can be used for both residential and commercial developments.</p>
<p>Stop developing residential and commercial land until the appropriate infrastructure is in place.</p>
<p>Slow and steady. It would not be prudent to build spaces that sit empty for years on end.</p>
<p>Build up, not out. Redevelop areas that have aged infrastructure.</p>
<p>making use of existing transportation corridors - especially the CANAMEX Highway 2 corridor</p>
<p>Since covid much of the current developments have closed. Can't we develop these before any new developments and more money is spent. How bout we live within our means for once. This will see us use existing resources without increasing our budget.</p>
<p>Stop planning for huge amounts of green space within the urban centers. Better use of current urban land and stop looking to rurals as land banks!</p>
<p>Develop what lands the city already owns that need densification.</p>

<p>Making sure there is efficient use of land, focus on Centre City plan instead of further urban sprawl. Redevelop inner city communities with secondary suites, proper water and wastewater infrastructure, better roads</p>
<p>We need to disincentivize developers and municipalities from trying to create more greenfield developments. Many people only choose to buy homes and locate businesses far from Calgary's established neighbourhoods because they think it will be less expensive, but they don't consider the costs of transportation, distance from amenities (like hospitals), and externalities that increase costs for everyone.</p>
<p>Calgary municipality is large enough for the time being. We do not need to continue to expand. Especially taking into consideration of the mass exodus this city has seen for the past six years.</p>
<p>Growth management and the efficient use of land should concentrate on in-fill residential development, both within the urban and rural municipalities. For example, Rocky View County has an enormous amount of land available for residential development within its existing Area Structure Plans. It makes no sense to approve new areas for residential development until those areas have been built out.</p>
<p>Rejuvenating existing communities that are failing.</p>
<p>Revitalize older areas of Calgary. These areas are closer to downtown, so it cuts down on the need for new roads and infrastructure.</p>
<p>Two things. First, an URBAN GROWTH BOUNDARY. Portland did this in the 70's. Second, a metro planning council of elected officials independent of city hall that can manage regional urban planning long term, not short term by city councillors in the pockets of developers.</p>
<p>redevelopment is more critical and sustainable than new development.</p>
<p>Redevelop the slums in Calgary. There are plenty of opportunities to redevelop areas that are becoming slums. LRT south, McLeod Trail, Sunnyside, Inglewood, Ramsey, etc. This regional plan is nothing more than a tax grab.</p>
<p>We should be using what we already have like existing railway lines and land to increase density. Encourage rowhouse development and infills</p>
<p>We have to protect the ever reducing green belt surrounding our cities. I am very disheartened to see so much green space just being given away for endless new houses and strip malls with the same shops in ever neighbourhood. We need to look at how we repurpose already developed land. There is plenty commercial and residential properties sitting empty or for sale.</p>
<p>Prioritize revitalizing existing underutilizes areas instead of expanding city limits</p>

<p>Leave rural alone / urban and rural need to be treated differently (19)</p>
<p>CMRB looks to be flawed as urbans are planning for rural areas. Rural should then have a say in how urbans plan as they use up more land with their waste of acres and acres of poor industrial & residential planning and want to only use rural areas as a land bank.</p>
<p>Growth has followed infrastructure since the beginning of time. Let the County's decide where they want to see growth and how, the City has killed new growth so this is of benefit to the region, they don't want it so Okotoks and High River should take it! Growth management is a joke that kills communities. I find this survey, and the one before, totally skewed to urban priorities and no those of the region, a very poor job thus far. You speak of a region yet you are clueless about how it should work unless the City tells you how it should work.</p>
<p>Densify Calgary. Leave rural areas rural.</p>

I strongly believe we should not be developing land that is being used to grow crops or support livestock. We need to be very aware of maintaining this land for food development.
Stop planning for huge amounts of green space within the urban centers. Better use of current urban land and stop looking to rurals as land banks!
Remember that the rural counties and municipalities represent many private LANDOWNERS, not a land bank for CoC
Stop wasting farmland
Density should not be forced on existing communities, especially suburbs and rural communities. Downtown and inner city density should be promoted.
Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
It is important to remember not to respect a community wants and needs. Not all communities want to have large developments in the middle of their community.
Protecting rural and foothills areas from piecewise suburban development, which sets a precedent for other types of infrastructure and expansion. I would vote for higher density.
While diversity and density are important, it is also important to recognize the differences in communities. For example, Chestermere is not Calgary. Lot sizes are bigger and it's about space, leisure and recreation. Do not try to change this identity. Smaller lots, higher density living is not what is the basis of this community.
- this is ANTI rural living the exact opposite the way people should live off the land, reducing carbon footprint by having a acre of tree on their lot. Why develop anything at all Keep the sky scrapers in the city please and don't push your values on us rural folk
Rockyview county is the county that is loosing the amount of farmland at the fastest rate in Canada today. We can't keep expanding the city . Those such as myself who live in Rocky view county rural area are happy not having a grocery story or gas station in the corner. We understand the distance to services and we are fine with it.
New communities. Not up. Out!
Calgary needs to stop its urban sprawl. Rockyview needs to preserve its rural identity.
Developing in the same way as the surrounding area, ie acreages next to acreages and high density next to high density
We need to stop the incentives to continue to sprawl and for rural counties to pick a lane instead of trying to be a crappy rural sprawl version of Calgary.
City of Calgary proper needs to try and stay within its current limits as much as possible to allow for lower density and agricultural land to remain in place in the surrounding MDs

Reduce travel time and increase walkability (15)
Reducing travel time and vehicle greenhouse gas emissions.
Walkability and access to sunshine on sidewalks. Mainstreets.
land should be developed with multiple options to travel and connect, with needs being located nearby to every resident.
4. Calgary is already one of the most sprawling cities in the world. And yet, we are situated in a beautiful, natural environment where animals and plants are pushed to their limits by human activity. Efficient growth that is well-designed will hopefully mean people will not pine for mansions and acres of lawn to mow. Privacy, walkability, safety, proximity to services, access to greenery... if these are provided quality could win over quantity
Again, you've stated an important contributor re: developing in a way that minimizes the overall amount of land needed. Additionally, the most important thing in my opinion is being

<p>more efficient with land for the right uses - less requirement for pavement and roadway infrastructure, more space for people. Overengineered interchanges and major highways are an unfortunate trademarks of Alberta these days.</p>
<p>I grew up in downtown Calgary back in the '60s. We walked everywhere to shop locally. Then as an adult, I lived either along 11th Av or 13th Av SW - again working/shopping & socializing LOCALLY in this area - WALKING IT AS MUCH AS POSSIBLE! I didn't need to add in WALKING to my exercise regimen because it was my MODE OF TRANSPORTATION. I thought nothing of it while Living/Working/Shopping south of downtown/within downtown Calgary. Never been a suburbs gal & I'm 62! Create MORE mixed use, multi-family AFFORDABLE HOUSING especially for those of us now into our 60's upward! I'm still working - a home-based business - that is not as lucrative as my old oil & gas admin jobs! WE MUST CHANGE WITH THE TIMES!</p>
<p>Connected for all types of transport, maintain wildlife corridors, manage land to minimize new roads needed. New development should be planned so that it can be modified when economic drivers or needs change</p>
<p>Limiting sprawl on the edges of all the municipalities to reduce the travel requirements for daily activities.</p>
<p>More infill and more multi-family within urban areas, that are already close to amenities. Brentwood is an example.</p>
<p>Cluster style with easy transit</p>
<p>Again, Covid is a not so subtle reminder that space is important. Trails and pathways must become an integral part of any development. These routes should not be random, but should provide connection between residential and commercial areas.</p>
<p>Sprawl is unsustainable. Walkable communities are beneficial to mental health at every socio-economic level.</p>
<p>Building well thought out communities is important. I live in the far NE and we have very little parking or infrastructure because the neighbourhood and its multitude of multi-family housing complexes were not well organized when the initial plans were submitted.</p>
<p>More compact neighbourhoods that allow for walk ability.</p>
<p>Increased density in urban cores--Calgary's Beltline is a good start, but our region could have dense, walkable neighbourhoods in central Airdrie, Cochrane and Okotoks as well, along with other areas in Calgary. Transit-oriented development, especially at inter-city transit hubs (bus or rail) should be looked at.</p>

<p>Live, work and play spaces (13)</p>
<p>Move away from "prime" areas of real estate that are dictated by citizens level of wealth or changing business demand (eg. downtown Calgary) and towards a more balanced/equal value across regions. You could have a number of mini-centres of mixed services/businesses/employment, surrounded by mixed residences of people who work and spend leisure time (shopping/dining/entertainment) in those centres, cutting back on commutes and cross-area transit needs. These residential "rings" would flow seamlessly into adjoining "rings" that surround their own mini-centres. Ideally each centre would have the equal proportions of industry/service/residential mixes, so no centre is considered specialized or more ideal than any other, and they are all equally appealing.</p>
<p>land should be developed with multiple options to travel and connect, with needs being located nearby to every resident.</p>
<p>I also agree with the statement that developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play is important.</p>

Increasing density in already developed areas in a smart way, Calgary has poorly expanded too much for too long. Increasing density and changing land uses needs to consider adding in additional office and commercial space in traditionally residential areas as well.
I grew up in downtown Calgary back in the '60s. We walked everywhere to shop locally. Then as an adult, I lived either along 11th Av or 13th Av SW - again working/shopping & socializing LOCALLY in this area - WALKING IT AS MUCH AS POSSIBLE! I didn't need to add in WALKING to my exercise regimen because it was my MODE OF TRANSPORTATION. I thought nothing of it while Living/Working/Shopping south of downtown/within downtown Calgary. Never been a suburbs gal & I'm 62! Create MORE mixed use, multi-family AFFORDABLE HOUSING especially for those of us now into our 60's upward! I'm still working - a home-based business - that is not as lucrative as my old oil & gas admin jobs! WE MUST CHANGE WITH THE TIMES!
People want to live - work in smaller centres, cluster developments versus downtown core.
More infill and more multi-family within urban areas, that are already close to amenities. Brentwood is an example.
No one wants to live in a cement jungle, and Calgary is guilty of urban sprawl. Finding a way to create pods with work, live, play will naturally help the environment.
Building well thought out communities is important. I live in the far NE and we have very little parking or infrastructure because the neighbourhood and its multitude of multi-family housing complexes were not well organized when the initial plans were submitted.
Increased density in urban cores--Calgary's Beltline is a good start, but our region could have dense, walkable neighbourhoods in central Airdrie, Cochrane and Okotoks as well, along with other areas in Calgary. Transit-oriented development, especially at inter-city transit hubs (bus or rail) should be looked at.
Multi-family housing and smaller homes should be key components to the growth plan.
I think it is important to develop land in a way that excites people to live, work and play. Therefore, some developments will require more land and some will require less land pending the uses and interests of those people going to live, work and play on the land.
Mixed use - build live work and play in the right places and using the right mix. Do good research and ask people in free form what they want.

Question 5

What's most important about environmentally responsible land use – growing the region in a way that reduces the effect of land development on important environmental systems and features?

Most frequently heard themes:

- Protect natural areas and preserve biodiversity / more green spaces (46)
- Smaller footprints / more density (38)
- More guidelines need to be in place / more emphasis on green building (21)
- Protect water supply (18)

Protect natural areas and preserve biodiversity / more green spaces (46)

<p>Stricter guidelines from planning and development thru to user stages of growth plans around green building, utility usages, less need for personal vehicles, citizen participation in reducing consumption. Including protected natural spaces as part of growth areas that are accessible to all.</p>
<p>Preserving our resources including clean air, water supply, and recreation opportunities.</p>
<p>Protect water supply; protect mixed forest</p>
<p>Future developments need to be steered away from river valleys and agriculture land areas. There needs to be more density of developments closer in around towns and cities. This will reduce the environmental footprint and costs of infrastructure development. The use of water will continue to be a major issue into the future so a solid plan needs to discourage residential sprawl requiring pipelines to service the area.</p>
<p>We need to have stricter regulations in place for developments to ensure there is less impact on the surrounding ecosystem. Reducing the environmental impact of the construction and any associated disruption to the local ecosystem. And new developments need to work more in harmony with the existing ecosystem and they also need to incorporate a certain amount of new vegetation to both make them more visually appealing and encourage the health of the local ecosystem as well as the people living or working in these developments.</p>
<p>Maintaining integrated wildlife and nature corridors that are continuous and satisfy both the ecosystem service requirements as well as the appreciation and interface with humans. Obviously, a reduction in total land area occupied goes a long way to helping with everything so density of development is important.</p>
<p>Native plants and biodiversity. Not annexing land and building more communities.</p>
<p>We need to be especially environmentally conscious. We have some of the most beautiful and natural space in the world and it should be treated as a valuable resource for future generations. For example, there are ways to develop land for housing that respects and enhances the surrounding natural spaces. An example of this would be Elbow Valley in south Springbank. Housing was combined with the natural spaces that enhanced enjoyment of the space (amenity) and was engineered in such a way as the natural flow of water through the community worked in times of flood. We should also take a stance on industrial development - a necessary item in a diverse economy - that ensures said development is environmentally sound. Agricultural activity should be respected wherever possible as a locally based economy also needs food to be provided for the people therein.</p>
<p>Environmentally responsible land use assesses our environmental assets well in advance of development proposals and protects them from development. Primarily every town and city council in the region must protect riparian corridors and urban forests. These areas should not be disturbed.</p>
<p>Preserving natural waterways and wildlife corridors and retains forest as much as possible.</p>
<p>need to protect more than the base minimum required and advocate for more native species being used in parks and in landscaping for all developments.</p>
<p>Preserve environmental reserves, and using green building techniques to reduce the effects of development. Thinking of solar power with new homes and businesses.</p>
<p>Environmentally responsible land use for me means promoting the smallest footprint for future development. Also significant environmental features should be protected.</p>
<p>Use the lands within the city proper rather than gobbling more rural lands that are needed for agriculture (food production) wildlife habitat, and absorption of water and other environment concerns.</p>
<p>BE INCLUSIVE & embrace Nature like most of the Older communities used to do way back when! Who wants to live amongst cement 100%?</p>

No loss of environmentally sensitive lands, low impact development practices be used, reduction of roads needed, maintain natural runoff and groundwater recharge rates in newly developed areas
We need to protect and support natural areas. We must stop developing over them.
Again, limiting sprawl. Designating and maintaining green spaces and agricultural areas is important
Preserve land for wildlife and native flora first. Don't box wildlife into narrow corridors like what has happened with Nose Hill Park.
Ensuring there is safe green space in all neighbourhoods and communities, maintenance of parks, bike lanes throughout the year
leave the land and trees and spaces ALONE !! im getting suck and tired of the city having to always build more buildings, yes that's what we need MORE buildings instead of utilizing the UNUSED ones!!
Focusing new residential development on in-fill development will also be the most environmentally responsible way to increase housing in the region. It is also critical to avoid any new development in environmentally sensitive areas. Paying to fill in wetlands should be avoided at all costs - it is completely irresponsible from an environmental perspective.
People want to live near nature, environment and with proper planning the environment can be enhanced, protected but enjoyed sustainably. People feel better being able to walk or experience nature
Ensure there is an increase in recreational and green space. Don't urbanize the communities so they are cookie cutter and unattractive. Have diverse housing intermingled in each community.
Not developing the land, and if so to plant a lot trees to off set the used space.
Same as above
Allow for green space and community gardens
To ensure that each family has some personal access to private green space around their dwelling
Calgary has too few spaces dedicated to green space and connected trails.
Allow for rewilding. When i drove a dump truck, my heart would break watching animal families escaping their ruined burrows.
growing our metro area will impact natural areas. Build up, not out
Wetlands! In this day and age, we should not be destroying wetlands for infrastructure, housing, etc.: they are just too valuable in terms of mitigating against floods and droughts, filtering water, and providing habitat. Developers are consistently selecting to drain natural wetlands and pay to rebuild artificial wetlands elsewhere, even though we know the natural wetlands are more valuable. This suggests that the monetary costs of making this choice are too low. We also need to consider residential trees on people's properties as a valuable asset. If we build too densely, we impact our urban forest and the ecosystem services it provides.
Ensure industrial/commercial land allocated is in non eco-sensitive areas.
Allow for green spaces and ponds. I love our walkways, I'm a regular user.
Not interfering with nature
Again, focus on density and transit-oriented development. Increased density in urban cores, and developing walkable neighbourhoods, preserves more of the environment in an undeveloped state, and reduces the carbon footprint of transportation.

It is important to safeguard the environment we live in and so responsible land use means less disturbance to ecosystems, waterways. This ties in with proper recycling of waste water and other pollutants created by construction
Prioritize protecting the bigger lakes and streams. There are plenty of little puddles that can be used as runoff collection points, but given that most of the surrounding area is currently farmland we don't have much environment to protect. Develop these areas so that the important environmental features can be protected.
Less climate impact, better use of land for recreation, less waste of municipal \$\$s maintaining ineffective land. Lower the environmental impact on surrounding ecosystems. Will allow for additional space to be used for parks / recreational areas that are instrumental to a balanced community.
Keep natural tree stands and grasses
More natural spaces and living more in harmony with nature that fighting it.
Land use/100,00 residents must be reduced. If we want to maintain a system of parks and recreation space, and we most certainly do, then we must reduce the amount of land dedicated to housing.
Trying to keep native landscapes as much as possible
Dedicating open space where it's most beneficial for integrating into the urban fabric. Selective dedication of open space to ensure overall sprawl is minimized and densities are supported.
It would be refreshing for animal and environmental needs to be given the same priority as human wants. We need to stop the endless building of new communities on green space. We just keep taking and give nothing back.
I don't agree with the city's densification plan. The city and surrounding areas should be beautiful places with natural areas.

Smaller footprints / more density (38)
Density is by far the best way to develop land in an environmentally friendly manner.
Once again we need to continue building up instead of out.
Future developments need to be steered away from river valleys and agriculture land areas. There needs to be more density of developments closer in around towns and cities. This will reduce the environmental footprint and costs of infrastructure development. The use of water will continue to be a major issue into the future so a solid plan needs to discourage residential sprawl requiring pipelines to service the area.
Maintaining integrated wildlife and nature corridors that are continuous and satisfy both the ecosystem service requirements as well as the appreciation and interface with humans. Obviously, a reduction in total land area occupied goes a long way to helping with everything so density of development is important.
We need to be especially environmentally conscious. We have some of the most beautiful and natural space in the world and it should be treated as a valuable resource for future generations. For example, there are ways to develop land for housing that respects and enhances the surrounding natural spaces. An example of this would be Elbow Valley in south Springbank. Housing was combined with the natural spaces that enhanced enjoyment of the space (amenity) and was engineered in such a way as the natural flow of water through the community worked in times of flood. We should also take a stance on industrial development - a necessary item in a diverse economy - that ensures said development is environmentally sound. Agricultural activity should be respected wherever possible as a locally based economy also needs food to be provided for the people therein.

Environmentally responsible land use for me means promoting the smallest footprint for future development. Also significant environmental features should be protected.
generally agree
Reduced greenhouse gas emissions.
Making sure that land simply isn't wasted on lawns and yards. Yes, we have a lot of people who look to purchase single-family detached homes, but it shouldn't be nearly the huge majority of housing that we're building right now.
Prioritizing infill and intensification of existing developed areas.
We need to ensure the least amount of damage to our surroundings as possible. We need to be responsible. Give back to our surroundings. Leave the area better then it was when we started. Maybe have an environmental goal or accomplishment for each piece of development
I agree that we should growing the region in a way that reduces the effect of land development on important environmental systems and features.
Growth should look at reducing the impact on significant environmental features. However, this cannot be at whatever cost. There needs to be a balance struck. Development affects the streams for example. However, it also increases the tax base. How can this happen in such a way as to minimize environmental impacts (cost effectively)?
Yes
Reduce urban sprawl especially that which impacts agricultural lands. Agricultural lands produce food for everyone & if they are developed for housing then this food production is lost. As the population grows, food production will become increasingly important.
Use the lands within the city proper rather than gobbling more rural lands that are needed for agriculture (food production) wildlife habitat, and absorption of water and other environment concerns.
Again, limiting sprawl. Designating and maintaining green spaces and agricultural areas is important
Mitigating climate change and ensuring long term sustainability
Stop ruining farmland
Focusing new residential development on in-fill development will also be the most environmentally responsible way to increase housing in the region. It is also critical to avoid any new development in environmentally sensitive areas. Paying to fill in wetlands should be avoided at all costs - it is completely irresponsible from an environmental perspective.
Develop as compact as possible, working around the most significant environmental assets (i.e. wetlands, ravines, and forested areas) while also allowing cleaned stormwater to enter these areas to keep them healthy and thriving.
Build up instead of out. Build net zero affordable courtyards in urban areas and eco villages on farm land rural areas.
reduced footprint / impact at initial stages of development.
This would be important for me to support other living populations, and for the city to live within its means.
There is a large opportunity to bring more density to many areas of Calgary. This will slow the use of the beautiful rural areas surrounding.
High density housing with shared common spaces, like pathways
Grow UP, not out. Have developers build more family-oriented townhouses and apartments.
STOP THE SPRAWL. Is it really that complicated?! If you want people ---[complaining] about higher taxes, sprawl as you will. Otherwise, start building density.

growing our metro area will impact natural areas. Build up, not out
Preventing urban sprawl is critical. Denser housing in existing communities and reducing new fringe communities that continually expand city limits.
Re-use the decimated downtown.
Reducing our environmental impact and thinking for the future. Keeping space available for change. Implementing grey water systems, community land, and minimal construction.
Use what we already have and stop sprawling. Completely communities that aren't solely single detached housing focused.
Higher density, integrated green tech.
Again, focus on density and transit-oriented development. Increased density in urban cores, and developing walkable neighbourhoods, preserves more of the environment in an undeveloped state, and reduces the carbon footprint of transportation.
Less climate impact, better use of land for recreation, less waste of municipal \$\$s maintaining ineffective land. Lower the environmental impact on surrounding ecosystems. Will allow for additional space to be used for parks / recreational areas that are instrumental to a balanced community.
Land use/100,00 residents must be reduced. If we want to maintain a system of parks and recreation space, and we most certainly do, then we must reduce the amount of land dedicated to housing.
Dedicating open space where it's most beneficial for integrating into the urban fabric. Selective dedication of open space to ensure overall sprawl is minimized and densities are supported.

More guidelines need to be in place / more emphasis on green building (21)
Stricter guidelines from planning and development thru to user stages of growth plans around green building, utility usages, less need for personal vehicles, citizen participation in reducing consumption. Including protected natural spaces as part of growth areas that are accessible to all.
Use more green energy.
We need to have stricter regulations in place for developments to ensure there is less impact on the surrounding ecosystem. Reducing the environmental impact of the construction and any associated disruption to the local ecosystem. And new developments need to work more in harmony with the existing ecosystem and they also need to incorporate a certain amount of new vegetation to both make them more visually appealing and encourage the health of the local ecosystem as well as the people living or working in these developments.
We need to be especially environmentally conscious. We have some of the most beautiful and natural space in the world and it should be treated as a valuable resource for future generations. For example, there are ways to develop land for housing that respects and enhances the surrounding natural spaces. An example of this would be Elbow Valley in south Springbank. Housing was combined with the natural spaces that enhanced enjoyment of the space (amenity) and was engineered in such a way as the natural flow of water through the community worked in times of flood. We should also take a stance on industrial development - a necessary item in a diverse economy - that ensures said development is environmentally sound. Agricultural activity should be respected wherever possible as a locally based economy also needs food to be provided for the people therein.
need to protect more than the base minimum required and advocate for more native species being used in parks and in landscaping for all developments.

Preserve environmental reserves, and using green building techniques to reduce the effects of development. Thinking of solar power with new homes and businesses.
Keep some green spaces, use existing developed areas until economy bounces back.
We need to ensure the least amount of damage to our surroundings as possible. We need to be responsible. Give back to our surroundings. Leave the area better then it was when we started. Maybe have an environmental goal or accomplishment for each piece of development
No loss of environmentally sensitive lands, low impact development practices be used, reduction of roads needed, maintain natural runoff and groundwater recharge rates in newly developed areas
The code needs to be changed for building. Environmentally friendly materials need to be used and building close to off the grid needs to be the norm.
Grow UP, not out. Have developers build more family-oriented townhouses and apartments.
Better enforcement of environmental rules and laws
Planning effectively and consciously before building even begins in a new community. Having practical regulations that developers need to follow when building shopping or housing complexes. For example, if you are in a new community that does not have transit access, housing complexes should be required to have 2 parking spaces (above or below ground) allocated to each unit.
Wetlands! In this day and age, we should not be destroying wetlands for infrastructure, housing, etc.: they are just too valuable in terms of mitigating against floods and droughts, filtering water, and providing habitat. Developers are consistently selecting to drain natural wetlands and pay to rebuild artificial wetlands elsewhere, even though we know the natural wetlands are more valuable. This suggests that the monetary costs of making this choice are too low. We also need to consider residential trees on people's properties as a valuable asset. If we build too densely, we impact our urban forest and the ecosystem services it provides.
Higher density, integrated green tech.
We mustn't let the developers build to the density they want, it should be the decision of the surrounding residents
Locating developments closer to water sources.
Keep in mind that as we progress to more sustainable lifestyles, our infrastructure may change as well, so it would be smart to plan ahead (or be innovative) in the ways the city plans these new developments to accommodate a changing world.
Innovative infrastructure, that is efficient and cost effective And utilize natural resources and aspects
It is important but must be based on science and data, not emotion and social media. Look at countries that have already done it. Design better not different.

Protect water supply (18)
Preserving our resources including clean air, water supply, and recreation opportunities.
Limit large urbans from using waterways as a dumping grounds by capping growth
Protect water supply; protect mixed forest
Future developments need to be steered away from river valleys and agriculture land areas. There needs to be more density of developments closer in around towns and cities. This will reduce the environmental footprint and costs of infrastructure development. The use of water will continue to be a major issue into the future so a solid plan needs to discourage residential sprawl requiring pipelines to service the area.

Stop building when you don't have enough water and waste management
Preserving natural waterways and wildlife corridors and retains forest as much as possible.
Rural use has not been kind to the environment either. As we develop we can reintroduce native plants, animal corridors and protected waterways. Speaking of water... we live in a high desert—now is the time to look at our water use/waste and make it a priority for all planning.
We need to work with associations such as Duck's Unlimited to protect our wildlife and to ensure that we do not over tax our water systems.
No loss of environmentally sensitive lands, low impact development practices be used, reduction of roads needed, maintain natural runoff and groundwater recharge rates in newly developed areas
Managing these resources for the good of ALL concerned!! Think groundwater management and protecting watersheds.
Focusing new residential development on in-fill development will also be the most environmentally responsible way to increase housing in the region. It is also critical to avoid any new development in environmentally sensitive areas. Paying to fill in wetlands should be avoided at all costs - it is completely irresponsible from an environmental perspective.
Develop as compact as possible, working around the most significant environmental assets (i.e. wetlands, ravines, and forested areas) while also allowing cleaned stormwater to enter these areas to keep them healthy and thriving.
Wetlands! In this day and age, we should not be destroying wetlands for infrastructure, housing, etc.: they are just too valuable in terms of mitigating against floods and droughts, filtering water, and providing habitat. Developers are consistently selecting to drain natural wetlands and pay to rebuild artificial wetlands elsewhere, even though we know the natural wetlands are more valuable. This suggests that the monetary costs of making this choice are too low. We also need to consider residential trees on people's properties as a valuable asset. If we build too densely, we impact our urban forest and the ecosystem services it provides.
Reducing our environmental impact and thinking for the future. Keeping space available for change. Implementing grey water systems, community land, and minimal construction.
It is important to safeguard the environment we live in and so responsible land use means less disturbance to ecosystems, waterways. This ties in with proper recycling of waste water and other pollutants created by construction
Water. We are a water scarce region and this will only become a bigger pressure as we continue to grow and climate change increases the likelihood of drought conditions. All our growth decisions should be made through the lens of water scarcity.
Prioritize protecting the bigger lakes and streams. There are plenty of little puddles that can be used as runoff collection points, but given that most of the surrounding area is currently farmland we don't have much environment to protect. Develop these areas so that the important environmental features can be protected.
Water consumption

Question 6

What's most important about shared services optimization – reducing the cost of

community services, such as recreation services, by working together to plan, build or deliver those services?

Most frequently heard themes:

- Collaborative approach / use existing shared service agreements (40)
- Reduce costs and duplication (27)
- Equitable plan for costs and access (17)
- Regional transit service (14)

Collaborative approach / use existing shared service agreements (40)
Reducing cost and agreeing to share services.
this is already being done with Shared Service Agreements
Already have shared services in place. Why are you wanting to repeat what is already in place?
Sharing fire, police and EMS servicing would be ideal to promote greater coverage and synergy. Additionally, plans should discourage duplication of recreational developments within close proximity.
This is definitely important. I'm not quite sure the exact steps or initiatives that would lead to success in this are but it is absolutely very important.
Perhaps a hub-type system would be good as it allows people from miles around to utilize services. I specifically object to having stores (especially big box stores) in every neighborhood. I truly wouldn't hurt people to travel a little bit to get to a 'regional' store would it? Especially if transit is available to assist those who don't drive.
look at cost sharing models and regional passes for services (recreation facilities, transit)
Areas outside of CGY should pitch in and provide services for Calgarians (sports fields/facilities, shopping for example). Rural folk are forever entering CGY to use all services.
For Rural and adjoining small Urban areas, Recreation should be looked after collaboratively with adjoining municipalities utilizing inter municipal recreation plans, and be based upon a proportional use model. Large Urban area recreation needs should be independent of Rural/small urban plans. Recreation needs not fitting into the above 2 scenarios, should be managed on a user pay basis.
The shared services I care most about are water, waste water and storm water. New communities pulling from the Elbow are not sustainable. Neither are privately run waste water treatment facilities upstream from 1.6 million people. The City of Calgary is the most proven and trustworthy team to take care of vital infrastructure such as water and waste water. As for recreation... I would be pleased to see a comprehensive connected pathway system that offers separate paths for bicycles, humans and the odd horse
These services really need to be grouped together in order to maximize the use of land.
Creating a strong framework for rejecting development proposals that would negatively impact regional objectives of shared service delivery and optimization.
I agree that we must reduce the cost of community services, such as recreation services, by working together to plan, build or deliver those services.
Already have these in place. You are wanting to create another layer of government and eliminate all ten municipalities and combine them into one super region. Residents from all communities will loose their voice.
Shared services would reduce costs and redundancy (perhaps).

Yes
Reducing property taxes should be a priority. If this utilizes shared services then it is a good idea. An increasing portion of the population will be seniors on fixed incomes. Continually increasing property taxes is one way to force them out of their homes.
Community Halls & communities are not what they once were - especially lacking in rural areas like Okotoks! I am stunned there are no Community Halls that can act like mini jurisdictions to help with all of this. Let's cull MORE from COMMUNITY-oriented thinking - for social/work/personal shopping needs - to be able to WALK to these areas & have transit in place for those more extreme weather times of year! IT IS DOABLE!
Reduction of resources need to build and maintain services. Collaborative planning to service the areas
People need these services near to the communities - we need to also be able to maintain and operate services for the long term.
Efficiency is critical. If savings can be made by lumping together service providers, they should
All the areas involved need to work together, (Mr. ...!)
It is most important to listen to people and communities to see how they feel this would work. It needs to be a joint venture.
Services can be planned for the region. For example Cochrane services planned to support surrounding area vs duplicating
Cost-sharing agreements are important. Rocky View and Foothills residents cannot afford recreation centres, on their own because of lack of tax dollars. Bragg Creek recreation area also needs to be considered as an area that other municipalities cost-share to maintain, as the majority of users are from Calgary.
It only makes sense to plan for shared use facilities.
Transit is an opportunity for many positive outcomes. Getting people to work or to recreational activities without having to drive is key. Sharing recreational services reduces municipality costs and ensures full usership of these facilities.
Reducing the need for administration. If you do amalgamate; use the opportunity to maximize digital solutions to increase overall efficiency.
We want to be able to share services between communities, but not to the point where it results in people travelling long distances from their homes to take part in recreation. For example, we don't want people living in Turner Valley to feel compelled to drive to Okotoks for a yoga class or people in Chestermere driving into Calgary for a spin class. We need people to be able to play where they live.
Campus structure would enhance shared services.
It's only logical to make a regional district to share the services. This would be highly efficient in the long run.
Coordinated service delivery with shared websites/info/messaging. Ensuring adequate transit to service locations.
There should still be access to all people who desire it, but shared services can help to bring down cost significantly, especially in negotiating contracts as a region vs communities.
Very important, but not possible when Calgary holds veto and can dangle servicing in front on a project without ever actually providing it. Take Elbow Valley West, they had an agreement to receive water water servicing from Calgary; Calgary reneged on the deal and forced them to truck out water water for ~10+ years. Calgary will claim it should be the regional service provider, then deny servicing to everyone outside its borders. If anything, Calgary should be

forced to provide services to regional projects if that option is the more efficient and sustainable.
Multi-use facilities, centrally located among several surrounding communities will be key to maximizing utilization factors while minimizing environmental impact.
Work with surrounding MD's to reduce costs for the overall area
Jurisdictions working TOGETHER without City of Calgary veto rights
Very important for the different neighbourhoods and surrounding cities to be in frequent communication and treat municipalities as a private business in terms of getting the best deals and trimming the fat.
Shared services is a worthwhile goal, but please don't make surrounding areas as dense as Calgary's is becoming.
Working together is always the best approach. Leverage many minds and perspectives. Stakeholders have to be, not just appear to be, included. The challenge is effective facilitation and collaboration. Win win is always the target but focus and achieving the common objective is everything. Make sure it is right and make sure it is clear.

Reduce costs and duplication (27)
Having a single entity providing service for the region is much more efficient and cost friendlier than multiple systems. Take transit for example and all the different municipalities having to do similar things.
Reducing cost and agreeing to share services.
Creating a more efficient system and delivering the highest quality of services to as many people as possible.
Sharing fire, police and EMS servicing would be ideal to promote greater coverage and synergy. Additionally, plans should discourage duplication of recreational developments within close proximity.
Keep within your means (just like all families need to do)
Reducing costs, increasing regional access rather than resident access. Reducing redundancies to facilitate a diverse range of social and recreational opportunities.
Lower costs
Balkanization of services in the Calgary metro no doubt increases overall costs - and creates a 'patchwork' of standards which leads to errors and inefficiency.
These services really need to be grouped together in order to maximize the use of land.
The developer builds the building to serve the number of people they intend to bring in. Why should my taxes pay for another segment of society's pleasure?
Leveraging community services we already have and reducing the services we have to build to accommodate new subdivisions. We should not be closing down schools, city owned rec centers, and firehalls in Calgary to move them to the suburbs 20+ kms away.
Shared services would reduce costs and redundancy (perhaps).
Small towns already support the rural areas. We do not need these city services.
Reduction of resources need to build and maintain services. Collaborative planning to service the areas
Optimize services to reduce waste in all areas--cost, construction and environmental impact.
Do whatever it takes to reduce costs
Reducing the cost of city hall elected contractors. EX: Mayor and Aldermans wages, multiple pension plans and enormous expense accounts. Stop hiring consultants simply because they did not like the outcome of the results from the last consultants. Stop wasting money of overpriced ugly what is referred to as art.

Shared service optimization should focus on reducing overall costs by avoiding duplication. Recreation centres and libraries are good examples. Shared services should also look at water/wastewater servicing.
Planners need to remember that no development can provide all things to all people, at a reasonable cost. So, perhaps one development has an indoor pool and another would have a tennis facility, etc. Residents might choose one location over another because of the recreation amenities available. Pathways can provide connection?
Calgary's model is too expensive to share.
Keeping costs low
You must eliminate employees to make these a savings. Or outsource. We cannot survive with increasing employment costs, everyone @city employment receiving increases annually. It's not logical when the rest of the community (Calgary) is struggling, taking wage cuts, or happy to hold onto jobs at lower rates.
Density by the management of those services to the smaller communities in which they operate.
Only paying for truly essential services and stopping funding special interests. People can fund their own special interests. That would living daylights out of it.
People will travel to get to the services and amenities that are important to them. Develop less of these but to a higher standard. We don't need carbon-copy malls everywhere with the exact same set of stores just to supposedly reduce travel time. That's sharing the services effectively. If transportation options are efficient and convenient people will use them. Walkability should focus on enabling community and access to necessities, not making sure everyone has a Walmart and Timmies within spitting distance.
Efficiency of capital - lower the cost for tax payers.
Work with surrounding MD's to reduce costs for the overall area

Equitable plan for costs and access (17)
Levelling density/population of business and residential so that funds are not allocated based on population/tax base but shared equally, and expectations of fees/contributions to support services are the same regardless of community.
Everyone who uses the services should pay their fair share. Services need to be planned and paid for from general revenue not by developers. We cannot afford to be dependent on growth for major infrastructure like intersections and water and wastewater facilities. Storm drainage systems need to be developed sustainably so that our waterways are protected-everyone in the basin should pay for this infrastructure not just developers on a subdivision by subdivision basis.
look at cost sharing models and regional passes for services (recreation facilities, transit)
Areas outside of CGY should pitch in and provide services for Calgarians (sports fields/facilities, shopping for example). Rural folk are forever entering CGY to use all services.
For Rural and adjoining small Urban areas, Recreation should be looked after collaboratively with adjoining municipalities utilizing inter municipal recreation plans, and be based upon a proportional use model. Large Urban area recreation needs should be independent of Rural/small urban plans. Recreation needs not fitting into the above 2 scenarios, should be managed on a user pay basis.

Reducing property taxes should be a priority. If this utilizes shared services then it is a good idea. An increasing portion of the population will be seniors on fixed incomes. Continually increasing property taxes is one way to force them out of their homes.
Ensuring these services are available to all members and all ages of the diverse community, not just low income or vulnerable populations
Ensuring equitable sharing of both costs and revenues.
managing taxation / user fees to ensure they are balanced across the region for Out of Town recreation users.
This is important to me to increase access to services to everyone, not just people who can afford it.
Cost-sharing agreements are important. Rocky View and Foothills residents cannot afford recreation centres, on their own because of lack of tax dollars. Bragg Creek recreation area also needs to be considered as an area that other municipalities cost-share to maintain, as the majority of users are from Calgary.
Recreation opportunities need to be affordable to all - but also accessible to all (i.e. affordable services aren't necessarily useful if you need to pile into the car for 30 mins to get to them)
Easy access is the key
Share costs, reduce layers of management
We want to be able to share services between communities, but not to the point where it results in people travelling long distances from their homes to take part in recreation. For example, we don't want people living in Turner Valley to feel compelled to drive to Okotoks for a yoga class or people in Chestermere driving into Calgary for a spin class. We need people to be able to play where they live.
Community engagement creates a stronger community. With group contributions the costs become less for the individual. Large corporations should be expected to contribute to the community if they are to be set up, as they take away from local economic circulation. They should aid in funding community services and supports.
There should still be access to all people who desire it, but shared services can help to bring down cost significantly, especially in negotiating contracts as a region vs communities.

Regional transit service (14)
Having a single entity providing service for the region is much more efficient and cost friendlier than multiple systems. Take transit for example and all the different municipalities having to do similar things.
Better transportation plan. Again think more like The GTA or Metro Vancouver
Honestly, CMRB's only role should be coordination of emergency response services and coordination of transportation priorities and that is it. Get out of my county and don't try and tell us what is good for us, that is our council's job and not yours. Im for getting rid of the CMRB as the first step in optimization.
Perhaps a hub-type system would be good as it allows people from miles around to utilize services. I specifically object to having stores (especially big box stores) in every neighborhood. I truly wouldn't hurt people to travel a little bit to get to a 'regional' store would it? Especially if transit is available to assist those who don't drive.
committing to the QEII corridor as the place to consolidate growth and industry
I am not sure if transit falls under this focus area, but it would be good to see Calgary and the surrounding communities do much more to integrate their transit services into a regional services. Not only would this lead to financial optimization due to reduced administrative costs, but it would increase the quality of life of all citizens in the region, and it would certainly

<p>lead to reduced car usage and thus reduce the burden on our infrastructure and reduced GHG emissions.</p> <p>As it currently stands, it is harder to get from Calgary to Cochrane or Okotoks or vice versa without a car, than it is to get from Berlin to Munich or Cologne in Germany, cities that are many more hundreds of kilometers further apart. This is unfortunate.</p>
<p>Community Halls & communities are not what they once were - especially lacking in rural areas like Okotoks! I am stunned there are no Community Halls that can act like mini jurisdictions to help with all of this. Let's cull MORE from COMMUNITY-oriented thinking - for social/work/personal shopping needs - to be able to WALK to these areas & have transit in place for those more extreme weather times of year! IT IS DOABLE!</p>
<p>Transit is an opportunity for many positive outcomes. Getting people to work or to recreational activities without having to drive is key. Sharing recreational services reduces municipality costs and ensures full usership of these facilities.</p>
<p>Transit</p>
<p>Get rid of administration waste. Create a regional transit governing authority instead of having a mish mash of different operators.</p>
<p>Coordinated service delivery with shared websites/info/messaging. Ensuring adequate transit to service locations.</p>
<p>Denser neighbourhoods, and increased access to public transportation. The more walkable a neighbourhood is, the more likely people are to use local services. No need to cram people into cars to drive to central hubs.</p>
<p>As we emerge from the pandemic, expanded regional transit service will be the most important place to see shared services.</p>
<p>People will travel to get to the services and amenities that are important to them. Develop less of these but to a higher standard. We don't need carbon-copy malls everywhere with the exact same set of stores just to supposedly reduce travel time. That's sharing the services effectively. If transportation options are efficient and convenient people will use them. Walkability should focus on enabling community and access to necessities, not making sure everyone has a Walmart and Timmies within spitting distance.</p>

Question 7

What's most important about celebrating rural/urban differences – respecting that the region is home to many unique communities that create a stronger Calgary Metro Region together?

Most frequently heard themes:

- Respect different choices – rural / urban (59)
- Preserve the character of different areas (18)
- Promote unique offerings of areas (17)
- More education on different ways of life (14)

Respect different choices – rural / urban (59)

<p>Giving people the option to choose how they want to live. We don't need to rid the region of single detached homes but areas with those homes do need to be contributing more due to their service costs and environmental impact.</p>
<p>Keep open areas throughout. Rural areas today are nothing but dumping grounds for bored urban dwellers. Respect the rural lifestyle.</p>
<p>Those who prefer large homes with large lots should have the right to do that without being criticized by the high density condo crowd.</p>
<p>Respecting that private landowners need to have a say in how lands develop without government interference.</p>
<p>Rural landowners have large tracts of land and their rights will be taken away if cities can dictate land use. Only lands down major highways should be in the regional plan.</p>
<p>Urban / Rural dichotomy is unique because we have freedom of choice, you don't want to pay business taxes, perfect then go to Rocky View, you want to live in a cramped Vancouver like condos go to the City. The rural municipalities do a good job of determining their own priorities, stay out of it and let the Council's retain their autonomy, your interim growth plan is a joke. ... basically called farmers dumb and the City should take control of Ag lands on their permitter, so disrespectful and wrong on so many levels.</p>
<p>Yes, respecting and celebrating successful and vibrant communities both urban and rural is important.</p>
<p>Keep more of rural rural. Don't eat up that land base through the continued wasteful growth approaches. The other opportunity is to integrate traditionally rural activities like the growing of food more completely into the urban experience.</p>
<p>I think we are all the same in the region and need to respect each other. I don't think that we should allow urban rural splits like we have now.</p>
<p>Recognizing diversity of income and lifestyle but otherwise it seems less important.</p>
<p>this is tricky - the county and outlier communities like Airdrie and Crossfield shouldn't be penalized for Calgary's high cost of operation and resulting high taxes. eg - compare the pay for people in Calgary and Crossfield doing the same job and you'll see how unbalanced it is.</p>
<p>Stop destroying suburbs in Calgary driving families to surrounding communities</p>
<p>Good integration of urban and rural communities. Smooth transitions, consistent building guidelines.</p>
<p>Improving choice and diversity.</p>
<p>Rural must be considered first as without rural we cannot feed ourselves and our livestock both rural and urban communities.</p>
<p>All people are important. Respect rural areas. If rural populations want urban experiences they will visit them.</p>
<p>Maintain agriculture. Build industry (except gravel) where there is transit and infrastructure - BUT - create a tax revenue sharing system under the cooperation. Stop competing.</p>
<p>Cities don't understand or respect the country and sounds like whoever organized this survey doesn't either.</p>
<p>I think there should be a blend. Why not build a country-residential type development in Calgary? I understand the economics is a challenge, but I would like a larger lot.</p>
<p>A certain level of respect and openness to multiple lifestyles should definitely be encouraged but we should focus on unification as well towards a common regional focus. No one way (rural, urban, suburban, small town, etc.) is "better" than the other, but without a unified direction it will be continued strife amongst municipalities in the region that potentially delays progress and innovation.</p>

The most important thing is to keep the rural areas rural. You cannot afford a more massive inefficient city. You have not got the money.
The rural areas are critical to our long-term food supply and protection of natural spaces. Urbanites need to recognize the value of these communities.
Recognizing that the area functions best when it isn't just a large conglomeration of sprawling single family homes
Recognizing that rural neighbors DON'T have the same interests as Metro Calgary
ensuring access to new community developments, regional road use planning with surrounding growing towns
Respect small town life
Current rural areas around Calgary should remain as is. There is ample land available within the city limits.
It is important to recognize that people chose to live in rural and urban parts of the region to reflect their lifestyle preferences. People live in the cities because they value easy access to services, etc. People live in the country because they value space, quiet, dark skies, nature, etc. Residential development should acknowledge these differences and stop trying to build urban density residential development in rural areas.
The more compact we can keep the urban, the more the rural gets to stay in a pristine "untouched" state, and retain it's charm in that regard.
It is critical not to change communities and how they are made up. People move there for this very reason. Yes it is important to grow but also to respect how a community is made up.
Rural communities do NOT want city of Calgary to encroach on them!
This one is important to portray rural landscapes not as undeveloped but as a part of Albertan existence.
We all need to respect one another's choices where we want to live.
Respecting the choices and offering choices for those who want to leave the urban area to join a more quiet farm/ranch life. And not try to turn the entire province in just urban area
Less small acreage, more respect for agriculture
We left "home" for a reason, just leave it behind. If you miss it too much go back there!
The urban and rural differences should be acknowledged and celebrated through preservation of rural landscape. Current council majority of Rockyview appear to have a negative attitude towards partnership approach and seem intent on "building it before they come". Extremely disappointing.
Needs to be a "buffer" zone between rural and urban. Essentially this is what our larger acreages provide now. An urban development that backs onto a farm is problematic, because most urban dwellers will have no idea what sorts of noise, smells, etc their rural neighbours will provide!
If I wanted to live in an urban area, I would. Two totally separate areas.
Refer to my comment of a metro committee. It keeps rural areas rural and urban areas urban. Been done before, but I guess Albertans know better than to take advice from people who have done this before.
Stop expanding the urban into the rural. We can add people without spreading out and adding to city square km
If we want to ensure that there is a rural aspect of the Calgary Metro Region, then we need to ensure that much of the land remains as agriculture (somewhat like the agricultural land reserve system in the Greater Vancouver Region). If we do not set aside agricultural lands, what we will end up with is just suburban housing, and that is not really rural.
Recognize the uniqueness of each area and respect development accordingly.

I think our differences should be celebrated but our similarities highlighted to keep people caring about each other
respect the area & the area's residents
Sprawl infringes on the farmland and ranch lands around Calgary. The rural legacy of this region is part of what makes it appealing to newcomer, and we should do our best to preserve it, and avoid turning more vibrant farms into commuter suburbs.
There is little respect/appreciation from the people in the city for what small towns have to offer. They take what they want with little consideration to how it impacts the local residents.
Keep your urban stuff urban and leave rural communities rural.
Country residential and our incredible rural landscapes are threatened by thoughtless rural sprawl when the counties attempt to be a worse version of Calgary. We should protect these spaces from overdevelopment.
Treat the rural aspect as an amenity, and as a destination. Rural destinations will go up in value that way and be protected. Rural does not equal giant acreages and fancy communities like Conrich or Springbank. It means farms, oil pumps, small towns, etc.
There is a market for various styles of urban and there is a market for various styles of rural development. It is important to allow each municipality the autonomy to decide what works best for them. The CMRB in its current form prevents rural planning that does not align with Calgary's goals. Calgary can simply veto projects on its borders and essentially use it as a land bank.
It's important to have diversity of housing / living regions (ie acreages) as it attracts a greater diversity of citizens, which is key to a well rounded community.
It is very important to contain urban sprawl and not eat up valuable rural land
Diversity improves everyone's life and gives people choice on how they live
Allow the acreage communities that surround Calgary to remain part of the MD's recognizing the different lifestyles that people are looking for and letting the higher density targets be applicable to City of Calgary only
Freedom of artistic and engineering selection. Planning policy that encourages innovation from the top ALL the way down to all staff, departments.
Keep our towns independent. We are NOT Calgary. We do not want to be Calgary (I left after being born and raised in the city). We do not want to be ruled by ..., or anyone else who sits on the throne over a big city. We have different needs and no one who lives elsewhere should get a vote on the matters that impact us. We are not the same.
Making sure you understand the differences from the people who live there and respecting them.
Allowing more houses to be built in existing urban places would allow people to choose to live in urban places close to amenities, which would help celebrate rural/urban differences and reduce the amount and cost of new infrastructure.

Preserve the character of different areas (18)
Recognizing their differences culturally, possibly historically. What is it about these places that made/make them special? Why have we let Cochrane change in such a short time from a cosy locally-supported community to just another seemingly suburban area? The locally-owned restaurants and shops there have almost all gone and been replaced by big brand and chain businesses. Rural was about day-tripping to somewhere unique to get home-made turkey dinners or pie/ice cream, having picnics and going to farms/markets, observing unique events. Urban environments are arts and culture centres, a place where

<p>you should be able to experience a taste of things that we have in common with the rest of the world: museums, music, theatre, cuisines, celebrations.</p>
<p>Clearly defined rural and urban areas serve as “destinations”. When they bleed into one another the unique character fades.</p>
<p>We do have many unique communities and each has strengths to offer a Metro Region. Each area's strengths should be built upon and not shoved aside for the sake of development. For example, agriculture is extremely important and should not be shut down for the sake of industrial or residential development. There are ways to have these things co-exist.</p>
<p>We should maintain the special character and differences that are present in the rural area surrounding the city of Calgary so that it augments the overall GMP. This would relate to its farming heritage, small town (hamlet) culture, along with its many special environmental places.</p>
<p>Understanding that new development can still happen throughout the region without destroying the existing "character" of a place.</p>
<p>I do think unique communities are important. I moved to Alberta for the mountains. We wanted small town charm, mountain views and close to the city. Cochrane for the win! If Cochrane had the same feel as Airdrie (more of a Vaughn to Toronto) we wouldn't have moved. Calgary is surrounded by 4 different communities with 4 different feels. I think it's very important to keep it that way and just continue to make it better</p>
<p>Each municipality can design their communities as they wish, barring that they reflect shared service optimization, are using the land in an environmentally responsible manner, and they adopt proper growth management strategies and use their land properly. I do not think that will be the case with the proposed place type allocations shown; they look very low density and favour driving (wide roads) over other forms of transport (walking, cycling).</p>
<p>Diversity and heritage (which changes over time!)</p>
<p>stop constantly developing!! use what's already there and not being used NONE of these smaller cities want to be part of Calgary!!</p>
<p>It is important to recognize that people chose to live in rural and urban parts of the region to reflect their lifestyle preferences. People live in the cities because they value easy access to services, etc. People live in the country because they value space, quiet, dark skies, nature, etc. Residential development should acknowledge these differences and stop trying to build urban density residential development in rural areas.</p>
<p>Most centers have their specific traditions or celebrations. They must be preserved.</p>
<p>Residents choose communities due to their uniqueness. Trying to change this has a big impact on people. Rather than trying to streamline and duplicate a community, celebrate it's distinctness.</p>
<p>The urban and rural differences should be acknowledged and celebrated through preservation of rural landscape. Current council majority of Rockyview appear to have a negative attitude towards partnership approach and seem intent on "building it before they come". Extremely disappointing.</p>
<p>Having events that celebrate our diversity and give all residents the opportunity to learn about their neighbours.</p>
<p>Recognize the uniqueness of each area and respect development accordingly.</p>
<p>Different communities tailor to different desired lifestyles. However it is also important to understand that as a city grows communities will change, hopefully for the better but that will create pressures on existing systems (ie more traffic, less parking space, more crowded space etc...), but this also comes with other benefits such as higher economic opportunities,</p>

more business owners, etc..., reduced cost of certain services if supply increases faster than demand.
There is a market for various styles of urban and there is a market for various styles of rural development. It is important to allow each municipality the autonomy to decide what works best for them. The CMRB in its current form prevents rural planning that does not align with Calgary's goals. Calgary can simply veto projects on its borders and essentially use it as a land bank.
Keep our towns independent. We are NOT Calgary. We do not want to be Calgary (I left after being born and raised in the city). We do not want to be ruled by ..., or anyone else who sits on the throne over a big city. We have different needs and no one who lives elsewhere should get a vote on the matters that impact us. We are not the same.

Promote unique offerings of areas (17)
Recognizing their differences culturally, possibly historically. What is it about these places that made/make them special? Why have we let Cochrane change in such a short time from a cosy locally-supported community to just another seemingly suburban area? The locally-owned restaurants and shops there have almost all gone and been replaced by big brand and chain businesses. Rural was about day-tripping to somewhere unique to get home-made turkey dinners or pie/ice cream, having picnics and going to farms/markets, observing unique events. Urban environments are arts and culture centres, a place where you should be able to experience a taste of things that we have in common with the rest of the world: museums, music, theatre, cuisines, celebrations.
Being open to community events
open more farms to visitors, have options for farm to table sales.
We should maintain the special character and differences that are present in the rural area surrounding the city of Calgary so that it augments the overall GMP. This would relate to its farming heritage, small town (hamlet) culture, along with its many special environmental places.
I don't really care. Bayer Crop Science is a big part of our rural surroundings, hardly worth celebrating. If we are talking about small ranches and farms then make better options for farmers' markets and perhaps pathways that lead to their door for tours and shopping.
This is important to be but not critical.
GET THE WORD OUT WHAT EACH OF THESE UNIQUE COMMUNITIES HAVE TO OFFER & especially the ENTREPRENUERIAL aspect of HOME-BASED BUSINESSES! WE have MORE of these than storefronts here in Okotoks! What about publishing a home-based business listing somehow that is LINKED & accessed publicly with ease & grace? Social media can only do so much - we MUST do this in a more PUBLIC-oriented way!
enabling the assessts from both to be available equally to businesses and residents.
Most centers have their specific traditions or celebrations. They must be preserved.
Residents choose communities due to their uniqueness. Trying to change this has a big impact on people. Rather than trying to streamline and duplicate a community, celebrate it's distinctness.
Having events that celebrate our diversity and give all residents the opportunity to learn about their neighbours.
Giving diverse groups a chance to showcase art and culture helps build tolerance and limits spread of white-centric ideals and beliefs.
Encouraging shopping districts. 'Villages' that have regular services plus unique shops and atmosphere.

Incorporating events in all regional communities in 1 guidebook.
Treat the rural aspect as an amenity, and as a destination. Rural destinations will go up in value that way and be protected. Rural does not equal giant acreages and fancy communities like Conrich or Springbank. It means farms, oil pumps, small towns, etc.
Play to the strengths of each area
More festivals to celebrate the cultures and promote the positivity of that group, race, etc.

More education on different ways of life (14)
Understanding the connection between municipalities in our region (economically, recreationally, etc.)
Rural must be considered first as without rural we cannot feed ourselves and our livestock both rural and urban communities.
Cities don't understand or respect the country and sounds like whoever organized this survey doesn't either.
A certain level of respect and openness to multiple lifestyles should definitely be encouraged but we should focus on unification as well towards a common regional focus. No one way (rural, urban, suburban, small town, etc.) is "better" than the other, but without a unified direction it will be continued strife amongst municipalities in the region that potentially delays progress and innovation.
The rural areas are critical to our long-term food supply and protection of natural spaces. Urbanites need to recognize the value of these communities.
Urban interface makes it difficult to operate viable larger scale agriculture which is needed to be economic. Need to plan the adjacent area and develop viable recreation and parks so the rural area doesn't become overwhelmed with trespassers and urban challenges.
This one is important to portray rural landscapes not as undeveloped but as a part of Albertan existence.
Create more opportunities for the communities to interact.
Having events that celebrate our diversity and give all residents the opportunity to learn about their neighbours.
I think our differences should be celebrated but our similarities highlighted to keep people caring about each other
There is little respect/appreciation from the people in the city for what small towns have to offer. They take what they want with little consideration to how it impacts the local residents.
Understanding and being educated about the people you live with
Start with inclusion in conversation and build from there
Making sure you understand the differences from the people who live there and respecting them.

Question 8

What's most important about water stewardship – managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region?

Most frequently heard themes:

- Long term planning / preservation focus (24)
- Minimize amount of water that needs to be used (21)
- Be more mindful of preserving the ecosystems (14)
- Coordinate in the region / standardized management (12)

Long term planning / preservation focus (24)
Maintaining water security for future generations.
Sustainability of the water supply; protect watersheds
The need to control the number of municipalities pulling water from the same source. Recently it was announced the Town of Okotoks and Foothills County are now planning to develop a pipeline and water treatment facility using water from the Bow River. Turning their back on set population capacities these areas are expanding beyond their abilities to support larger populations.
Again, stop building beyond our means. This includes water rights.
If we don't manage the limited supply and plan for floods and droughts and water quality degradation we will not survive as a region-water is the life blood and we need to take water scarcity seriously. Water demand management is the way to go but councils need to recognize that our water systems are impacted seriously when we destroy riparian corridors and strip and grade our landscapes during development.
Ensuring a viable water supply for the region. Water licenses should be for regional use rather than siloed territorial ownership and the related political limitations.
agreed
Water is vital, but also limited in Calgary's metro region. Our supplies will come under increased strain as populations increase, and sources decrease due to climate change. It's important to put this into perspective - and realize that measures to preserve those resources will be needed sooner rather than later. We've gotta be bold, before it becomes a problem.
We really need to think long term and listen to the scientists that are able to guide us in maintaining our water for years and years to come.
Managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region is extremely important.
exactly that, ensure that quality water is available to all residents as the region grows
Yes
Each area needs to be able to meet their own demands. They may choose to link into Calgary's systems or build their own systems. With the current government regulations, any new systems would not have a negative effect on down stream communities.
keep it clean don't dump waste in it
Our health. Flora. Fauna. Future.
Prevent further demand for water resources by putting a cap on how much can be sold to areas out of our region. It is a limited resource and won't last forever with out planning now
Proper water management planning should be incorporated into any development planning.

Utilizing grey water and water recycling, as fresh water will become increasingly limited. Planning for flooding and varying rainfall as global warming affects where and how we get our water.
As climate change continues, it is important to note that Southern Alberta is very prone to drought. Hence as we look towards the future water management becomes key. If we want to be able to still have nice golf course, clean rivers and clean drinking water it is essential to manage water properly.
Shared priorities among the region for flood mitigation and water storage infrastructure on the Bow River are critical to securing our region's future growth and prosperity as climate change makes drought conditions much more likely.
If we run out we can't expand and quality of life for existing residents decreases. That goes for the rivers and the aquifer. If growing the Calgary metro area imperils this, stop growing.
Maintaining safe water resource
Clean and safe water at a reasonable price is a good goal.

Minimize amount of water that needs to be used (21)
Water is the single most important resource today. Ground water is constantly being polluted by broken down vehicle "storage" sites in rural areas. Develop a strategy to encourage use of grey water systems and reduce usage.
Put a cap on building in large urbans and find green building ideas to manage wastewater and water usage. Water, wastewater & utilities should be tied to higher rates over a certain square footage.
Ensuring that we are protecting and preserving local wetlands, ensuring a protected and sustainable drinkable water source for Calgarians. Putting in watering restrictions during summer, making sure people are educated on fertilizer use to make sure they aren't over-fertilizing and having a negative impact on local water sources, making sure people are disposing of hazardous liquids properly to prevent them from entering our waterways. Just education in general on water stewardship.
Minimizing the amount of water utilized. Future forecasts for our region show increasing unpredictability of the resource as well as a general declining trend. We need to be consistent with that reality. We should also minimize the use of clean water and use grey water wherever possible. Too much clean fresh water goes into wasteful uses
If we don't manage the limited supply and plan for floods and droughts and water quality degradation we will not survive as a region-water is the life blood and we need to take water scarcity seriously. Water demand management is the way to go but councils need to recognize that our water systems are impacted seriously when we destroy riparian corridors and strip and grade our landscapes during development.
oversight need for any new license, stricter conditions on use of water.
S. Sask. river basin has been closed since 2006. Share and conserve in every way possible.
Use your own water licences and leave our rivers and streams alone. Encourage Calgarians to be as efficient with water use as rural residents are.
Maintain or improve natural conditions. Science has to lead planning with the human footprint to be reduced over time even under the pressure of increase in residents to the area. The cost of growth should not be externalized to the environment.
Ensuring there is sufficient water stewardship to look after the water we have - being efficient in our use of water (limiting water loss)

Reducing wastewater, ensuring citizens are paying for water usage to encourage individual reduction in freshwater use, ensuring clean, healthy drinking water supply, adequate for times of emergency as well.
Set ambitious goals for and drive for them with funding to support it. Calgary Metro Region has a scary forecast for drought possibilities in climate change predictions. We need to get way more efficient with water, soon.
Watering lawns is a waste of water and time. Encourage xeriscaping.
Obviously this is important to health and wellbeing of all in the region
Meter all water use
Assist in managing water at its source. Promote reduced consumption
realizing that water is not only for us. we share it with the ecosystem. using what we need only
Ensuring water is treated with respect
Water is a key resource and will likely see less of it in the future with climate change (less glaciers that feed our rivers) and therefore is key to the development of any community as the current levels will not be maintained.
Water is a finite resource and our infrastructure needs to recognize that
Water will always be our most critical natural resource, and we must reduce the per capita consumption. One way to do this may be to set up, as part of the developers' infrastructure, community grey-water collection systems to be used for lawn and garden watering. We absolutely must take a leadership position on this issue.

Be more mindful of preserving the ecosystems (14)
Sustainability of the water supply; protect watersheds
Ensuring that we are protecting and preserving local wetlands, ensuring a protected and sustainable drinkable water source for Calgarians. Putting in watering restrictions during summer, making sure people are educated on fertilizer use to make sure they aren't over-fertilizing and having a negative impact on local water sources, making sure people are disposing of hazardous liquids properly to prevent them from entering our waterways. Just education in general on water stewardship.
Wetlands and native species. Not annexing more land.
This is particularly important living in Cochrane where there is a major water problem. Alberta Environment has indicated there will be no new water licenses issued. Calgary is indicating water shortages may occur in 10 years during the summer. Population growth will only make this problem worse. Increasing the water bills is not a solution. Encouraging xeriscape, using native plants might help.
Protection of natural spaces to protect water supply, biodiversity and adapt to a changing climate
I feel like this is a no-brainer--caring for our watersheds should always be a high priority. No water, no life, no economy.
Maximizing water stewardship means working together as a region to ensure that future development does not impinge on our rivers, streams, wetlands and riparian areas. It also requires coordination of wastewater servicing to ensure that water returned to the system is of the highest possible quality. There also needs to be an acknowledgement that expanses of green grass are not a responsible choice in our arid environment.
I would say allowing habitat for fish and other fluvial species.
keep it clean don't dump waste in it

Our health. Flora. Fauna. Future.
realizing that water is not only for us. we share it with the ecosystem. using what we need only
We live in a water-limited geographic location, and that situation is only going to get worse as the glaciers that feed our rivers further melt. We need to conserve water better: require all new homes are water-metered, not just in Calgary but within the Calgary Metro Region. We will also eventually be relying more on our groundwater resources. To ensure that there is groundwater recharge, we need to make sure we keep as much native habitat, such as wetlands and native prairie, intact in the rural parts of the Calgary Metro Region as possible. Rainfall and snow melt are less likely to recharge groundwater supplies when there is too much concrete and asphalt in an area. Also, requiring that developers leave the topsoil in place as much as possible when building new residential areas also helps with ground water recharge. Areas striped of their topsoil not only have more difficulties growing trees for the urban forest, but have more water run-off that does not have a chance to sink into the ground.
Having clean water shed. The environment is a great filter, we should enhance what nature is already doing as part of any development/redevelopment
Reduce the use of drainage swales in new communities. Allow the contours of the land and landscape to absorb rain water.

Coordinate in the region / standardized management (12)
As population grows and the climate changes, this resource will become more precious and more in demand. All partners of the Region must be held to the same standards/expectations in management.
Again work collectively. The City of Calgary should not bully neighbouring municipalities.
Water resources are paramount for all types of development. Not only clean, available water, but also the management of wastewater. I feel that wastewater management gets pushed to the side when looking at development. Working on wastewater management should be a concern of the REGION, not just the individual DEVELOPER of a small portion of that region.
Ensuring a viable water supply for the region. Water licenses should be for regional use rather than siloed territorial ownership and the related political limitations.
everyone and every business should have access to water and wastewater services. Can't let Calgary hold the region hostage over water and wastewater. To be clear - I deeply resent your question 2 above - those all reflect metro values which I don't line up behind whatsoever. I only answered the question because this survey forced me to,
oversight need for any new license, stricter conditions on use of water.
We need to ensure the ongoing health of the Bow & Elbow rivers through minimizing water withdrawals and having a regional approach to water supply. ie should not promote a multitude of small water coops that just support their specific areas. A regional water utility would be helpful.
City of Calgary should share its water licensing with other municipalities so that their water infrastructure costs can be manageable. Manage stormwater, potable water, etc. in a regional sense and tax regionally all benefitting parties.
Sharing and working TOGETHER to provide, and maintain the water we have responsibly.
Responsible and strategic use. Don't build communities where there is not a plan for servicing.

<p>Maximizing water stewardship means working together as a region to ensure that future development does not impinge on our rivers, streams, wetlands and riparian areas. It also requires coordination of wastewater servicing to ensure that water returned to the system is of the highest possible quality. There also needs to be an acknowledgement that expanses of green grass are not a responsible choice in our arid environment.</p>
<p>This is decidedly why we need a regional approach. We need an overall plan so that upstream communities are not causing problems for their downstream neighbours. A regional plan can provide the most efficient solutions for water management - both in terms of costs of infrastructure and water usage</p>

Question 10

Please share what having diverse housing options means for you.

Most frequently heard themes:

- Have affordable options in all types of housing (43)
- Allow for choice – urban / town / rural (34)
- Diverse housing types encourage diverse communities (28)
- Encourage smaller footprints and more environmental building (15)
- Aging in place options even for rural (9)

Have affordable options in all types of housing (43)
A range of both affordable and private market housing options available (i.e. mid-low price private market housing in addition to affordable housing and luxury housing).
It means ensuring there are affordable options for people in all housing types (apartments, townhomes, and single family homes). It also means making sure that Calgary has a good amount of homes that use alternative energy sources and have a lower environmental impact.
It means that there are people of all kinds in all kinds of socio-economic situations living and transitioning through ALL communities. In order for this to happen, there needs to be an inventory of housing options to match.
Housing needs to be available to people of all levels of economic ability. Our young people and our seniors are hard-pressed to be able to find affordable housing for their needs. And, people should be able to stay in the region that they come from (should they choose to do so) - old folks retiring from the farm should not have to move to the big city to find suitable housing. They should be able to access something in their current neighborhood/community.
It means I can live in the same neighbourhood from birth to death and find affordable accomodation. It doesn't mean row on row of houses that look like perched platicene buildings. Every neighbourhood should have lifestyle options, including housing for single people who are a growing demographic.
Different lifestyle choices for maintenance and accommodating different levels of affordability to ensure most have the ability to own a home.
having rental options other basement suites and apartment buildings.
More choice for my kids.
Having affordable housing available across the board - but also, ensuring that we don't build up 'enclaves' of very rich or very poor residents which are separated from each other.

Lots of options. Low income, medium income, high income, dense, rural
I could write an entire essay on this, but I will try to succinctly sum up the essence of what I want to say: Diversity in the housing stock is necessary to accommodate diversity in the region, from young to old, newcomer to longtime resident, rural to urban, single to coupled, and so on. It is about giving people a choice, not forcing people to live one way or another, as opponents of diverse housing developments often like to mischaracterize it as. I wish policymakers were better at communicating this to ameliorate local opposition to housing developments with a variety of housing options.
Opportunity for all those who wish to own a home to do so.
Housing at various price ranges, houses on larger lots would be desirable. Am tired of the social engineering of high density, multi-family development and redevelopment. I believe the demand is not as is being sold.
I'm a single self-employed 62-year old woman - never married, no kids & no pets. I am unique & left out of Stats & Housing availability due my lower income & age! Diverse Housing Options means ALLOWING persons who run Home-Based businesses to be able to continue to do so in the long run! This Pandemic has forever changed HOW & WHERE we do our work! And I plan on working until I can no longer see or use my fingers! No Retirement in the future for this independent woman. And I am NOT alone in this situation. Affordable Housing AND being allowed to run what is already a long-time successful home-based business - we MUST be allowed this in future! Currently I live with my 82-year old Mom whose not looking after herself since Dad died 6 years ago - hence my move from Calgary to Okotoks. AND I do NOT DRIVE! Take this into consideration - CAREGIVERS can begin this enormous work as early as late 40's/early 50's! I also spent 5 years of the last 7 caregiving a sister with a terminal illness! BE INCLUSIVE.
There should be potential for people to purchase/rent housing that meets their stage of life and desires (central city living, acreage living) with attractive options in both areas.
Housing for mixed incomes. We own our house, so we're not concerned about moving or renting right now.
Having a mix of affordable housing, apartment/condos, houses with secondary suites available in all communities
Options for all budgets in all communities (e.g. so that less wealthy people aren't forced to the far flung suburbs while those with more money and privilege can live in complete inner city communities with less transportation costs, better access to amenities etc.)
There are a wide variety of affordable options within each of the different housing types (single family, duplex, townhouse, rowhouse, mid-rise apartment, high-rise apartment). Ideally, the compact areas can become more affordable to encourage more people to move to the compact areas.
build the 'missing middle'
single family homes, shared homes, townhouses, apartments, condos for all stages of life, child rearing, empty nesters, seniors, retired
Multi family dwellings with emphasis on reasonable rents/purchase prices. Too much sprawl already.
Diverse housing options means that there are all levels of housing available. It promotes diversity within the community and "community" in and of itself. It is important, however, to respect the existing community spirit within each region. We have to be careful about overdevelopment. In the current housing market in Alberta, overdevelopment could be detrimental to existing property values and result in an over abundance of houses on the market. Limiting development is just as important as having the right development. There

needs to be consideration given to allowing infrastructure time to catch up with the high growth in the past few years. This also means allowing services to catch up - EMS, Police, Health Care, etc.
The Calgary area is extremely bad for the "missing middle" - we have apartment buildings and single family homes, but so few options in between. There are plenty of ways to increase density other than high rises
The freedom to balance my chequebook. As is, I cannot participate in the economy at all ~10 days a month.
High density, low density. Traffic friendly, pedestrian, transit friendly.
housing options in all area's of the city, with similar pricing options
Having housing that is affordable to all citizens is important. However, when we build these divers options in new areas, we need to make sure that the transit or parking resources are established so that lower income citizens can still travel into more developed areas of the city for work.
It gives choices within my economic means.
Diverse housing in existing communities can provide more housing options for various people/families. This could limit urban sprawl by giving more affordable housing options in existing communities.
In location, size, price, style. It's most important that housing be affordable for people. And that it be accessible for people with diverse needs. A family of 5, a group of students, and a single disabled person will all have different requirements in housing, but all deserve to be housed comfortably. It's important to think about what features in a home will be limiting for some groups. There should be different kinds of housing and different expectations of land use in every area, not only one specific designation for affordable housing.
Affordability in communities. Not everybody wants to work of a single detached home, townhouses are very attractive.
Affordable options across the density spectrum (high rise to single family home)
I don't like that the only apartment/condo options tend to be low quality/low income. We need to support development of multiple options at multiple price points.
At different stages of life, or at different income levels housing preferences will differ. Hence it is important to have a variety of choices for the people of the region. This ranges from rental units in a variety of styles to homes for purchase condos in skyscrapers, lowrise, mid-rise, townhouses, duplex, fourplex, detached, semi-detaches, luxury estate. It is also crucial that affordable housing options are in place.
It means a wider range of people can enjoy Calgary!
It means real choice for consumers in a diverse range of built forms. As a region we're overbuilt on urban condos and suburban, car dependent single family homes, but we do a poor job with medium "missing middle" density.
It means there are market opportunities for people at different stages of life and different financial capacities. It means there is a diversity of options when it comes to amenities and communities.
Affordable housing through condos up to estate homes.
A variety of affordable housing
If Calgary is to continue to grow and if we want to avoid US-style housing ghettos, then we must look to innovative designs and construction methods to reduce the cost of housing. I just don't know that we need more million-dollar houses in Calgary. Highly desirable homes can be built for less if modern technologies like robotic house building are applied. Calgary should consider becoming a Centre of Excellence, or at least a hub in this field.

Affordability and movement through products as life style choices and economic means change. Literally defines diversity.
It means that a multi family housing development has one two and at least three bedroom developments so families and singles can all live there, that affordable and attainable housing is available throughout the City so mixed incomes can co exist. That apartments, condo's, townhouses semi detached, and single family can exist in one community. But more importantly it means that good planning, consultation, cooperative collaboration with stakeholders, quality development and that each housing type is respected and respects the others around it and that an appropriate balance is achieved. It does not mean ad hock rezoning or constructing an apartment building beside a bungalow. Parkdale is good example. The community was planned back in the 50's with a commercial hub surrounded by what was then RM5, then a zone of RM 4 and the rest R2. Two decades of active involvement of the Parkdale Planning and Development committee have collaboratively stewarded the transition of the community from the bungalows of the 50's to include large single family, semidetached, multifamily, seniors housing, apartments (Point MacKay) in a respectful balance and in general alignment with the original plan for the community. Parkdale is now one of the most desirable communities in the City. Parkdale also supported both an attainable housing project and and affordable housing project on City land within the community (neither of which were constructed). Pressure to upset this balance in favor of increased density is now a risk.

Allow for choice – urban / town / rural (34)
If you want a mansion go for it. Want to live in a condo then go for it. Don't force people to accept only what you think is right.
Lots of freedom of choice, market and economic freedom, a house my kinds might be able to afford. No new communities, and cramped managed growth areas in sequence with the City, means prices go up everywhere. Let each municipality decide what is best for them and the City should not have a supermajority vote. Get rid of the CMRB, this survey is skewed badly. Get rid of Calthorpe they are totally clueless.
Option between urban, town or rural life. Each of these provide a range of housing options.
In rural areas, there needs to be a greater control on acreage development as the need for wells and septic fields is concerning. Urban areas need to focus on higher density needs as required. However, inner areas of the City of Calgary have now developed so many condominiums that is has sunk the values of the properties drastically as supply has greatly exceeded demand. Better control of approved construction in both urban and rural areas is vital to ensure a healthy housing/condo market.
High density, single family, large lot
don't impose calgary density ideals on us 50 kms north of Calgary
Within urban areas having various forms of housing is vital, rural areas not so much
Lots of options. Low income, medium income, high income, dense, rural
Diverse housing options includes low income, seniors and everything in between. None belongs in rural municipalities because of lack of water and infrastructure.
More residential single family, low density options.
Diverse housing options are great for the city with densification key for maximum use of your facilities and services. You cannot afford to expand into any more rural areas. Once you expand into rural areas, these rural areas are lost forever.

<p>Diverse housing exists currently there will need to be a change as we balance and mitigate our impact on this area. The amount of disturbance that the environment can buffer is very small now. To ensure a healthy population in the future decisions now may change what housing is available in the future. Expectations will change as conditions do. Other areas where there has been a increase in population have changed citizens expectations on what the appropriate choices(diversity) there should be. What has happened in the past cannot continue.</p>
<p>Let the people decide, don't force ANYTHING on ANYBODY via re-zoning etc.</p>
<p>Not every on can handle living in Soviet style apartments</p>
<p>Density should not be forced on existing communities</p>
<p>Different types of housing make sense in different parts of the region. High density housing belongs in the urban centres, not the rural municipalities. If people want to live in a high density neighbourhood, they are looking for the conveniences of urban life. It is not economically viable to provide those conveniences in a rural location. People chose to live in the rural parts of the region to enjoy the space, natural enviroment and quiet that is not achievable in an urban centre. The housing styles should reflect those differences.</p>
<p>single family homes, shared homes, townhouses, apartments, condos for all stages of life, child rearing, empty nesters, seniors, retired</p>
<p>enough of the high density ghettos already!</p>
<p>It means that not everyone who wants to live in a city should have a house and a back lawn. It's just not realistic. It is an outdated post-war pipe dream. If you want to live in a city then you accept density. You can't have your cake and eat it too.</p>
<p>If you want density you can buy a condo in the city. If you want an acreage then you can buy outside the city limits</p>
<p>People have different needs depending on their life stage and personal circumstance. Families with children desire a backyard and nearby playgrounds, as one example. The Calgary Metro Region will be a more desirable place to live if we offer as many options as possible. This will aid us in attracting people to settle and work here and help us in building a new (non oil and gas dominated) economy.</p>
<p>In location, size, price, style. It's most important that housing be affordable for people. And that it be accessible for people with diverse needs. A family of 5, a group of students, and a single disabled person will all have different requirements in housing, but all deserve to be housed comfortably. It's important to think about what features in a home will be limiting for some groups. There should be different kinds of housing and different expectations of land use in every area, not only one specific designation for affordable housing.</p>
<p>Keeping in mind that "family friendly" is not for everyone & ensuring a variety of options for adults preferring adult-only.</p>
<p>It means being able to choose the right kind of housing for the stage of life you're at: an affordable condo near work for young professionals, a moderately sized home for young families, a small bungalow for empty nesters, and affordable retirement homes for the elderly.</p>
<p>A choice of different houses. Not massive high rises.</p>
<p>As the world is changing there are many different views of what individuals want for their own housing. From acreages, to single detached, multifamily and high density. In order to attract a variety of individuals to the city, it needs to have a variety of housing options. At this stage in my life I am interested in low density single family detached, however, that will change as I age.</p>
<p>Condos, townhouses, semi-attached - rent / own with all types</p>
<p>Actual 1/4 and 1/3 acre lots, instead of the jammed together ugly fire risk LEGO esq homes.</p>

It means I can live in the country with having all of the resources I need to live, work and play conscientious for me.
Some people don't want yards and prefer a higher density, while others want some space around them. Allow the developers to provide that variety
Everyone needs somewhere to live, but that doesn't mean everyone can afford to live the same way. People who can afford an acreage should be able to have that acreage. Regular middle class people should be able to afford a detached family home with a yard. Minimum wage workers should have townhouses and apartments that they can afford for their families available. People should live within their means - it is not the tax payers responsibility to provide housing for others - but a variety of housing in theory means that there is something out there affordable for all levels of income, as well as choice for different lifestyles
Having the option of having a home on a larger lot if desired - perhaps enough land for a three bedroom bungalow, and a yard for the dog and kids to play in.
Diverse housing options would include country residential, estates, 50 foot wide residential lots, 25 foot residential lots, row townhomes, multi-unit buildings, 4 to 6 level buildings and high rise buildings.
It means that a multi family housing development has one two and at least three bedroom developments so families and singles can all live there, that affordable and attainable housing is available throughout the City so mixed incomes can co exist. That apartments, condo's, townhouses semi detached, and single family can exist in one community. But more importantly it means that good planning, consultation, cooperative collaboration with stakeholders, quality development and that each housing type is respected and respects the others around it and that an appropriate balance is achieved. It does not mean ad hock rezoning or constructing an apartment building beside a bungalow. Parkdale is good example. The community was planned back in the 50's with a commercial hub surrounded by what was then RM5, then a zone of RM 4 and the rest R2. Two decades of active involvement of the Parkdale Planning and Development committee have collaboratively stewarded the transition of the community from the bungalows of the 50's to include large single family, semidetached, multifamily, seniors housing, apartments (Point MacKay) in a respectful balance and in general alignment with the original plan for the community. Parkdale is now one of the most desirable communities in the City. Parkdale also supported both an attainable housing project and an affordable housing project on City land within the community (neither of which were constructed). Pressure to upset this balance in favor of increased density is now a risk.

Diverse housing types encourage diverse communities (28)
Missing middle housing! Everybody doesn't need to live in high rises for density. We need more row houses, townhouses, 3-5 story walk ups. Lets get away from high rise towers and single detached homes.
Diverse housing encourages diverse communities. When the entire development is a single type of "house" there is less mingling, less community spirit and less choice for future residential options. As our people age, they shouldn't be forced to leave their neighborhood or community to move into a more adaptable housing option.
Means that we would live in neighbourhoods that aren't so homogeneous, allowing people to learn about different cultures, build tolerance and understanding.

<p>It means that there are people of all kinds in all kinds of socio-economic situations living and transitioning through ALL communities. In order for this to happen, there needs to be an inventory of housing options to match.</p>
<p>It means I can live in the same neighbourhood from birth to death and find affordable accomodation. It doesn't mean row on row of houses that look like perched platicene buildings. Every neighbourhood should have lifestyle options, including housing for single people who are a growing demographic.</p>
<p>Having different types of housing together in all communities. Condos, single family, town houses, coop houses, planning options for back yard and secondary suites.</p>
<p>OK with "diverse" as long at it does not include acreage living so close to CGY. Rural sprawl is consuming far too much land and blocks CGY from denser, planned development. RVC and Foothills County may demand less sprawl from CGY but both counties need to practice what they preach.</p>
<p>We need to promote diverse communities by having all types of people living together in each community area rather than the elites in one area, the working class in another area, etc.</p>
<p>Within urban areas having various forms of housing is vital, rural areas not so much</p>
<p>Having affordable housing available across the board - but also, ensuring that we don't build up 'enclaves' of very rich or very poor residents which are separated from each other.</p>
<p>Estate homes on acres of land is not sustainable. The new generations do not want them and the old generations can't maintain them. Everyone else is put at risk as they use more water and produce more greenhouse gasses than is necessary. A diversity of home sizes and approaches is important to help create real communities. Multi-family, tiny homes... these need to be incorporated to draw people of all incomes and ages to build pleasant places to live.</p>
<p>A mix of densities, tenures, and price-points. Not just monoculture housing, and not majority single detached. That type of housing is well over-supplied compared to others in the Metro area.</p>
<p>I could write an entire essay on this, but I will try to succinctly sum up the essence of what I want to say: Diversity in the housing stock is necessary to accommodate diversity in the region, from young to old, newcomer to longtime resident, rural to urban, single to coupled, and so on. It is about giving people a choice, not forcing people to live one way or another, as opponents of diverse housing developments often like to mischaracterize it as. I wish policymakers were better at communicating this to ameliorate local opposition to housing developments with a variety of housing options.</p>
<p>Diverse housing options includes low income, seniors and everything in between. None belongs in rural municipalities because of lack of water and infrastructure.</p>
<p>More higher density located through the region (not just in the inner Calgary). This must be paired with diversity of land use to ensure that people will live there (office and commercial nearby, access to high quality transit). We also need a variety of types of higher density housing and options need to be convenient for residents not for developers (ie. municipalities need to enact policies to ensure that renters and owners benefit and that units aren't just used as investment opportunities).</p>
<p>Multiple types of housing forms within individual communities (e.g. a community that has apartment, single detached, semi-detached, townhome, and other innovative/creative forms we have not yet seen in Canada). These should be at varying price points as well.</p>
<p>Lots different house sizes in square foot, lots of single family homes.</p>
<p>I'm a single self-employed 62-year old woman - never married, no kids & no pets. I am unique & left out of Stats & Housing availability due my lower income & age! Diverse Housing</p>

Options means ALLOWING persons who run Home-Based businesses to be able to continue to do so in the long run! This Pandemic has forever changed HOW & WHERE we do our work! And I plan on working until I can no longer see or use my fingers! No Retirement in the future for this independent woman. And I am NOT alone in this situation. Affordable Housing AND being allowed to run what is already a long-time successful home-based business - we MUST be allowed this in future! Currently I live with my 82-year old Mom whose not looking after herself since Dad died 6 years ago - hence my move from Calgary to Okotoks. AND I do NOT DRIVE! Take this into consideration - CAREGIVERS can begin this enormous work as early as late 40's/early 50's! I also spent 5 years of the last 7 caregiving a sister with a terminal illness! BE INCLUSIVE.
Diverse housing exists currently there will need to be a change as we balance and mitigate our impact on this area. The amount of disturbance that the environment can buffer is very small now. To ensure a healthy population in the future decisions now may change what housing is available in the future. Expectations will change as conditions do. Other areas where there has been a increase in population have changed citizens expectations on what the appropriate choices(diversity) there should be. What has happened in the past cannot continue.
Having a mix of affordable housing, apartment/condos, houses with secondary suites available in all communities
Build low income housing in the expensive neighbourhoods. Build housing close to industrial areas. This will lessen the travel for the people that work in said areas.
Diverse housing options means having options for citizens and families to live in. This should be done in a sensible way. Having a multi residential buildings in areas that are suited for them.
It allows a mix of socio-economic diversity throughout the area.
It means that older neighborhoods should be revitalized with new housing options that would allow all levels of income purchasing a residence. I don't think it is fair that 'rich' families have access to communities that have good facilities, good access to downtown, nice parks, etc.
All income levels in every neighbourhood
Opportunity for different generations to live, work, play, retire & end of life care in close proximity to each other
The reality is that any new project of reasonable size must accommodate diverse housing. Take harmony for example, they initially had larger expensive single family homes only, now they are changing that to include a much more diverse group of offerings. There is simply no market for a single type of product on a large scale any longer.
I really appreciate how house styles can differ so much from one another. Gives more personality to the stress and less cookie cutter. Housing options would cater for differing incomes, support needs and reflective of the single, family and multi generational residents.

Encourage smaller footprints and more environmental building (15)
Utility rates should be higher and on a tiered system when over a certain square footage as well as usage. Would perhaps force people to look as smaller housing, reducing footprint. Could be adopted in both rural and urban areas.
smaller, energy efficient and water saving measures for all development
Reducing amount of single family housing. Encouraging development of more apartments, townhouses, and other multi-family homes. Apartments that are suitable for families — more than 2 bedroom, plans more suitable for entertaining, etc.

OK with "diverse" as long as it does not include acreage living so close to CGY. Rural sprawl is consuming far too much land and blocks CGY from denser, planned development. RVC and Foothills County may demand less sprawl from CGY but both counties need to practice what they preach.
Less land use and building up instead of outwards - we have far too many communities that are taking up too much land which then requires amazing amounts of infrastructure.
More higher density located through the region (not just in the inner Calgary). This must be paired with diversity of land use to ensure that people will live there (office and commercial nearby, access to high quality transit). We also need a variety of types of higher density housing and options need to be convenient for residents not for developers (ie. municipalities need to enact policies to ensure that renters and owners benefit and that units aren't just used as investment opportunities).
As I said above we should avoid to make people live in high rises to create an insensitivity to a natural environment. Keep houses except in downtown areas to below 5 stories to give them fresh oxygen from surrounding trees. Plant trees trees trees and again trees
more density, more multifamilies
If Calgary is to continue to grow and if we want to avoid US-style housing ghettos, then we must look to innovative designs and construction methods to reduce the cost of housing. I just don't know that we need more million-dollar houses in Calgary. Highly desirable homes can be built for less if modern technologies like robotic house building are applied. Calgary should consider becoming a Centre of Excellence, or at least a hub in this field.
Utility rates should be higher and on a tiered system when over a certain square footage as well as usage. Would perhaps force people to look at smaller housing, reducing footprint. Could be adopted in both rural and urban areas.
smaller, energy efficient and water saving measures for all development
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Less land use and building up instead of outwards - we have far too many communities that are taking up too much land which then requires amazing amounts of infrastructure.
More higher density located through the region (not just in the inner Calgary). This must be paired with diversity of land use to ensure that people will live there (office and commercial nearby, access to high quality transit). We also need a variety of types of higher density housing and options need to be convenient for residents not for developers (ie. municipalities need to enact policies to ensure that renters and owners benefit and that units aren't just used as investment opportunities).

Aging in place options even for rural (9)
Housing needs to be available to people of all levels of economic ability. Our young people and our seniors are hard-pressed to be able to find affordable housing for their needs. And, people should be able to stay in the region that they come from (should they choose to do so) - old folks retiring from the farm should not have to move to the big city to find suitable housing. They should be able to access something in their current neighborhood/community.

<p>It means I can live in the same neighbourhood from birth to death and find affordable accomodation. It doesn't mean row on row of houses that look like perched platicene buildings. Every neighbourhood should have lifestyle options, including housing for single people who are a growing demographic.</p>
<p>I'm a single self-employed 62-year old woman - never married, no kids & no pets. I am unique & left out of Stats & Housing availability due my lower income & age! Diverse Housing Options means ALLOWING persons who run Home-Based businesses to be able to continue to do so in the long run! This Pandemic has forever changed HOW & WHERE we do our work! And I plan on working until I can no longer see or use my fingers! No Retirement in the future for this independent woman. And I am NOT alone in this situation. Affordable Housing AND being allowed to run what is already a long-time successful home-based business - we MUST be allowed this in future! Currently I live with my 82-year old Mom whose not looking after herself since Dad died 6 years ago - hence my move from Calgary to Okotoks. AND I do NOT DRIVE! Take this into consideration - CAREGIVERS can begin this enormous work as early as late 40's/early 50's! I also spent 5 years of the last 7 caregiving a sister with a terminal illness! BE INCLUSIVE.</p>
<p>Smaller urban centres, country residential pods or clusters, New lifestyle options to allow rural aging in-place compared to current seniors residences</p>
<p>This is important based upon personal preference and income. There should be more seniors housing created near amenities.</p>
<p>Giving seniors options that would allow them to Age in Place.</p>
<p>We can stay in our area as our families grow and then reduce</p>
<p>At different stages of life, or at different income levels housing preferences will differ. Hence it is important to have a variety of choices for the people of the region. This ranges from rental units in a variety of styles to homes for purchase condos in skyscrapers, lowrise, mid-rise, townhouses, duplex, fourplex, detached, semi-detaches, luxury estate. It is also crucial that affordable housing options are in place.</p>
<p>Opportunity for different generations to live, work, play, retire & end of life care in close proximity to each other</p>
<p>Diverse would be providing seniors with affordable housing in the community they know have grown up and raised their families. Diverse is not a bunch of apartments that become rentals for young people who don't have an appreciation for the traditions and character of the community.</p>
<p>My family and I have been able to live in the same neighbourhood for over a decade as our family has grown because houses of different sizes were built decades ago. We've lived in a two-bedroom rowhouse, a narrow three-bedroom house, and a wider four-bedroom house (where we're planning to build a garage suite so one set of our parents can live nearby). Many ground-oriented, family-sized, market-rate, attainable options are possible, if we stopped banning them. Add apartment buildings where they make sense and you've got a great place to live.</p>

Appendix C - Verbatim from Discussion Forums by Question

<p>More Masterplanned Community place types</p>
<p>I do not see a place nor purpose for master planned communities in the Priddis area. We do not have the capacity for increased traffic or water use. Our population density should remain low and space remain rural. Infill and mixed use redevelopment makes sense in Calgary proper (university district for example)</p>
<p>It's really hard to read the maps and graphs put on this engagement and it isn't very clear on what is being proposed or good examples.</p>
<p>We moved to Chestermere over a year ago to get AWAY from Calgary as this smaller city is unique providing all the city elements but a small town feel. i have been completely disenchanted with calgary Mayor and council for few years. it appears that calgary wants to make Chestermere a division of this "big metro" stuff! why are we constantly building and developing when there are tons if areas and buildings that are abandoned due to the failing Alberta economy and now Covid19. not pleased at all with this</p>
<p>exactly!!</p>
<p>I question using Harmony in Rocky View as an example of a master planned community. It may be that on paper; in reality it bears no resemblance to a master planned community. At some point in the future it may develop as such. But, it is going to take a long time, if ever, before the promised commercial development occurs there. Businesses require a critical mass of people to sustain them. That is a difficult task when you build a community in the middle of nowhere. Master planned communities within urban centres may well make sense. They make no sense in rural municipalities. Building small towns in the middle of rural agricultural land simply because the landowners and developers want to profit from flipping ag land should be prohibited.</p>
<p>If growth is going to happen, I'm not totally sure that those buildings will remain abandon for long, though. Members of my extended family live in Chestermere for much the same reason (getting away from big-city Calgary), but are open to the idea proposed here, mainly because if it's done right, you'll see benefits of infrastructure investment and tax base for the town... and hey, the growth has to go somewhere, right?</p>
<p>Master planned communities outside urban areas face the problem of installing very expensive infrastructure (water, wastewater, roads) to accommodate dense growth. Only if Calgary provides water and wastewater should these master planned communities be considered. Already in Springbank, Harmony's traffic has impacted quiet roads that weren't built to handle the increase. The resulting traffic around all four schools is ridiculous. More master planned communities will have a detrimental effect.</p>
<p>I agree. The master planning in these new communities appears to be done for maximum developer profit. There may be areas that are higher density residential, but none of it is walkable. They are car centric with huge road rights of way and the town centres are privately owned parking lots with big box stores. They offer the worst of everything.</p>
<p>I agree. Developments like garrison woods and university district are good examples, most others are not. The new communities are being subsidized by all tax payers to pay for all the infrastructure they require and the great travel distances for water supply and sewerage and highways.</p>
<p>Do you work in chestermere too?</p>

Master planned communities would only work if there is high demand so the community fills quickly with residents. Otherwise, there isn't the critical mass necessary for retail businesses and other services (recreation?) to successfully develop. The further from the City, the lower the chances of quick build out.

I live in the country and see Harmony as a blight on the landscape. You might as well live in Calgary than be jammed in by your neighbours and pay double for your home. Covid has or should have shown us the folly of cheek to jowl accomodation

The density in the examples of master planned communities is far too low, I don't see how this kind of development will reduce sprawl. What little infill and multi-family development is included does not offset the oversized homes and excess space given to roads and parking. Appending these development onto existing towns is just distributing the depressing monotony

The benefits are that when done well, the goals in the second paragraph above are successfully achieved. Rocket's comment cited Garrison Woods and University District as examples of this type of development done well. To achieve this, both projects had good planning, consultation, communication, and oversight. Of note is that neither project was under the exclusive oversight of a single developer. Garrison Woods was a project administered under Canada Lands, University District was administered by West Campus Development Trust and both projects were on government land. The drawback for me is the loss of planning, consultation, communication and oversight when assigning blocks of land to a single developer to "build density", or "build a community" when the City (motivated by density) and the Developer (motivated by profit) become the only two stakeholders. Sadly I seen developers, Mayor and Council all fail to effectively include surrounding communities or citizens as a third stakeholder in urban development. Civic trust has been badly eroded as a result. I would suggest that the Calgary Metro Region consider engaging a third party to provide planning, consultation and oversight to Masterplanned Communities to which the City and the Developer(s) and the surrounding communities are stakeholders, as has been demonstrated to be successful in the past.

Would we need more new masterplanned communities if we allowed the next increment of growth as-of-right in every existing neighbourhood throughout the region? The housing market would still be able to respond to growth if duplexes, triplexes, fourplexes, or more weren't forbidden in most of the region. The building industry could still build homes. We could maintain a housing market with relatively attainable prices. Yet, in ~75% of Calgary, duplexes are only possible with a land use change, which requires Council's approval, and the political risks don't justify the costs, which makes it uneconomical. Then Council wonders why most of its growth is on the perimeter. If we think more growth could or should be allowed as-of-right than duplexes, we could allow triplexes, fourplexes, or more. There would still be demand for detached homes and allowing the next increment wouldn't forbid them, for example there are century-old duplexes in Calgary that have become large detached homes over time, but it would also allow neighbourhoods to adapt to an uncertain future while having to care for more infrastructure than they can afford to maintain without raising taxes. Allowing the next increment everywhere is also better than being new neighbourhoods to a perfect, finished, complete state, from which they can only decline while newer areas are built on what could and should be highly productive agricultural land, continuing an economically and environmentally unsustainable pattern. Too often our zoning regulations, in attempting to "do what families want," prevent people, including families, from making trade offs between location, size of house, price, and amenities. Allowing more houses to be built in existing urban places would allow people to choose to live in urban places close to amenities, which would help celebrate rural/urban differences and reduce the amount and cost of new infrastructure. <https://www.strongtowns.org/journal/2019/6/10/is-strong-towns-nimby-yimby-or-what>

More sustainable, reduced traffic and work commute time, less sprawl, more efficient, better for live,

work play.; We may move to such a community later in retirement.

Fewer Residential Subdivision place types
These types of zoning and place types should be abolished. They create unwalkable, unsustainable neighbourhoods that are dependent on automobiles and dangerous to pedestrians. We need to be mindful of density however only allowing single detached homes is a terrible use of land.
there seems to be a desire for walkable community development with out consideration that our weather for much of the year is not complimentary.
I'd disagree - so long as 'walkable' means within 10 minutes of my house, I'm fine to bundle up and go out. After all, I can't spend all of my time at home.
Agreed - that, and it doesn't allow the communities to mature into anything else when the original residents all move out. Even in rural areas, we should be looking at striking a balance between the number of single family homes and town homes built. A three bed-room, multi-level town home is by no means a small place to live. If offered at a competitive price point, more of these in a place like Langdon could keep life interesting on the street past 4 p.m.
If the community is built well then the weather isn't an issue. We need yo stop making weak excuses for our poor planning and community designs. Calgary isn't the arctic, it isn't unealkable during to weather.
people choose the communities they live in for many valid reasons even though there are those who think they know what's best.
Townhouses and other multi-family dwellings make sense where there are commercial services available to support them. Otherwise, you just drive up the volume of car traffic. In Springbank, for example, walking to the corner store is not an option. That is why some restrictions on development makes sense.
I agree. If you don't have fun in the snow, you still have the same amount of snow but a lot less fun. I'm starting to see more cities embracing their winter status. Edmonton has an urban design guide specifically to enable better enjoyment of winter. Urban planning has a lot to contribute to this
Density should bring the benefits of density like walkability and frequent transit.
But for many there isn't a lot to choose from since most of calgary is sprawl (either within the city or commuter cities like okotoks)
Mixed use communities keep the local schools full and allow people to age in their communities. I live in one of these neighbourhoods and i would be happy to see increasing density because of the benefits it can bring. But I want to see it done with good design principles.
No one in their right mind would build more communities like this, so "fewer" is probably a safe bet
Here I agree with Rocket and Travis in that mixed use, good planning and quality developments are the key. People live in certain areas for varied reasons, proximity to work, amenities, friends space, privacy etc. They also have varying needs for how they live, apartment, condo house and yard etc. People live in Springbank to be on an acreage for example. Good planning will gather the necessary data to determine an optimum blend of single and multifamily development to meet the needs and wants of Calgarians. Regarding cars, regardless of your walkability, bike and transit access people will still need a

car, be it to go to the mountains or visit friends. The question is more on how much you will use it, not if you should be allowed to have one. Calgary is a sub arctic climate and it is important to ensure that regardless of the development type that residential parking be adequately provided. Any suggestion that multifamily developments should have less than 1 stall per unit to promote higher transit use is flawed.

A drawback is more driving for work and shopping. Not applicable as we live on an acreage.

A shift in Country Residential place types

Country residential clusters make sense if they are immediately adjacent to an existing town, like Black Diamond, but not to a small hamlet like Millarville. People choose hamlets for the rural character and to be in a place that is quiet and closer to nature. These clusters would urbanize a hamlet environment which is undesirable, but may enhance an existing town.

Hi Andrea and allCountry residential clusters should be in areas where there is access to transportation and employment corridors. All communities in the CRMB area do not want to see "cluster development" on their doorsteps, but understand that there is only so much land to go around. Access to servicing is the most important piece- the availability of water resources in the Southern Alberta should be a consideration when planning any type of development.

Traditional county residential development used to be 4+ acre parcels. Although these are not an "efficient" use of land, they are self-sustaining in that each can be serviced by its own well and own septic field without risks of contamination. They also are not that difficult to redevelop if and when urban centres encroach on them. Problems have developed as rural municipalities, Rocky View in particular, have shifted to 2 acre "country residential" parcels. In many of the newer country residential developments, potable water is piped in from water co-ops while waste water is disposed on site, either with higher-tech stand alone septic systems or communal septic systems. Over the long term, bringing potable water in and disposing of waste water on site has caused water tables to rise and increased flooding problems for residents.

Shifting to cluster country residential does not address these underlying problems. The shift may well aggravate problems since it seems to be accompanied by higher density per quarter section than even 2-acre parcels produces.

The increased open space "attraction" of cluster country residential is almost always a myth. With very few exceptions, the open space in these developments is owned and managed by the homeowners' association which means the open space is private - accessible only by the HOA's members.

Without water and wastewater servicing from Calgary, more intense development creates problems including high water tables. As it is, country residential uses septic fields with the hope that the already saturated ground can accept even more wastewater.

Rockyview has also used conservation design where land is set aside as environmental reserve, normally using a 50% reserved and the density of the remaining developable land receives a bonus of 2. ie same amount of houses in half the space. This strategy is workable however we have seen much higher bonus structures for example in the Glenbow Ranch ASP. Also there needs to be some control of the contiguous developed area. Another example is the recently approved Indigo Hills Conceptual scheme. I moved out to the country to have the feel of more open space, this needs to be honoured.

Forgot to say that country residential actually requires more space because of septic fields, therefore

<p>cluster housing is not necessarily going to solve that problem. Currently, quarter sections full of 2 acre lots experience high water tables and flooding because of the volumes of (waste) water released into the ground. There is a limit to how much the ground can absorb. Can the CMRB get access for mapping of water tables pre-development?</p>
<p>These types of developments are mislabeled as rural. They are actually sprawling suburbs with massively oversized homes. Folks can't live in the middle of nowhere but expect to have services and jobs nearby. If a rural "lifestyle" is desired, then all the elements of a rural lifestyle need to be fully embraced. Even small hamlets should be developed compactly.</p>
<p>The "country" in country residential exist only in the marketing materials from the developers. This place type is wildly wasteful but highly sought after.</p>
<p>There are some very informed responses to this question and lifestyle choice, sustainability, groundwater and servicing are the main issues. If someone said I have to decommission my septic field and resort to a storage tank that would be pumped out and disposed of at my cost or pay to tie into a localized sewage treatment system or pay to tie into a Calgary system are all negative impacts but to avoid flooding my be a substantial benefit depending on the cost. Exploring residential clusters has a lot of moving parts when it comes to servicing and out of the box thinking and advanced sewage treatment technology play a role. As a concept it has to be a question of are you expanding the City or creating a new type of "country" living. Then, does anyone want it and are they willing to pay for it.</p>
<p>Benefits include less sprawl, lower cost for initial servicing, more sociable, protection of natural landscapes and lower long term servicing costs.</p>

<p>Fewer Office Commercial place types</p>
<p>Office commercial belongs in urban centres and possibly a small amount in rural hubs (assuming that is jargon for traditional hamlets). Office commercial has no place in country residential development, whether or not it is structured as a cluster development. The only commercial development that belongs in rural locations is small-scaled home-based businesses. It is not clear that it is actually a more efficient use of land to spread office buildings through master planned and other mixed-use areas rather than concentrating office buildings in fewer key locations. Until the dream of improved transit becomes a reality, this approach pushes even more people into cars to get to and from work.</p>
<p>Agreed!</p>
<p>Office Commercial development belongs in urban areas because of proximity to the biggest population. Locate it close to transit and well-developed corridors/streets that can accommodate the traffic that this type of development creates. Less of this type of development in my rural community would be ideal.</p>
<p>Locate in vibrant urban areas, where there is an opportunity to live close to work or transit to work and that the services which cater to businesses also have evening and weekend clients. Nothing like stephen avenue or any of the NE business parks (?) on a sunday. It doesn't need to be downtown, but it should decrease reliance on cars and increase transit efficiencies.</p>
<p>Mixed use development ,appropriately located , supports vibrancy and balances out the dead zone created by pure office, pure commercial and pure residential uses. An example of this will be the proposed Stadium Shopping Centre redevelopment that will include residential, commercial, office, and</p>

a boutique hotel. Set across from the Foothills Hospital there will be adequate local demand to support the commercial space and provide office space for doctors and other support services. Massing will be consistent to the surroundings . The importance of adequate parking to avoid overflow to the surrounding residential community is key for it to be a benefit. I do not see an application in rural areas unless it is of a size to then not make the area rural. I would ask if you did a large mixed use development at Cross Iron Mills in the MD of Rocky View would it be rural?

Benefits include less driving and time spent commuting to work. No impact, as we live on a residential acreage.

More City and Town Centre or Transit-Oriented Development (TOD) place types

More TOD is necessary but what are we doing to ensure they get built? We have railway lines going through the centres of our municipalities and directly to downtown Calgary. We should be taking advantage of this existing infrastructure like cities all over the world do. Lets build the infrastructure to allow developers to build TOD.

This style of development makes sense in urban areas. The major drawback to increasing the use of this type of development is the investment needed to establish the transit links to make such developments viable. Until that investment becomes a reality, expanding transit-oriented development outside of Calgary is a pipe-dream at best. Given current economic realities, it seems unlikely that major transit infrastructure expansions will materialize any time soon.

Agreed.

This is way overdue in communities such as Airdrie. There's too much pressure on roadways even with the recession and pandemic. The Calgary region, and Airdrie in particular, need to create self-sustaining economic growth and facilitate attracting business. These TODs will be critical for economic development and also for families in general to access vital services like medical, social services, and education (to name a few). The impact on sustainable programs would also be massive.

This type of development should be the norm.

Chicken and egg on whether transit or development comes first. Transit first would make it more desirable and achieve critical density sooner, but requires subsidizing.

If the focus is pedestrian-oriented development, then it doesn't hinge on large transit investments.

Transit links for cars seem to be readily funded making all kinds of sprawl possible. Look at the calgary ring road! Our tax dollars at work subsidizing "cheap" homes. Our politicians don't think about transit subsidies the same way, even though transit users have to pay per use.

TOD developments with interconnected transit both in and outside Calgary is a good option but all the comments relating to the necessary infrastructure connecting the nodes with timing and funding are key to the success.

Benefits include minimizing associated congestion, environmental, and infrastructure impacts to create a sense of place and encourage a vibrant pedestrian environment. We may move to such a community later in retirement.

Maintain Industrial place types
I can understand what is meant by managing growth for residential development, i.e. how will the anticipated growth in the numbers of people who live in the region be managed. It is less clear what managing growth means for industrial development. In the FAQ section, each municipality is allocated a share of each place type for its incremental growth. For example, in Rocky View 70% of its incremental growth is supposed to be commercial and industrial development. How is that measured?
The traditional approach to industrial development is generally acceptable. Key considerations need to be adequacy of infrastructure to service the industrial development and adequate buffering between industry and residential developments. There should be a blanket prohibition on industrial development in residential areas.
This doesn't make sense to me either. What i would like to see is less "commercial" in industrial areas. Keep industrial areas industrial with small commercial to serve the industrial businesses. If there isn't manufacturing, then chances are the business is commercial and looking for large and cheap square footage. Around the NE side of the airport there are industrial areas that are filled with recreation like big box and climbing gyms and trampoline parks and go carts. Space should be made for these facilities closer to the clients that use them, while easing pressure on industrial land demand.
Agreed
It is best to keep this type of development in dedicated commercial areas to prevent potential negative impacts if located in other types of areas. Negative impacts to residential residents if commercial activities are permitted in such areas.

Appendix D - Verbatim from Discussion Forums by Theme

Please note that comments may appear in multiple theme categories.

Appreciation for more mixed use development
If growth is going to happen, I'm not totally sure that those buildings will remain abandon for long, though. Members of my extended family live in Chestermere for much the same reason (getting away from big-city Calgary), but are open to the idea proposed here, mainly because if it's done right, you'll see benefits of infrastructure investment and tax base for the town... and hey, the growth has to go somewhere, right?
Master planned communities would only work if there is high demand so the community fills quickly with residents. Otherwise, there isn't the critical mass necessary for retail businesses and other services (recreation?) to successfully develop. The further from the City, the lower the chances of quick build out.

<p>More sustainable, reduced traffic and work commute time, less sprawl, more efficient, better for live, work play.; We may move to such a community later in retirement.</p>
<p>The density in the examples of master planned communities is far too low, I don't see how this kind of development will reduce sprawl. What little infill and multi-family development is included does not offset the oversized homes and excess space given to roads and parking. Appending these development onto existing towns is just distributing the depressing monotony</p>
<p>Mixed use communities keep the local schools full and allow people to age in their communities. I live in one of these neighbourhoods and i would be happy to see increasing density because of the benefits it can bring. But I want to see it done with good design principles.</p>
<p>Here I agree with Rocket and Travis in that mixed use, good planning and quality developments are the key. People live in certain areas for varied reasons, proximity to work, amenities, friends space, privacy etc. They also have varying needs for how they live, apartment, condo house and yard etc. People live in Springbank to be on an acreage for example. Good planning will gather the necessary data to determine an optimum blend of single and multifamily development to meet the needs and wants of Calgarians. Regarding cars, regardless of your walkability, bike and transit access people will still need a car, be it to go to the mountains or visit friends. The question is more on how much you will use it, not if you should be allowed to have one. Calgary is a sub arctic climate and it is important to ensure that regardless of the development type that residential parking be adequately provided. Any suggestion that multifamily developments should have less than 1 stall per unit to promote higher transit use is flawed.</p>
<p>Country residential clusters make sense if they are immediately adjacent to an existing town, like Black Diamond, but not to a small hamlet like Millarville. People choose hamlets for the rural character and to be in a place that is quiet and closer to nature. These clusters would urbanize a hamlet environment which is undesirable, but may enhance an existing town.</p>
<p>Benefits include less sprawl, lower cost for initial servicing, more sociable, protection of natural landscapes and lower long term servicing costs.</p>
<p>Office commercial belongs in urban centres and possibly a small amount in rural hubs (assuming that is jargon for traditional hamlets). Office commercial has no place in country residential development, whether or not it is structured as a cluster development. The only commercial development that belongs in rural locations is small-scaled home-based businesses. It is not clear that it is actually a more efficient use of land to spread office buildings through master planned and other mixed-use areas rather than concentrating office buildings in fewer key locations. Until the dream of improved transit becomes a reality, this approach pushes even more people into cars to get to and from work.</p>
<p>Agreed!</p>
<p>Office Commercial development belongs in urban areas because of proximity to the biggest population. Locate it close to transit and well-developed corridors/streets that can accommodate the traffic that this type of development creates. Less of this type of development in my rural community would be ideal.</p>
<p>Locate in vibrant urban areas, where there is an opportunity to live close to work or transit to work and that the services which cater to businesses also have evening and weekend clients. Nothing like stephen avenue or any of the NE business parks (?) on a sunday. It doesn't need to be downtown, but it should decrease reliance on cars and increase transit efficiencies.</p>
<p>Mixed use development ,appropriately located , supports vibrancy and balances out the dead zone created by pure office, pure commercial and pure residential uses. An example of this will be the proposed Stadium Shopping Centre redevelopment that will include residential, commercial, office, and a boutique hotel. Set across from the Foothills Hospital there will be adequate local demand to support the commercial space and provide office space for doctors and other support services. Massing will be consistent to the surroundings . The importance of adequate parking to avoid overflow to the surrounding residential community is key for it to be a benefit. I do not see an application in rural areas unless it is of a size to then not make the area rural. I would ask if you did a large mixed use development at Cross Iron Mills in the MD of Rocky View would it be rural?</p>
<p>This style of development makes sense in urban areas. The major drawback to increasing the use of this type of development is the investment needed to establish the transit links to make such</p>

<p>developments viable. Until that investment becomes a reality, expanding transit-oriented development outside of Calgary is a pipe-dream at best. Given current economic realities, it seems unlikely that major transit infrastructure expansions will materialize any time soon.</p>
<p>This is way overdue in communities such as Airdrie. There's too much pressure on roadways even with the recession and pandemic. The Calgary region, and Airdrie in particular, need to create self-sustaining economic growth and facilitate attracting business. These TODs will be critical for economic development and also for families in general to access vital services like medical, social services, and education (to name a few). The impact on sustainable programs would also be massive.</p>
<p>This type of development (TOD) should be the norm. Chicken and egg on whether transit or development comes first. Transit first would make it more desirable and achieve critical density sooner, but requires subsidizing. If the focus is pedestrian-oriented development, then it doesn't hinge on large transit investments.</p>
<p>TOD developments with interconnected transit both in and outside Calgary is a good option but all the comments relating to the necessary infrastructure connecting the nodes with timing and funding are key to the success.</p>
<p>Benefits include minimizing associated congestion, environmental, and infrastructure impacts to create a sense of place and encourage a vibrant pedestrian environment. We may move to such a community later in retirement.</p>

<p>Infrastructure needs to match development</p>
<p>I do not see a place nor purpose for master planned communities in the Priddis area. We do not have the capacity for increased traffic or water use. Our population density should remain low and space remain rural. Infill and mixed use redevelopment makes sense in Calgary proper (university district for example)</p>
<p>Master planned communities outside urban areas face the problem of installing very expensive infrastructure (water, wastewater, roads) to accommodate dense growth. Only if Calgary provides water and wastewater should these master planned communities be considered. Already in Springbank, Harmony's traffic has impacted quiet roads that weren't built to handle the increase. The resulting traffic around all four schools is ridiculous. More master planned communities will have a detrimental effect.</p>
<p>I agree. Developments like garrison woods and university district are good examples, most others are not. The new communities are being subsidized by all tax payers to pay for all the infrastructure they require and the great travel distances for water supply and sewerage and highways.</p>
<p>I agree. The master planning in these new communities appears to be done for maximum developer profit. There may be areas that are higher density residential, but none of it is walkable. They are car centric with huge road rights of way and the town centres are privately owned parking lots with big box stores. They offer the worst of everything.</p>
<p>The benefits are that when done well, the goals in the second paragraph above are successfully achieved. Rocket's comment cited Garrison Woods and University District as examples of this type of development done well. To achieve this, both projects had good planning, consultation, communication, and oversight. Of note is that neither project was under the exclusive oversight of a single developer. Garrison Woods was a project administered under Canada Lands, University District was administered by West Campus Development Trust and both projects were on government land. The drawback for me is the loss of planning, consultation, communication and oversight when assigning blocks of land to a single developer to "build density", or "build a community" when the City (motivated by density) and the Developer (motivated by profit) become the only two stakeholders. Sadly I seen developers, Mayor and Council all fail to effectively include surrounding communities or citizens as a third stakeholder in urban development. Civic trust has been badly eroded as a result. I would suggest that the Calgary Metro Region consider engaging a third party to provide planning,</p>

<p>consultation and oversight to Masterplanned Communities to which the City and the Developer(s) and the surrounding communities are stakeholders, as has been demonstrated to be successful in the past.</p>
<p>there seems to be a desire for walkable community development with out consideration that our weather for much of the year is not complimentary.</p>
<p>I'd disagree - so long as 'walkable' means within 10 minutes of my house, I'm fine to bundle up and go out. After all, I can't spend all of my time at home.</p>
<p>If the community is built well then the weather isn't an issue. We need yo stop making weak excuses for our poor planning and community designs. Calgary isn't the arctic, it isn't unealkable during to weather.</p>
<p>I agree. If you don't have fun in the snow, you still have the same amount of snow but a lot less fun. I'm starting to see more cities embracing their winter status. Edmonton has an urban design guide specifically to enable better enjoyment of winter. Urban planning has a lot to contribute to this</p>
<p>Density should bring the benefits of density like walkability and frequent transit.</p>
<p>Here I agree with Rocket and Travis in that mixed use, good planning and quality developments are the key. People live in certain areas for varied reasons, proximity to work, amenities, friends space, privacy etc. They also have varying needs for how they live, apartment, condo house and yard etc. People live in Springbank to be on an acreage for example. Good planning will gather the necessary data to determine an optimum blend of single and multifamily development to meet the needs and wants of Calgarians. Regarding cars, regardless of your walkability, bike and transit access people will still need a car, be it to go to the mountains or visit friends. The question is more on how much you will use it, not if you should be allowed to have one. Calgary is a sub arctic climate and it is important to ensure that regardless of the development type that residential parking be adequately provided. Any suggestion that multifamily developments should have less than 1 stall per unit to promote higher transit use is flawed.</p>
<p>Mixed use communities keep the local schools full and allow people to age in their communities. I live in one of these neighbourhoods and i would be happy to see increasing density because of the benefits it can bring. But I want to see it done with good design principles.</p>
<p>Hi Andrea and allCountry residential clusters should be in areas where there is access to transportation and employment corridors. All communities in the CRMB area do not want to see "cluster development" on their doorsteps, but understand that there is only so much land to go around. Access to servicing is the most important piece- the availability of water resources in the Southern Alberta should be a consideration when planning any type of development.</p>
<p>Traditional county residential development used to be 4+ acre parcels. Although these are not an "efficient" use of land, they are self-sustaining in that each can be serviced by its own well and own septic field without risks of contamination. They also are not that difficult to redevelop if and when urban centres encroach on them. Problems have developed as rural municipalities, Rocky View in particular, have shifted to 2 acre "country residential" parcels. In many of the newer country residential developments, potable water is piped in from water co-ops while waste water is disposed on site, either with higher-tech stand alone septic systems or communal septic systems. Over the long term, bringing potable water in and disposing of waste water on site has caused water tables to rise and increased flooding problems for residents. Shifting to cluster country residential does not address these underlying problems. The shift may well aggravate problems since it seems to be accompanied by higher density per quarter section than even 2-acre parcels produces. The increased open space "attraction" of cluster country residential is almost always a myth. With very few exceptions, the open space in these developments is owned and managed by the homeowners' association which means the open space is private - accessible only by the HOA's members.</p>
<p>Without water and wastewater servicing from Calgary, more intense development creates problems including high water tables. As it is, country residential uses septic fields with the hope that the already saturated ground can accept even more wastewater.</p>
<p>Forgot to say that country residential actually requires more space because of septic fields, therefore cluster housing is not necessarily going to solve that problem. Currently, quarter sections full of 2 acre lots experience high water tables and flooding because of the volumes of (waste) water released into</p>

<p>the ground. There is a limit to how much the ground can absorb. Can the CMRB get access for mapping of water tables pre-development?</p>
<p>There are some very informed responses to this question and lifestyle choice, sustainability, groundwater and servicing are the main issues. If someone said I have to decommission my septic field and resort to a storage tank that would be pumped out and disposed of at my cost or pay to tie into a localized sewage treatment system or pay to tie into a Calgary system are all negative impacts but to avoid flooding my be a substantial benefit depending on the cost. Exploring residential clusters has a lot of moving parts when it comes to servicing and out of the box thinking and advanced sewage treatment technology play a role. As a concept it has to be a question of are you expanding the City or creating a new type of "country" living. Then, does anyone want it and are they willing to pay for it.</p>
<p>Office commercial belongs in urban centres and possibly a small amount in rural hubs (assuming that is jargon for traditional hamlets). Office commercial has no place in country residential development, whether or not it is structured as a cluster development. The only commercial development that belongs in rural locations is small-scaled home-based businesses. It is not clear that it is actually a more efficient use of land to spread office buildings through master planned and other mixed-use areas rather than concentrating office buildings in fewer key locations. Until the dream of improved transit becomes a reality, this approach pushes even more people into cars to get to and from work.</p>
<p>Agreed!</p>
<p>Locate in vibrant urban areas, where there is an opportunity to live close to work or transit to work and that the services which cater to businesses also have evening and weekend clients. Nothing like stephen avenue or any of the NE business parks (?) on a sunday. It doesn't need to be downtown, but it should decrease reliance on cars and increase transit efficiencies.</p>
<p>Mixed use development ,appropriately located , supports vibrancy and balances out the dead zone created by pure office, pure commercial and pure residential uses. An example of this will be the proposed Stadium Shopping Centre redevelopment that will include residential, commercial, office, and a boutique hotel. Set across from the Foothills Hospital there will be adequate local demand to support the commercial space and provide office space for doctors and other support services. Massing will be consistent to the surroundings . The importance of adequate parking to avoid overflow to the surrounding residential community is key for it to be a benefit. I do not see an application in rural areas unless it is of a size to then not make the area rural. I would ask if you did a large mixed use development at Cross Iron Mills in the MD of Rocky View would it be rural?</p>
<p>This type of development (TOD) should be the norm. Chicken and egg on whether transit or development comes first. Transit first would make it more desirable and achieve critical density sooner, but requires subsidizing. If the focus is pedestrian-oriented development, then it doesn't hinge on large transit investments.</p>
<p>Benefits include minimizing associated congestion, environmental, and infrastructure impacts to create a sense of place and encourage a vibrant pedestrian environment. We may move to such a community later in retirement.</p>
<p>More TOD is necessary but what are we doing to ensure they get built? We have railway lines going through the centres of our municipalities and directly to downtown Calgary. We should be taking advantage of this existing infrastructure like cities all over the world do. Lets build the infrastructure to allow developers to build TOD.</p>
<p>This style of development makes sense in urban areas. The major drawback to increasing the use of this type of development is the investment needed to establish the transit links to make such developments viable. Until that investment becomes a reality, expanding transit-oriented development outside of Calgary is a pipe-dream at best. Given current economic realities, it seems unlikely that major transit infrastructure expansions will materialize any time soon.</p>
<p>Agreed.</p>
<p>TOD developments with interconnected transit both in and outside Calgary is a good option but all the comments relating to the necessary infrastructure connecting the nodes with timing and funding are key to the success.</p>
<p>The traditional approach to industrial development is generally acceptable. Key considerations need to be adequacy of infrastructure to service the industrial development and adequate buffering between</p>

industry and residential developments. There should be a blanket prohibition on industrial development in residential areas.

Not all place types work in all parts of the region

I question using Harmony in Rocky View as an example of a master planned community. It may be that on paper; in reality it bears no resemblance to a master planned community. At some point in the future it may develop as such. But, it is going to take a long time, if ever, before the promised commercial development occurs there. Businesses require a critical mass of people to sustain them. That is a difficult task when you build a community in the middle of nowhere. Master planned communities within urban centres may well make sense. They make no sense in rural municipalities. Building small towns in the middle of rural agricultural land simply because the landowners and developers want to profit from flipping ag land should be prohibited.

Master planned communities outside urban areas face the problem of installing very expensive infrastructure (water, wastewater, roads) to accommodate dense growth. Only if Calgary provides water and wastewater should these master planned communities be considered. Already in Springbank, Harmony's traffic has impacted quiet roads that weren't built to handle the increase. The resulting traffic around all four schools is ridiculous. More master planned communities will have a detrimental effect.

I live in the country and see Harmony as a blight on the landscape. You might as well live in Calgary than be jammed in by your neighbours and pay double for your home. Covid has or should have shown us the folly of cheek to jowl accomodation

Master planned communities would only work if there is high demand so the community fills quickly with residents. Otherwise, there isn't the critical mass necessary for retail businesses and other services (recreation?) to successfully develop. The further from the City, the lower the chances of quick build out.

It's really hard to read the maps and graphs put on this engagement and it isn't very clear on what is being proposed or good examples.

I agree. Developments like garrison woods and university district are good examples, most others are not. The new communities are being subsidized by all tax payers to pay for all the infrastructure they require and the great travel distances for water supply and sewerage and highways.

The density in the examples of master planned communities is far too low, I don't see how this kind of development will reduce sprawl. What little infill and multi-family development is included does not offset the oversized homes and excess space given to roads and parking. Appending these development onto existing towns is just distributing the depressing monotony

We moved to Chestermere over a year ago to get AWAY from Calgary as this smaller city is unique providing all the city elements but a small town feel. i have been completely disenchanted with calgary Mayor and council for few years. it appears that calgary wants to make Chestermere a division of this "big metro" stuff! why are we constantly building and developing when there are tons if areas and buildings that are abandoned due to the failing Alberta economy and now Covid19. not pleased at all with this

exactly!!

Agreed - that, and it doesn't allow the communities to mature into anything else when the original residents all move out. Even in rural areas, we should be looking at striking a balance between the number of single family homes and town homes built. A three bed-room, multi-level town home is by no means a small place to live. If offered at a competitive price point, more of these in a place like Langdon could keep life interesting on the street past 4 p.m.

people choose the communities they live in for many valid reasons even though there are those who think they know what's best.

<p>Here I agree with Rocket and Travis in that mixed use, good planning and quality developments are the key. People live in certain areas for varied reasons, proximity to work, amenities, friends space, privacy etc. They also have varying needs for how they live, apartment, condo house and yard etc. People live in Springbank to be on an acreage for example. Good planning will gather the necessary data to determine an optimum blend of single and multifamily development to meet the needs and wants of Calgarians. Regarding cars, regardless of your walkability, bike and transit access people will still need a car, be it to go to the mountains or visit friends. The question is more on how much you will use it, not if you should be allowed to have one. Calgary is a sub arctic climate and it is important to ensure that regardless of the development type that residential parking be adequately provided. Any suggestion that multifamily developments should have less than 1 stall per unit to promote higher transit use is flawed.</p>
<p>Country residential clusters make sense if they are immediately adjacent to an existing town, like Black Diamond, but not to a small hamlet like Millarville. People choose hamlets for the rural character and to be in a place that is quiet and closer to nature. These clusters would urbanize a hamlet environment which is undesirable, but may enhance an existing town.</p>
<p>These types of developments are mislabeled as rural. They are actually sprawling suburbs with massively oversized homes. Folks can't live in the middle of nowhere but expect to have services and jobs nearby. If a rural "lifestyle" is desired, then all the elements of a rural lifestyle need to be fully embraced. Even small hamlets should be developed compactly.</p>
<p>Rockyview has also used conservation design where land is set aside as environmental reserve, normally using a 50% reserved and the density of the remaining developable land receives a bonus of 2. ie same amount of houses in half the space. This strategy is workable however we have seen much higher bonus structures for example in the Glenbow Ranch ASP. Also there needs to be some control of the contiguous developed area. Another example is the recently approved Indigo Hills Conceptual scheme. I moved out to the country to have the feel of more open space, this needs to be honoured.</p>
<p>Office commercial belongs in urban centres and possibly a small amount in rural hubs (assuming that is jargon for traditional hamlets). Office commercial has no place in country residential development, whether or not it is structured as a cluster development. The only commercial development that belongs in rural locations is small-scaled home-based businesses. It is not clear that it is actually a more efficient use of land to spread office buildings through master planned and other mixed-use areas rather than concentrating office buildings in fewer key locations. Until the dream of improved transit becomes a reality, this approach pushes even more people into cars to get to and from work.</p>
<p>Agreed!</p>
<p>Office Commercial development belongs in urban areas because of proximity to the biggest population. Locate it close to transit and well-developed corridors/streets that can accommodate the traffic that this type of development creates. Less of this type of development in my rural community would be ideal.</p>
<p>Mixed use development ,appropriately located , supports vibrancy and balances out the dead zone created by pure office, pure commercial and pure residential uses. An example of this will be the proposed Stadium Shopping Centre redevelopment that will include residential, commercial, office, and a boutique hotel. Set across from the Foothills Hospital there will be adequate local demand to support the commercial space and provide office space for doctors and other support services. Massing will be consistent to the surroundings . The importance of adequate parking to avoid overflow to the surrounding residential community is key for it to be a benefit. I do not see an application in rural areas unless it is of a size to then not make the area rural. I would ask if you did a large mixed use development at Cross Iron Mills in the MD of Rocky View would it be rural?</p>
<p>I can understand what is meant by managing growth for residential development, i.e. how will the anticipated growth in the numbers of people who live in the region be managed. It is less clear what managing growth means for industrial development. In the FAQ section, each municipality is allocated a share of each place type for its incremental growth. For example, in Rocky View 70% of its incremental growth is supposed to be commercial and industrial development. How is that measured?</p>

Consider economic/commercial context

I question using Harmony in Rocky View as an example of a master planned community. It may be that on paper; in reality it bears no resemblance to a master planned community. At some point in the future it may develop as such. But, it is going to take a long time, if ever, before the promised commercial development occurs there. Businesses require a critical mass of people to sustain them. That is a difficult task when you build a community in the middle of nowhere. Master planned communities within urban centres may well make sense. They make no sense in rural municipalities. Building small towns in the middle of rural agricultural land simply because the landowners and developers want to profit from flipping ag land should be prohibited.

Master planned communities would only work if there is high demand so the community fills quickly with residents. Otherwise, there isn't the critical mass necessary for retail businesses and other services (recreation?) to successfully develop. The further from the City, the lower the chances of quick build out.

If growth is going to happen, I'm not totally sure that those buildings will remain abandon for long, though. Members of my extended family live in Chestermere for much the same reason (getting away from big-city Calgary), but are open to the idea proposed here, mainly because if it's done right, you'll see benefits of infrastructure investment and tax base for the town... and hey, the growth has to go somewhere, right?

Townhouses and other multi-family dwellings make sense where there are commercial services available to support them. Otherwise, you just drive up the volume of car traffic. In Springbank, for example, walking to the corner store is not an option. That is why some restrictions on development makes sense.

This is way overdue in communities such as Airdrie. There's too much pressure on roadways even with the recession and pandemic. The Calgary region, and Airdrie in particular, need to create self-sustaining economic growth and facilitate attracting business. These TODs will be critical for economic development and also for families in general to access vital services like medical, social services, and education (to name a few). The impact on sustainable programs would also be massive.

Policy frameworks should drive development behaviour

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I agree. The master planning in these new communities appears to be done for maximum developer profit. There may be areas that are higher density residential, but none of it is walkable. They are car centric with huge road rights of way and the town centres are privately owned parking lots with big box stores. They offer the worst of everything.

The benefits are that when done well, the goals in the second paragraph above are successfully achieved. Rocket's comment cited Garrison Woods and University District as examples of this type of development done well. To achieve this, both projects had good planning, consultation, communication, and oversight. Of note is that neither project was under the exclusive oversight of a single developer. Garrison Woods was a project administered under Canada Lands, University District was administered by West Campus Development Trust and both projects were on government land. The drawback for me is the loss of planning, consultation, communication and oversight when

<p>assigning blocks of land to a single developer to "build density", or "build a community" when the City (motivated by density) and the Developer (motivated by profit) become the only two stakeholders. Sadly I seen developers, Mayor and Council all fail to effectively include surrounding communities or citizens as a third stakeholder in urban development. Civic trust has been badly eroded as a result. I would suggest that the Calgary Metro Region consider engaging a third party to provide planning, consultation and oversight to Masterplanned Communities to which the City and the Developer(s) and the surrounding communities are stakeholders, as has been demonstrated to be successful in the past.</p>
<p>Would we need more new masterplanned communities if we allowed the next increment of growth as-of-right in every existing neighbourhood throughout the region? The housing market would still be able to respond to growth if duplexes, triplexes, fourplexes, or more weren't forbidden in most of the region. The building industry could still build homes. We could maintain a housing market with relatively attainable prices. Yet, in ~75% of Calgary, duplexes are only possible with a land use change, which requires Council's approval, and the political risks don't justify the costs, which makes it uneconomical. Then Council wonders why most of its growth is on the perimeter. If we think more growth could or should be allowed as-of-right than duplexes, we could allow triplexes, fourplexes, or more. There would still be demand for detached homes and allowing the next increment wouldn't forbid them, for example there are century-old duplexes in Calgary that have become large detached homes over time, but it would also allow neighbourhoods to adapt to an uncertain future while having to care for more infrastructure than they can afford to maintain without raising taxes. Allowing the next increment everywhere is also better than being new neighbourhoods to a perfect, finished, complete state, from which they can only decline while newer areas are built on what could and should be highly productive agricultural land, continuing an economically and environmentally unsustainable pattern. Too often our zoning regulations, in attempting to "do what families want," prevent people, including families, from making trade offs between location, size of house, price, and amenities. Allowing more houses to be built in existing urban places would allow people to choose to live in urban places close to amenities, which would help celebrate rural/urban differences and reduce the amount and cost of new infrastructure. https://www.strongtowns.org/journal/2019/6/10/is-strong-towns-nimby-yimby-or-what</p>
<p>These types of zoning and place types [residential subdivision] should be abolished. They create unwalkable, unsustainable neighbourhoods that are dependent on automobiles and dangerous to pedestrians. We need to be mindful of density however only allowing single detached homes is a terrible use of land.</p>
<p>Townhouses and other multi-family dwellings make sense where there are commercial services available to support them. Otherwise, you just drive up the volume of car traffic. In Springbank, for example, walking to the corner store is not an option. That is why some restrictions on development makes sense.</p>
<p>No one in their right mind would build more communities like this, so "fewer" is probably a safe bet</p>
<p>Mixed use communities keep the local schools full and allow people to age in their communities. I live in one of these neighbourhoods and i would be happy to see increasing density because of the benefits it can bring. But I want to see it done with good design principles.</p>
<p>Forgot to say that country residential actually requires more space because of septic fields, therefore cluster housing is not necessarily going to solve that problem. Currently, quarter sections full of 2 acre lots experience high water tables and flooding because of the volumes of (waste) water released into the ground. There is a limit to how much the ground can absorb. Can the CMRB get access for mapping of water tables pre-development?</p>
<p>The "country" in country residential exist only in the marketing materials from the developers. This place type is wildly wasteful but highly sought after.</p>
<p>These types of developments are mislabeled as rural. They are actually sprawling suburbs with massively oversized homes. Folks can't live in the middle of nowhere but expect to have services and jobs nearby. If a rural "lifestyle" is desired, then all the elements of a rural lifestyle need to be fully embraced. Even small hamlets should be developed compactly.</p>
<p>There are some very informed responses to this question and lifestyle choice, sustainability, groundwater and servicing are the main issues. If someone said I have to decommission my septic field and resort to a storage tank that would be pumped out and disposed of at my cost or pay to tie into a localized sewage treatment system or pay to tie into a Calgary system are all negative impacts</p>

<p>but to avoid flooding my be a substantial benefit depending on the cost. Exploring residential clusters has a lot of moving parts when it comes to servicing and out of the box thinking and advanced sewage treatment technology play a role. As a concept it has to be a question of are you expanding the City or creating a new type of "country" living. Then, does anyone want it and are they willing to pay for it.</p>
<p>Rockyview has also used conservation design where land is set aside as environmental reserve, normally using a 50% reserved and the density of the remaining developable land receives a bonus of 2. ie same amount of houses in half the space. This strategy is workable however we have seen much higher bonus structures for example in the Glenbow Ranch ASP. Also there needs to be some control of the contiguous developed area. Another example is the recently approved Indigo Hills Conceptual scheme. I moved out to the country to have the feel of more open space, this needs to be honoured.</p>
<p>The traditional approach to industrial development is generally acceptable. Key considerations need to be adequacy of infrastructure to service the industrial development and adequate buffering between industry and residential developments. There should be a blanket prohibition on industrial development in residential areas.</p>
<p>It is best to keep this type of development in dedicated commercial areas to prevent potential negative impacts if located in other types of areas. Negative impacts to residential residents if commercial activities are permitted in such areas.</p>
<p>This doesn't make sense to me either. What i would like to see is less "commercial" in industrial areas. Keep industrial areas industrial with small commercial to serve the industrial businesses. If there isn't manufacturing, then chances are the business is commercial and looking for large and cheap square footage. Around the NE side of the airport there are industrial areas that are filled with recreation like big box and climbing gyms and trampoline parks and go carts. Space should be made for these facilities closer to the clients that use them, while easing pressure on industrial land demand.</p>
<p>Agreed</p>