



Ricardo Ranch Area Structure Plan

Stakeholder Report Back
What We Heard Report – Summer 2018

Project overview

The City is in the process of drafting an Area Structure Plan (ASP) for the Ricardo Ranch community. The Ricardo Ranch ASP will provide a vision for the future development of 570 hectares (1,410 acres) of land located within the southeast sector of the city. The plan area is bounded by the undeveloped community of Rangeview to the north, by unplanned and undeveloped lands to the east, by the Bow River to the south, and by the community of Cranston to the west. The plan area is a joint planning area between The City and the Municipal District of Foothills, and will follow the processes outlined in the Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary.

The northern portion of the Ricardo Ranch ASP area is a plain, whereas the south portion of Ricardo Ranch is a low-lying native grassland area adjacent to the Bow River to the south. An escarpment separates the north and south portions of the Ricardo Ranch ASP area. A ravine system provides a unique natural amenity along the south portion of the plan area. Ricardo Ranch was the name of the ranch in this area owned by Senator Patrick Burns, businessperson and co-founder of the Calgary Stampede. The ranch was named for its former owner, William Crawley Ricardo.

An ASP is a long-term planning document that sets out a vision for a community and puts in place policies and guidelines that work towards achieving that vision. The purpose of an ASP is to:

- Refine and implement The City's broad planning objectives and policies of the Municipal Development Plan and other policies by promoting logical, compatible and sustainable development.
- Guide and direct the specific land use, subdivision and development decisions that collectively determine the form that the plan area will take. These development decisions include the provision of land uses, essential services and facilities, transportation systems, population, jobs and densities, and the sequence of development.

Engagement overview

The Engage Spectrum level for this second phase of engagement was 'Listen & Learn' which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

Feedback collected through this phase will be used by The City to further analyze and refine the proposed land use concepts and develop policy direction.

The City-led engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project. Both in-person and online opportunities were offered for those who were interested in participating.

In-person engagement

An in-person open house was held on Wednesday, June 20, 2018, from 5 – 8 p.m. at the Cranston Residents Association. At this session, we had project information and City staff on hand to share the proposed land use concepts and answer questions about the project.

Citizens were given an opportunity to provide feedback on the proposed concepts by filling out a comment form and placing comments on each of the concept maps. We had 31 people attend this session and received 97 comments.

Online engagement

An online survey was made available from Wednesday, June 20 – Sunday, July 8, 2018 on the project website, calgary.ca/ricardoranch. Citizens were provided with the information shared at the in-person open house and were able to provide feedback. We had 6,620 unique visitors to the webpage and received 141 individual comments.

How did people hear about engagement?

A comprehensive communications plan was developed to inform the community about the project and all of our engagement opportunities. Ongoing tactics employed throughout the life of the project have included:

- Project specific website (calgary.ca/ricardoranch) that shares information about the project. The website also shares notices about upcoming activities taking place in the community related to the ASP work.
- A project email newsletter, where interested parties can subscribe for project updates. An email is sent out about key project milestones, timelines and upcoming engagement activities.

The following communications tactics were employed to promote participation in our various engagement opportunities:

- Facebook advertisement to area residents, including City of Calgary and M.D. Foothills residents
- Postcard mail outs to surrounding area residents and landowners within 1 kilometer of the plan area.
- Road signs located at high-traffic intersections sharing event details

What did we ask?

We showed 3 land use concepts both in person and online. The participants were given maps of the concepts and written description of the unique features of each proposed concept, see [Appendix 1](#). They were then asked the following questions about each of the 3 concept plans:

1. What do you like about the land use concept? Please tell us why.
2. How can land use concept one be improved?

3. Are there any other ideas, questions or concerns that you would like to share about the land use concept?

Participants were also asked to comment about the overall engagement process:

1. How satisfied are you with the clarity of information provided?
2. How satisfied are you with the opportunity to provide input?
3. What worked for you about the feedback opportunities provided?
4. Is there anything we could do differently to make it better?

What did we hear?

Overall, there was a high level of interest in the ASP and a wide range of input was received from the community.

Some of the main themes that emerged through all of the comments were:

- Citizens expressed a strong value for the area for its natural beauty and would like to see as much of it preserved as natural habitat. Specifically, some comments were strongly against development in the lower bench area(s).
- Citizens expressed a strong desire for making it a destination for all of Calgary as a day use area. Some specifically asked for direct road access to the day use space, like in Fish Creek Park.
- Citizens saw great value in the day use areas and the pathway connections. There was a desire for more day use areas, a boat launch and dog off leash area.
- Citizens had mixed views about retail, specifically given the proximity to Seton. Some did see the need for more retail where as others wanted to see it be limited.
- Overall there was a strong support of the pathway networks, pedestrian connections and limiting road access specifically to the lower bench area.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses section](#).

Summary of input

The table below is a summary of the things participants said they liked and could be improved as well as that had conflicting views on options 1-3. For a verbatim listing of all the input that was provided, please see the [Verbatim Responses section](#).

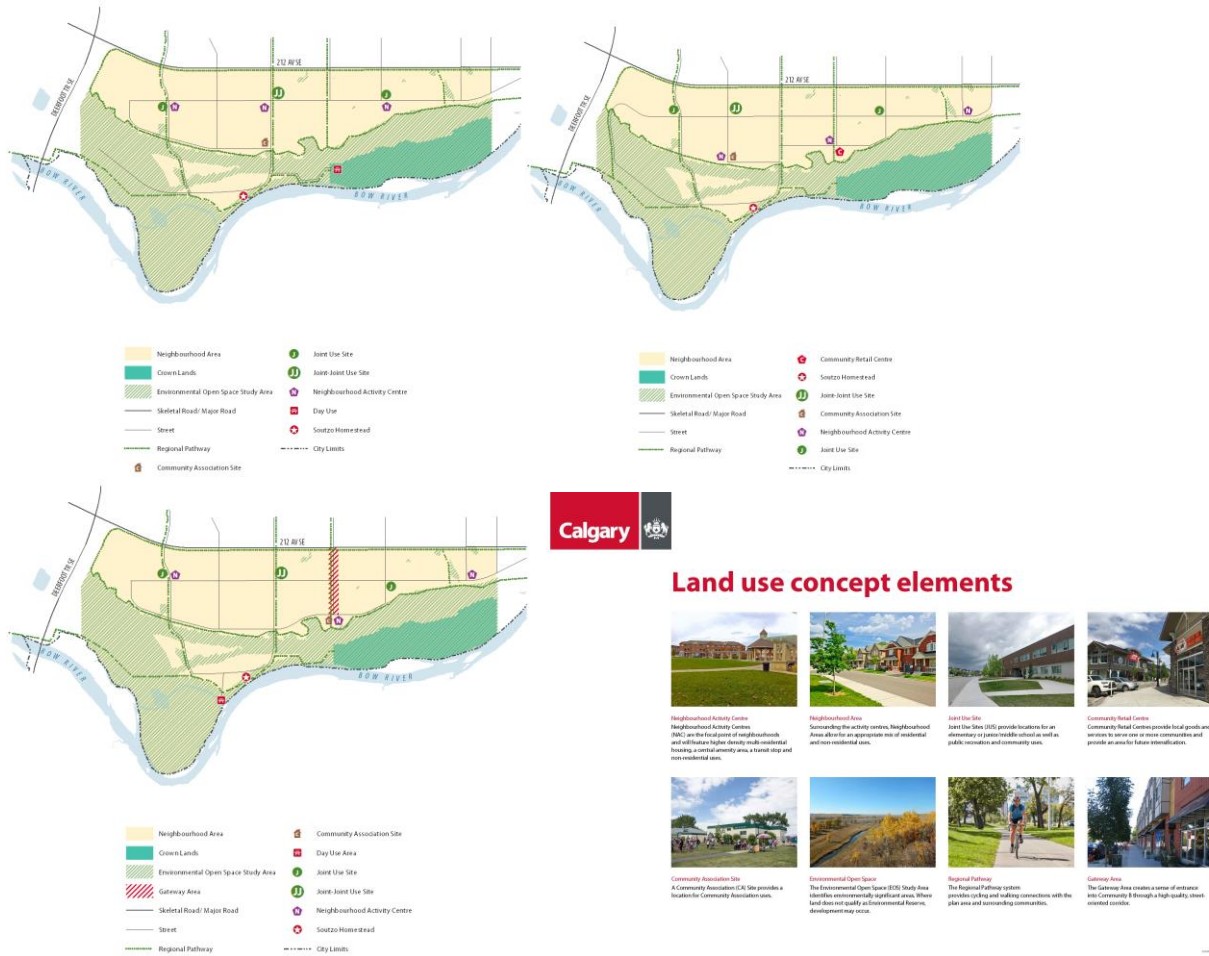
Proposed Option	Option 1	Option 2	Option 3
Like	-Location of the community association great for everyone using it in the community -Day use area -Regional pathways	-Pathway -Day use -Activity centre location	-Location of day use area -Greenway -Like the road system as it is the least disruptive to the environment

	<ul style="list-style-type: none"> -Location of neighbourhood activity centre -Central spine road with amenities -Environmental open space -No Shopping 		
Could be improved	<ul style="list-style-type: none"> -Needs gateway -Making 212 a major road -Making 212 intersection a traffic circle -Central parking on ridge for day use -Integration of pathways, Seton, throughout site and Fish Creek -More environmental protection/green space/park space and protection -Increase size of day use/add one more area -Spine road to be 2 lanes only -Retail under condos or entry -Remove access road into lower bench -Dog off leash park -Alternative boat launch suggestion 	<ul style="list-style-type: none"> -Access into lower bench -No neighbourhood in the valley -Add day use (similar to option 1), with boat launch and off-leash dog park -Create pathway connections to Seton, Fish Creek -Don't add the road -Preserve the land by the river -Connect ridge to Fish Creek and preserve the area -Add greenway 	<ul style="list-style-type: none"> -Make gateway pedestrian focused -No road access to lower bench -Second day use area -Make it a natural park -Adding walking/bike connection to neighbourhood from Cranston -No road -Protect and preserve the river area, limit ridge development -Turn entrance area below escarpment into extension of Fish Creek Park -Move feature entrance to 212 and Deerfoot -Make crown land a park
Conflicting ideas, opinions	<ul style="list-style-type: none"> -Conflicting opinions on number of Deerfoot intersections 	<ul style="list-style-type: none"> -Conflicting ideas on the location of the retail area. Some saw it as too far from the major road others like it being close to neighbourhood activity centre. -Conflicting opinion on the location of the CA and the NAC. Some liked them on the ridge others didn't. 	<ul style="list-style-type: none"> -Conflict on retail, some like the lack of retail others saw a need for some -conflicting opinions on number of Deerfoot intersections

What are the next steps?

Your input will be reviewed and The City will consider your feedback as we draft the new ASP policy document. We will share the draft ASP prior to it being sent to Calgary Planning Commission and City Council. All feedback collected throughout the engagement program is also summarized and included in the final report to Calgary Planning Commission and City Council.

Appendix 1 – Concepts



UNIQUE FEATURES OF THE PROPOSED CONCEPTS

Land use concept 1

- Neighbourhood Activity Centres located along proposed central spine street.
- Neighbourhood Activity Centres adjacent to Joint Use Sites.
- Day Use area proposed within Crown Lands.
- Community Association site located central to the community at the edge of the escarpment. Not adjacent to Neighbourhood Activity Centre.
- One access road into potentially developable lands in the lower bench lands.
- Escarpment road proposed in western portion of plan area only.

Land use concept 2

- Neighbourhood Activity Centres located at edge of escarpment.
- Neighbourhood Activity Centres not adjacent to Joint Use Sites.
- No day use area proposed
- Community Association site located central to the community at the edge of the escarpment, adjacent to Neighbourhood Activity Centre.
- Two access roads into potentially developable lands in the lower bench lands.
- No escarpment roads proposed.
- Community Retail Centre located near Neighbourhood Activity Centre.

Land use concept 3

- Neighbourhood Activity Centres located at along central spine road and along escarpment.
- Only 1 Neighbourhood Activity Centre adjacent to Joint Use Sites.
- Day Use area proposed at confluence of Bow River and Oxbow.
- Community Association site at edge of escarpment, adjacent to Neighbourhood Activity Centre.
- No access roads into potentially developable lands in the lower bench lands.
- Escarpment road proposed along majority of escarpment.
- Gateway area proposed (high quality, street-oriented corridor).

Verbatim comments

Content is captured as it was provided by those who participated. It is divided into online and into in person by proposed concept plan. No edits have been made unless there was personal information or offensive language which is removed with an indication that this has happened, this includes spelling and grammar.

Proposed Concept 1 – Online comments

What do you like about land use concept one? Please tell us why.	How can land use concept one be improved?	Are there any other ideas, questions or concerns that you would like to share about land use concept one?
It is not next to the Westbrook LRT Crime Hub	Keep the Westbrook LRT Crime Hub away from it and it should be fine.	I would like to ask that someone at the City do something about the Westbrook LRT fiasco. Just yesterday we had another stabbing 40 feet away from it. Everyday this gets worse. No one at the city will help.
Westbrook LRT is a joke. So much crime. Just one giant eyesore. 10 acre lot of mud and weeds filled with needles and drunk homeless guys. No response from the city.		
Nothing. It shouldn't be put in that beautiful natural area. People can't sell the houses they have now. This is just pure greed.	By not building it	
Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.
	Too much density	Too much density
How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.
Make it a natural park. No development!	Make it a natural park. No development!	Make it a natural park. No development!
We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones

What do you like about land use concept one? Please tell us why.	How can land use concept one be improved?	Are there any other ideas, questions or concerns that you would like to share about land use concept one?
<p>Day use area and paths that connect to the rest of calgary's river pathway. There's lots of fishers in the area that currently park at the bridge on deerfoot leaving the city or on residential streets in Cranston Riverstone. It would be better to have a designated area for that and other park uses. Would also be good to have a boat launch area.</p>	<p>Add boat launch area to day use area. Limit number of roads on environmentally sensitive escarpment. Add community retail area</p>	
<p>Day use area location.</p>	<p>Only one activity centre is necessary. Ensure spine Road is only two lanes. Increase size of day use area substantially.</p>	<p>The centres should be adjacent</p>
<p>Regional Pathway - picnic day site</p>		
<p>Nothing</p>	<p>Don't do it</p>	<p>Yes don't do it, turn into recreational space</p>
<p>Day use area by crown lands.</p>	<p>activity centres along main street are convenient but can be easily misunderstood for activities. Needs more access into Crown lands and having a second day use area would be good.</p>	<p>A retail site across from the community assoc. site.</p>
<p>Neighbourhood Activity Centres located along proposed central spine street. Neighbourhood Activity Centres adjacent to Joint Use Sites.</p>	<p>Retail area at entry or under condos</p>	
<p>The central spine road with all the amenities makes a nice transit/biking/walking corridor. Day use area is nice.</p>		

What do you like about land use concept one? Please tell us why.	How can land use concept one be improved?	Are there any other ideas, questions or concerns that you would like to share about land use concept one?
<p>I like the Day Use area proposed within Crown Lands. This should be for all Calgarians to enjoy. I would like to see a main road that goes directly into this area without going through the community.</p>	<p>To add some kind of retail space so people are not constantly dependent on their cars and children/adults are able to walk to the convenience store.</p>	<p>I hope this is not a money grab for builders and pack the houses, townhouses and apartment buildings in there like a can of sardines.</p>
<p>with access ability for YOUNG AND OLD, curb cuts , bathrooms, loading and unloading areas in parking lots. safe for all ages from strollers to walkers, wheelchairs</p>		
<p>I appreciate the amount of environmental open space.</p>	<p>All of the lands south of the escarpment should be designated as environmental reserve, and should not be developed. This area is high quality wildlife habitat and should be left undisturbed.</p>	
<p>Day use area with good potential to relocate fishers from Deerfoot bridge over Bow south of 212 interchange (it freaks drivers out when they park in median and then try to merge into high speed traffic); community assoc site at edge of escarpment</p>	<p>Remove access road into lower bench lands; add regional pathway to link upper escarpment to path in lower bench lands); add community retail area in proximity to Community Assoc (people using lower regional path & day use areas need access to services as none are available between Simone Lake and that location...the day use area needs to meet toilet, water, food needs of people who arrive by foot or 2wheels as well as those who arrive on 4 wheels; JU Location will</p>	<p>Please preserve the beauty of the lower bench land to escarpment profile as drivers ascend hwy 2 northbound into the city - it's breathtaking and really provides for a spectacular naturally beautiful welcome to Calgary's southmost boundary</p>

What do you like about land use concept one? Please tell us why.	How can land use concept one be improved?	Are there any other ideas, questions or concerns that you would like to share about land use concept one?
	bottleneck traffic (soccer, bus)	
I like the day use area; however for the rest I have no idea what most of this means. I can't tell if a road on the escarpment is a good idea or a bad idea - if there isn't one is it just a bunch of expensive houses backing onto it and hoarding the view? As for an access road to the lower bench? Why do I care? Without it am I unable to use the day use areas? Or is this just to save money in the future if you develop. Whatever you do, choose the option with less environmental impact other can enjoy		
Like the day use area in provincial lands, hopefully this is available with each option.		
day use area. Limited roads down the ridge.	Add off leash area for dogs. Add boat launch to day use area	
Day use area!!!! and No SHOPPING!!!!	increase density in the city and increase the green space in this area along the river - create a community that everyone can use not just local residents. more day use areas why not two??	Why are we still building out and why are we letting builders take away green space
I like the day use area and that path system for biking and walking.	Don't build neighbourhoods in the valley	I don't love that you're building in the valley. It's so beautiful, I would prefer that the valley be left alone as a green space or a recreation area.

Proposed Concept 1 – In-person comments

Only one exit to Deerfoot dangerous!

Only one exit to Deerfoot is good. Don't turn Deerfoot into MacLeod trail.
Plan make path and connect to Cranston ridge path via 'walk friendly area overpass.
Please make intersection with 212 ave and Seaton way big! Its going to busy some day (roundabout would be a good idea)
activity centres well spread at throughout communities
need even more environmental land protection
develop as much as we can here (in green etched area); similar to riverside concept
(at bow river and Deerfoot) alternative boat launch site as protection from policeman's flats x2
please connect path to fish creek path (at bow river)
Eliminated this access road! (by bow river) no development below escarpment except for day use facilities in a park and/or a boat launch
Expensive properties to develop? Access, sanitary, sewer, flood hardening all boost cost for small lot number gain
ridge erosion protection needed
Flood plains should not be developed for anything other than recreation use. Period. No barriers or closed depressions. Yes! 2nd.
need small scale retail
Too many neighbourhood activity centres. Reason: most people will are Seaton or mahogany y
river access site with boat launch to replace policeman's flats (arrow pointing to road and path spot by soutzo homestead star)
planned boat launch development location - access day use control flood hardening restrooms, etc. (arrow pointing to middle of triangle east of soutzo homestead star)
community association site using ridge real state makes it for everybody in the community
needs gateway
is this a main location road (at 211 ave se) if so make only major intersection access
put in traffic circle instead of lights on 212th. Driving on Seton Blvd. is painful!!
Centre public parking on ridge (possibility with community centre and activity centre) yes! 2nd! (pointing to day use area) needs to be integrates with city plan to create provincial path (crown land)
I like the day use area on crown land for the recreational habitat. But do we need permission from fed. Govt?
day use area be it on crown land or near the soutzo homestead
crown land needs to be park so it is not easy access to be destroyed via neighbourhood park
only one exit to Deerfoot causes huge congestion

Proposed Concept 2 – Online comments

What do you like about land use concept two? Please tell us why.	How can land use concept two be improved?	Are there any other ideas, questions or concerns that you would to share about land use concept two?
Community Retail Centre located near Neighbourhood Activity Centre. Bike paths connecting to cranston.	Add day use area with boat launch. Limit number of roads on environmentally sensitive escarpment	This is the one i like the least
Nothing this is the worst one.	Eliminate retail centre and add a day use area	Please no retail centre, it's not necessary that close to Seton!

What do you like about land use concept two? Please tell us why.	How can land use concept two be improved?	Are there any other ideas, questions or concerns that you would to share about land use concept two?
don't like it, no public picnic area		
Has retail centre near the NAC, NACs are in great locations to not be mixed up when giving directions.	Day use areas would be good, one more CAS.	Need river multiple river access and two day use locations, considering the population in the immediate area it will be packed during the summer. Adding two locations for day use to this would make it a great layout.
Same as 1		
	Community retail centre is too far from major roads. It will draw traffic through the neighborhood. Too many escarpment roads.	
I like the retail space idea.	Take out the "No day use area proposed and keep the day use on the crown land" Calgarians need more places to go close to nature all over the city. Part of this land should be shared by all Calgary citizens. I would like to see a main road that goes directly into this area without going through the community.	I hope this is not a money grab for builders and pack the houses, townhouses and apartment buildings in there like a can of sardines.
West regional pathway (I don't like the access roads into the lower bench lands); location of community retail centre; community assoc on escarpment; locations of neighbourhood activity centers; no escarpment roads; location of community retail	Remove the west access road into the lower benchlands; ADD DAY USE AREA!!!!	If day use area were added, this plan provides best balance for livability (few traffic bottlenecks) and excellent connection of regional pathway for 2-ft and 2-wheel traffic from Cranston and points west/north
	Provide day use area similar to option 1. This will be used by other communities as well	
I like the community retail area. Gives residents somewhere to shop that they can walk to.	Add a day use area with boat launch and off leash dog area.	

What do you like about land use concept two? Please tell us why.	How can land use concept two be improved?	Are there any other ideas, questions or concerns that you would to share about land use concept two?
	make sure schools and daycares are a priority - past neighbourhoods had an increase in young families without proper school infrastructures. LESS shopping more green space	what is the difference between J - joint use and JJ - joint use
I like the day use area and that path system for biking and walking.	Don't build neighbourhoods in the valley	I don't love that you're building in the valley. It's so beautiful, I would prefer that the valley be left alone as a green space or a recreation area.
Nothing	Don't do it	Yes don't do it
Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.
Too much density	Too much density	Too much density!!! Lord Nenshi, we are literally at the border of city limits. Your density and vertical building plans shouldn't exist here ...go back to Brentwood, Dalhousie and Oakridge.
How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.
Make it a natural park. No development!	Make it a natural park. No development!	Make it a natural park. No development!
We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones

Proposed Concept 2 – In-person comments

boat launch alternate location (far end of bow river at Deerfoot tr se an pathway) x2
please make path along ridge (just like Cranston) connect the two overpasses
no. too many roads through environmentally sensitive area
I like the pathway coming down to ridge pathway. Yes!
Please don't add this road. If people want to access the lower areas, use what is available. (pointing to the circle street on inside of regional path)
This road (circle street) doesn't seem necessary keep it green. Yes!
please connect path to fish creek paths

This land nearest the river should be preserved. Don't replicate Cranston east of the Deerfoot.
What kind of atmosphere is wanted for this community? - Quite, natural? Or a place for lots of cars and hustle, bustle?
*lots of mix residential/commercial/retail along main arteries please
Keep the N.A.Cs away from the ridge. Also the community retail centre needs to be closer to the community centre
Don't develop (area just below N/CA) agree. +4
Solid placement. Nice and close to ridge views (CA)
ridge erosion protection needed
I like the idea of the day use area in other other concepts. Agree.
spawning trout habitat (bow river delta spot)
nesting bird site (bow river delta spot)
No day use? What?!! (bow river delta spot)
turn entire area below escarpment into extension of fish creek park
What kind of development along 212 ave? this is going to be a major local road
I like the pathways
no retail on ridge
Add gateway to concept #2 I agree!
No, no, no. retail on the ridge is so wrong! Keep it green and quite. No bombardment with car traffic.
Don't care for commercial in this area (pointing to C site). Prime land put commercial closer to 212. Redirect truck traffic. Yes!
I don't like the retail along the ridge at all. It should be near the exit/entrance of the community. I want to hit the grocery store on my way home not have to drive through community.
Boat launch (south of c). I agree!
Pathways are great. I like the layout.
pathways good idea
lack of reaction areas (insufficient)
this concept needs a day use area
I prefer concept #2 has retail
Connect 2 retail makes more sense along the main road, allowing ease of access, not along the escarpment. Save the view for the home not the shops
make into provincial park to protect riparian habitat (crown land)
retail unnecessary - Seaton is close
crown land needs to be park so there is easy access to this land not being destroyed via neighbourhood park
like the placement of the activity centre
only one exit to Deerfoot causes huge congestion

Proposed Concept 3 – Online comments

What do you like about land use concept three? Please tell us why.	How can land use concept three be improved?	Are there any other ideas, questions or concerns you would like to share about land use concept three?
Day use area seems better situated. Gateway area is nice	Add community retail (or will that be incorporated into the gateway area?).	

<p>What do you like about land use concept three? Please tell us why.</p>	<p>How can land use concept three be improved?</p>	<p>Are there any other ideas, questions or concerns you would like to share about land use concept three?</p>
<p>Day use area at the river confluence is a good idea - make it a beautiful legacy park for all to enjoy.</p>	<p>Eliminate gateway area and reduce length of escarpment road. Add park space at top of escarpment and walking paths down to river like Knox mountain park in Kelowna</p>	<p>Please make this space a nature preserve. It is an environmentally sensitive area home to wildlife, this is more important than development. Also people in the area bought homes for the views of nature and open spaces so please don't ruin that with over development. I want really minimal development here please! Please leave it natural, or even make it a working ranch again and use it for educational purposes.</p>
<p>picnic area</p>		<p>Just like in Woodbine, make sure there is a road dedicated to go down to the picnic areas, as you do go in Woodbine to Fish Creek Park. Make it a destination place, covered picnic table, rentable picnic spots, make it fun and educational.</p>
<p>Location of the day use area.</p>	<p>Make a day use area in the crown land as well, as more of concept 2 layout to the map.</p>	
<p>Same as 1 and 2</p>		
<p>Make gateway pedestrian focused.</p>		
<p>Still like the day use area on the crown land. I would like to see a main road that goes directly into this area without going through the community.</p>	<p>Again, add the retail space.</p>	<p>I hope this is not a money grab for builders and pack the houses, townhouses and apartment buildings in there like a can of sardines.</p>

<p>What do you like about land use concept three? Please tell us why.</p>	<p>How can land use concept three be improved?</p>	<p>Are there any other ideas, questions or concerns you would like to share about land use concept three?</p>
<p>No access roads to lower benchlands, location of day use area including road and regional pathway access</p>	<p>Add community retail in proximity to day use area; add regional pathway on west side to link escarpment path to lower benchlands path; remove escarpment road to the west of what looks like 52nd (the road where JJ is located)</p>	
	<p>How is this different from option , why not just let the developer choose where to put the community hall.</p>	
<p>I like the community gateway and day use area.</p>	<p>Add boat launch and off leash area</p>	
<p>Day use, but could use a second day use area.</p>	<p>more green space and day use areas and LESS SHOPPING</p>	
		<p>The key components bellow the plains should be: A large farmers market, A destination 5 star hotel built into the escarpment that reaches from the top of the escarpment to the river valley below. Sandstone terraces that face the beautiful River Valley. A restaurant that showcases the best Alberta has to offer. Large gardens (similar to Versailles) with fountains, sandstone staircase from top of escarpment. River Access. Natural river front. No residential houses. Accessible, unique and beautiful</p>

What do you like about land use concept three? Please tell us why.	How can land use concept three be improved?	Are there any other ideas, questions or concerns you would like to share about land use concept three?
I like the road system in the valley as it is the smallest and disturbs less natural land. It gives two access points in and out which is better for safety and traffic flow. I also like the day use area.	Don't build neighbourhoods in the valley.	I don't love that you're building in the valley. It's so beautiful, I would prefer that the valley be left alone as a green space or a recreation area.
Nothing	Don't do it	Yes don't do it, build recreational space
Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.	Nothing. No more urban sprawl. Leave the land alone.
Nothing	Scrap it all	Scrap it
How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.	How about no. Make it like a central park, with green space and lots of trees.
Make it a natural park. No development!	Make it a natural park. No development!	Make it a natural park. No development!
We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones	We don't need more residential areas for now! Just improve the existing ones

Proposed Concept 3 – In-person comments

Need bike/walk friendly entrance to community from overpass. Reason: connect Cranston path along ridge with a path long the valley ridge of new community.
Love this limited access! By roads
Ridge persons protection needed. No road! Yes! Me too!
good connecting pathway
please empty garbage cans and cut grass on the side of trail
eagles nest. Family of eagles yearly (arrow to spot parallel to day use on left side of inlet)
This is a river - protect and preserve for future generations. NYC has central park. Calgary has the Bow. Think about its future too. Its not just about risky housing. 2nd.
How will this affect trout populations? 2nd.
Please limit development below ridge. Designate to be park and with single road access a path.
Turn entrance area below escarpment into extension of Fish Creek Park. 2nd.
Prefer this option as it does not have road through envir. Area
Don't not develop these lands. Yes! I agree! Me too. (talking about section just about day use area)
Shouldn't road with park access be major-ish road
No jet boats at launches in the City. I agree.! 2nd.
Boat launch please (by Soutzo homestead)
Lack of retail sites like Scobey's (on pink)

Really appreciate the day use are near the water :)
Day use area is a must! Good idea to connect ot fish creek paths if possible.
I like the day use area next to the homestead. Will the original buildings remain as a heritage feature? Make sense, good idea. Like 'the ranche' in fish creek. Like this!
Some retail is okay and needed. Don't need a lot. Easily accessible in Seton/Rangeview
Gateway area is very good! Mixed use development allows for affordable houses and more people for business (more foot traffic)
Why not have the feature entrance near the community entrance at 212 and Deerfoot? Yes I agree!!
Commercial gets best sight lines!! Also not necessary Seton is close.
I like the neighbourhood activity centre.
Keep C and N future away from the ridge, both for aesthetics and for safety reasons
Day use area similar to fish creek park would be good here (crown lands). Check mark. I agree
Crown land needs to be park so it is protected from being destroyed from easy access via neighbouring park.
Where are emergency services? 10 min up the hill :)
Please only one exit to Deerfoot. Don't slow down Deerfoot with too many exits.
Only one exit to Deerfoot causes high congestion.