



# West View Area Structure Plan

Stakeholder Report Back: Phase One  
What We Heard Report – Winter 2018

## Project overview

The City is in the process of drafting an Area Structure Plan (ASP) for the West View community. The West View ASP will provide a vision for the future development of 254 hectares (629 acres) of land located within the west sector of the city. The plan area is bounded by the Bow River to the north, the communities of Valley Ridge and Crestmont to the east, and by Rocky View County to the south and west.

The topography of the area is primarily rolling grassland with a significant wooded area to the north, adjacent to and rising above The Bow River. A ravine system provides a unique natural amenity along the western portion of the plan area, both north and south of the highway. The land rises to its highest elevation to the south and west providing views to the ranges of the Rocky Mountains.

What is an ASP?

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

For this project, The City will be taking multi-phased engagement approach as we work to create a new ASP. The Engage Spectrum level for this first phase of engagement was 'Listen & Learn' which is defined as "which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas." Feedback collected through the City-led engagement program will be used to help Administration analyze issues and build alternatives to inform a new ASP.

The first phase of public engagement took place in February 2018, and worked to achieve the following objectives:

- Introduce the project timelines and provide background information
- Inform the community of the planning process we will undertake to create a new ASP

- Collect early feedback and gather a high-level understanding of issues, ideas and concerns to inform the project team before we start working on a new plan and any decisions have been made

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 Tuesday, February 27, 2018 at Crestmont Community Hall. At this session, we had project information and City staff on hand to introduce the project work that will happen this year and answer questions about the planning process.

Citizens were also given an early opportunity to provide feedback that will be used by the project team to gain a high-level understanding of issues, ideas and concerns as we begin work on a new ASP. We had 176 people attend this session and received 289 comments.

### **Online engagement**

An online survey was made available from February 27 - March 11, 2018 on the project website, [calgary.ca/westviewasp](http://calgary.ca/westviewasp). Citizens were provided with the information shared at the in-person open house and were able to provide feedback. We had 979 unique visitors to the webpage and received 78 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/westviewASP](http://calgary.ca/westviewASP)) 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 Rocky View County residents
- Postcard mail outs to 2,708 surrounding area residents and landowners
- Road signs located at high-traffic intersections sharing event details

## **What did we ask?**

We asked citizens to answer the following questions to gain a high-level understanding of issues, ideas and concerns.

- What is your vision for this future community? What would you like to see in this new community?
- Think about your favourite Calgary neighbourhood. What are your favourite attributes about this neighbourhood and how could these attributes fit here?
- How do you currently use this area today?
- What significant natural features currently exist in this area?
- What sort of parks and trails would you like to see in this area?
- A Regional Recreational Facility is currently being planned for this new community, where would this facility be best suited in the area? What kind of programming and amenities would be important to you in a Regional Recreational Facility?
- Do you have any other ideas or concerns regarding the ASP that you would like to share with The City?

## 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 value the West View area for its natural spaces and shared concerns for trees, waterways and wildlife and would like to see a lot of this area preserved as natural habitat.
- Citizens have a desire for a well-connected community with lots of pathways and bikeways and good vehicle access.
- Citizens shared concerns about the transportation network specifically around the provincial highway and roads located in Rocky View County.

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

## Summary of input

Below is a summary of the main themes that were most prevalent in the comments received. Each theme includes a summary and examples of verbatim comments in italics. These are the exact words you used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of your comment that spoke to a particular theme.

Community Vision	
<i>Theme:</i>	<i>Explanation and/ or sample comments:</i>
Citizens value open space and natural areas	<p>Citizens value the existing natural features in this area including; trees, wildlife, waterways, natural pathways and would like to see as much of this area preserved as possible.</p> <p>Sample comments:</p>

	<p><i>“To preserve the nature. Like trees, wild life and the uniqueness of the place”</i></p> <p><i>“Lots of park land. Open access to the river. Large off leash dog park.”</i></p> <p><i>“The wooded and rolling areas with pathways that take advantage of the natural trails.”</i></p> <p><i>“There is a significant amount of trees and green space that I would like to see preserved.”</i></p>
<p>Citizens value low-density development</p>	<p>Citizens would like to see a single-family oriented community and stated a preference for low-density development.</p> <p>Sample comments:</p> <p><i>“A lower density residential city subdivision with a large natural area down by the bow river”</i></p> <p><i>“I would prefer to see low density housing with a minimum of 2 acre lots”</i></p> <p><i>“Family oriented, peaceful community. Not congested - should not look and feel like anything like Evanston.”</i></p>
<p>Citizens value small local-businesses</p>	<p>Citizens would like to see small local-business in the area and made some specific commercial use suggestions.</p> <p>Sample comments:</p> <p><i>“town centre - boutique type shops (more mom pop no big box)”</i></p> <p><i>“coffee shops, no chains, tennis courts, speciality stores.”</i></p>
<p>Citizens have a desire for a well-connected community</p>	<p>Citizens would like the community to be well-connected for all transportation modes (walking, cycling and vehicle)</p> <p>Sample comments:</p> <p><i>“Connected pathway system - valley ridge and Crestmont do not have this connectivity without a long circle route there Bowness”</i></p>

	<p><i>“Walking paths and more greenspace with trees. Easy access for vehicles in and out of community.”</i></p> <p><i>“Connection to natural areas and ravines. Expand to allow cyclist travel with safe passage and safe routes”</i></p>
<b>Current Use and Features</b>	
<i>Theme:</i>	<i>Explanation and/ or sample comments:</i>
Citizens use this area for its natural areas	<p>Citizens currently use this area for the natural pathways and explore the natural features within the area.</p> <p>Sample comments:</p> <p><i>“Hiking, dog walking, relaxing, exercising, bird and wild animal watching”</i></p> <p><i>“We watch the wildlife - moose, deer, coyotes, rabbits. It's our country inside the City”</i></p> <p><i>“Walk through the natural trails and watch amazing sunsets.”</i></p>
Citizens shared concerns about the transportation network	<p>Citizens shared concerns about the transportation network specifically around the provincial highway and roads in Rocky View County.</p> <p>Sample comments:</p> <p><i>“Old Banff Coach Road is a beautiful road that is very narrow and not suited for add'l traffic. I would like to see this road closed to all traffic near the temporary access from Crestmont as per the Alberta Government and Alberta Transportation findings and recommendations of its 2014 Functional Planning Study.”</i></p> <p><i>“Access road to highway 563 - very unsafe and a public safety hazard (increased risk of accident)”</i></p>

**Future Use**

<i>Theme:</i>	<i>Explanation and/ or sample comments:</i>
<p>Citizens value walking trails, pathways and bikeways</p>	<p>Citizens have a desire for lots of walking trails, pathways and bikeways within the new community.</p> <p>Sample comments:</p> <p><i>“Lots of them. Have them connected to the rest of Calgary pathways.”</i></p> <p><i>“Connection to natural areas and ravines. Expand to allow cyclist travel with safe passage and safe routes”</i></p>
<p>Citizens would like the Regional Recreation Facility to be located close to the community entrance</p>	<p>Citizens highlighted the importance of this proposed facility being located close to major community access points to alleviate traffic and noise impacts for adjacent residents.</p> <p>Sample comments:</p> <p><i>“In the NW corner with direct access to TransCanada highway.”</i></p> <p><i>“To minimize traffic within the new community, facilities such as these should occupy areas nearby the entrance/exit access to this community.”</i></p>
<p>Citizens would like the Regional Recreation Facility to be multi-purpose and to service all ages.</p>	<p>Citizens provided a number of specific suggestions around programs and uses they would like to see in a Regional Recreation Facility.</p> <p>Sample comments:</p> <p><i>“For children and adults. For all seasons.”</i></p> <p><i>“gym, skating, hockey, indoor track,”</i></p> <p><i>“multi-sport facility. Multiple ice surfaces, affordable programs”</i></p> <p><i>“Have exercise yoga classes, seniors programs”</i></p>

<b>General</b>	
<i>Theme:</i>	<i>Explanation and/ or sample comments:</i>
<p>Citizens shared concerns about the transportation network</p>	<p>Citizens shared concerns about the transportation network specifically around the provincial highway and roads in Rocky View County and new access.</p> <p>Sample comments:</p> <p><i>“Upgrade access to valley ridge and crestmont. Separate access for new community to accommodate the traffic.”</i></p> <p><i>“All users of Old Banff Coach Rd/Hwy 563 are facing public safety issues due to the opening of the “ temporary” access road from the Crestmont/West View development. Old Banff Coach Rd was not designed or built to take the volume of additional traffic that will come from the new developments in the West View ASP”</i></p> <p><i>“Present access is not adequate to handle existing load for current development.”</i></p>
<p>Citizens would like more details about the project</p>	<p>Citizens would like to see more information provided about the project.</p> <p>Sample comments:</p> <p><i>“I was hoping there was more information on what was being thought of - I realize this is a first step in the planning but I look forward to future info”</i></p> <p><i>“There were no concrete suggestions so it was largely information about proposed development.”</i></p> <p><i>“Once there are directions identified for what options this development will turn into, we wish to continuously be informed and involved.”</i></p>

## What are the next steps?

Feedback collected during the in-person and online engagement will be shared the project team as they start their work on a new ASP. The feedback received in phase one will be considered by the team as we draft the vision for the area and initial land use concepts.

We will be returning to the community later this spring for phase two of engagement to share more details which will include draft land use concepts and a vision for the area. We will be seeking input from the community to help confirm this work and provide insight into further policy development around land use, mobility network and open space.

## Verbatim comments

Content is captured as it was provided by citizens. No edits have been made unless there was personal information or offensive language which is removed with an indication that this has happened.

1. What is your vision for this future community? What would you like to see in this new community?
A seniors complex like the Sierra of Tuscany
To preserve the nature like tree wild life and the uniqueness of the place
Some commercial space, lots of open spaces, total preservation of natural areas and trees
My main concern is that it not be too heavily populated and if possible have another exit out of valley ridge as we only have on entrance/ exit to date and this can be a problem from time to time especially if another large area is developed - all using the one entrance/ exit
A lower density residential city subdivision with a large natural area down by the bow river
Residential only
walkability, cycling paths, green areas, some retail depending how much retail there will be near COP
I would prefer to see low density housing with a minimum of 2 acre lots
Transition appropriately with Springbank. Artist view area is a 'special area' and needs to be preserved
Family oriented, peaceful community. Not congested - should not look and feel like anything like Evanston. Greenspace. Schools and small rec centre
residential that increases parcel size as it ...to RVC boundaries ie please attempt to blend into rural Alberta, particularly where houses already exist
More green space, more walking areas, better options for housing
low density, no highrises, no services like gas stations, liquor stores, fast food, etc No business park - residential only - larger parcel sizes as housing approaches existing county of rocky view larger lots
Residential only no commercial development. Use existing overpass, do not add a new one - upgrade existing if necessary
Some stores (shopping). A rec centre like Costco, staples, etc. Royal Oak westside living in valley ridge, we have a tons drive to any shopping
amenities - concept similar to harmony - walking paths, access to water, restaurants
school - high school, recreation facilities
a school. One that was promised many years ago. One that is beyond k-4, possibly high school no cutting of the sloped spruce stand, hundreds of meters from the river
respect from the new community and no illegal roads
I like the land the way it is today. I have no desire to see any further development on it.
Save river front for parkland - wildlife movement. Not for wealthy walk out river view homes
Greenspaces, bike/ hike trails
Residential walking paths. Baseball Diamond

All future development west of valley ridge from the fence line to river have a park or green zone.
Single family houses. Better planning for cul de sacs. More space between houses, better planning for pie shap lots. Snow accumulatoin is not considered for pie shapes min 5 ft at front. Garbage pickup s difficult in new valley point development.
Do not live in this community - was mainly interested how this development would affect Twn Rd 250 did not really get answer regarding that besides just being vauge
Adequate access to new developments that won't interfere with existing development! It's bad enough now
An overpass on #1 highway. Bike paths. Commitment to 40% greenspace. Schools, church, bank, grocery. Single family and commercial natural areas and wetlands
West Calgary is an upscale part of the city. The mayor is making the community look very cheap. Would like to see aprivate golf course or sports club in this area.
Non intrusive to spring bank 'way of life'. le restrict the current OBCR access to emergency vehicles only
Residential - well planned, quality housing, single road access in (at least on north side of 1 highway)
1. Higher end homes on larger lots and deeper set backs. 2 Wide boulevards with trees and side walks on both sides of street 2. no no no cul de saces - they aren't condusive to residential parking and instantly create a 'ghetto' look. 4. make a better effort to locate utility boxes so they aren't a feature smack dab in the front of someones homes.
Keep the trails and pathways away from the inter municipal boundaries. Reason people will knowingly increasingly trespass onto the open space of our private rural land
The same open and green space that currently exists. If development residential use has to be and is subsequently approved, base it on areas similar to watermark and bearspaw. To enable the vision to remain a country feel and retain habitat for wildlife and floras fauna
Id like the Alberta Government and Alberta Transportation to apply the findings and recommendations of its 2014 Functional Planning Study re: Old Banff Coach Road.
Single family dwellings with moderate sized grocery shopping maintaining the current ravine and wooded areas.
Motorcycle race track
a community that takes advantage of the geography and outdoor spaces, and one that has local facilities including a small food shop/pub/recreation where people can meet and walk to.
Residential, family neighbourhood with lots of natural green space. In the north portion, the land overlooking the Bow River should be set aside as a natural area.
Not a single tree should be removed. We would prefer that this community not be built. If it does go ahead, a seperate highway entrance.
New neighborhoods. More recreational areas. It would be great if there is an improved area, close to Bow river, for boat launching and also river beach to take the sun and swim a little bit. New schools or new afterschool childcare would be good. New shopping center.
Needs to be part of the city and not encroach into Rockyview and affect its traffic, safety and lifestyle
Lots of green space and views left for existing neighborhoods. Restaurants and malls would be helpful, and higher end higher value properties to not bring down the value of existing homes.
I would love for the green space to be maintained as much as possible without disrupting the wild life. Area is in need of schools, grocery and markets, post office
2. Think about your favourite Calgary neighbourhood. What are your favourite attributes about this neighbourhood and how could these attributes fit here?
Aspen services and home
Pathways for running, biking, hiking. Valley Ridge in a good mix of trails and pathways
More tree, animal, nature, trails, river, hill, valley
More trees and open spaces. Large lots. Not congested.
I like the quietness of valley ridgde
Wildwood, edworthy park
Nice shopping centre

Quiet residential community - no business/ commercial
green spaces, cycle paths, neighbourhood community center, family oriented, not too dense, consideration of the wildlife seen in this area
low density houses. Quiet rural feeling. Safe walking and biking from my house. I do not think that the current plans for this development are consistent with what I would like to see in my community. Too much emphasis on developers making too much money
retain character. Prevent congestion
Walking paths and more greenspace with trees. Easy access for vehicles in and out of community.
MacKenzie will its central village
Valley ridge - quiet area, very private, slower speed on traffic
IGW or Kensington - walk to work, shop, etc. However this type of development is not suitable for the lands in question as there should not be a business centre located here - enough of that going to be built near COP
Residential, parks and walk ways
valley ridge - has walking paths. We feel like we are living in a village. Design like valley ridge with no drive thru traffic. Use space for parks and schools
town centre - boutique type shops (more mom pop no big box)
schools, recreation facilities
keep access to river to a bare minimum. We have a parking lot in our community just adjacent to this development and it is a complete disaster in the summer
Lots of park land. Open access to the river. Large off leash dog park.
Valley ridge - quiet, low concentration, isolated
Green spaces, bike trails, hike
Leave it alone, it has natural paths that everyone uses. Community or way point way deal with up keep and eyes and ears for the pond areas. The residential or even keep the on road or pathway.
Green space between houses (not golf course)
Connected pathway system - valley ridge and Crestmont do not have this connectivity without a long circle route there bowness
Walk to coffee shop, store front shopping, natural area, water, wildlife, wetlands
Bike paths, coffee shops, no chains, tennis courts, speciality stores. Ponds lakes rivers
The reason for living here remains the reason for living here
lack of commercial development. Safe, well maintained, quiet, great views
There isn't a single neighbourhood
I currently live in valley ridge in my favourite community with Calgary city limits. The asp appears to be aligned outside the city limits. Currently vr is the most western community in Calgary. Developing on the westview asp will remove that focus to the neighbourhood vr and Crestmont. I do enjoy the woods, paths, greenspaces, established trees
Quiet, peaceful.
The wooded and rolling areas with pathways that take advantage of the natural trails.
Communities that foster motorcycling thrive! True fact. There are hundreds of examples of this in the states.
Kensington--can walk, vibrant, by the river, things to do and places to meet up
Residential with lots of natural green space. Natural areas for passive and active recreation.
Although not a specific neighbourhood, the attributes that help make a community better are natural spaces, schools, a proper grocery store (not a gas station convenience store), a bank, etc. Things that center a community. Quite frankly until Valley Ridge and Crestmont have those appropriate services and attributes, the City has no business adding more residential population to the area. It is not sustainable. Both Valley Ridge and Crestmont have significant houses (and empty lots) for sale with

further development already in progress on the Crestmont side. There is not a current lack of housing in the area.
My favourite neighborhood is the place where I live, which is Crestmont. I think Crestmont have reasonable good communications. It is close to National 1 and Stoney Trail access. At the same time, it is a quite place and close to nature. You can still breath the natural air from the Rocky Mountains!
Favourite attributes are history and density. Do not fit out here in the suburbs
Green space and walk ways, bike paths
3. How do you currently use this area today?
Drive through daily
Hiking trail
Mostly I just use the businesses in the strip mall in VR
I look out my windows everyday at the south area
The land is vacant
Live nearby
walk and cycle in paths near river
I walk and bike in my community where traffic volume are low to modest; speed limits are low. Roads are safe. These new proposed developments will change all of that and existing roads will become unsafe unless the proper and adequate transportation roads are built. The developers should pay for these new required transportation networks and facilities.
cycling, running, walking
The community hall and parks are essential. The small community feel is important.
I don't use any of it - it is private land
live in valley ridge, use trails for walking
Currently live in adjacent county of rocky view - long term resident (35 years) do not use the actual land as it is privately owned, just drive by it or look at it from our residence.
Walking
limited due to access
we use paths through forest - please do not develop and destroy this beautiful section of our city. It is full of wildlife and is used by many
I live in valley ridge. High use of forest area lining the river. Hockey rink use
as a wild life refuge
Hiking, dog walking, relaxing, exercising, bird and wild animal watching
Hiking along river, enjoying wildlife walking through golf course behind my house
hiking, biking, river kayaking
Live outside (on edge)
Going for family walks and enjoying nature. It is great hearing children playing on the green area each day.
I reside here - walking running
We watch the wildlife - moose, deer, coyotes, rabbits. It's our country inside the City
Residential/ recreational/ retail stores
Walking, picture like views, able to see open fields and undeveloped space
City has invested very little in west calgary
We do not
Don't thought it was private land
Don't at the moment, but would love to use a recreational facility here

I run in this area on the country trails and cycle on the local roads. Developing for either residential or commercial will remove that opportunity. Where will the wildlife go? When will the City footprint be restricted?
Myself and my young family (*personal information removed*). We spend a significant amount of time in the green space in Artists View across OBCR from Shantara Grove. This involves crossing OBCR, which currently is already difficult and hazardous. I'm seriously concerned that people will be killed due to increased traffic flows on OBCR, which is already at its safe operating capacity due to its narrow lanes, no shoulders, deep ditches, winding character and tight site-lines due to the beautiful trees along the road.
Walk through the natural trails and watch amazing sunsets.
Dirt biking mostly.
I walk in the fields
We live nearby so it's part of our environment and visual landscape.
Backing onto this specific space allows us to enjoy all it offers as a natural, undeveloped space, including hiking, wildlife viewing and exploring.
I enjoy the Bowness Park a lot. An extension of the current park would be great to attend more people from new neighborhoods.
Drive by
Hiking and for the view.
Dog walking and views
Our residence is immediately adjacent to this community, so we will be one of the most directly impacted to this development. We currently have the benefit of a mountain view - which would be lost with the planned area to be implemented. Because of its close proximity, we utilize this area in great excess. The green-space area immediately west of us is widely used similar to a passive park and does contain a host of wildlife that frequently traverse through the area.
<b>4. What significant natural features currently exist in this area?</b>
Wildlife corridor - north of horizon view rd
Plenty of green space
tree, nature, wildlife that you can't see in other communities. City must protect the beautiful community "nature"
Trees and water river stream
The walking pathways
Coach creek, forested area by bow riverslope
Access to bow river
Coach creek and the surrounding ravine are very important for native plants and wildlife - these areas must be preserved. There is also a smaller creek east of coach creek
trees, river, streams, forest
Mountain view, open spaces, wildlife (deer, moose, bobcats, bears)
wildlife corridor (moose bobcats), native aspen forests, ravines, natural open spaces, MR lands, OBCR character - that hill is special
There is a natural wild life corridor cutting right through crestmont. I noticed that the developer has put a temp construction road right through it cutting off access. Who allowed that to happen? Where is the study and the approvals?
There is a wild life corridor that has now been blocked by a temporary road. There is no safe protected access for the animals. Where are the land use plans besides 'houses'...no info on how many , amenities, etc.
Trees - but the new phase in qualico is removing these.
green space, lay of the land.
large hill, steep road down to OBCR overpass. Deep wetlands at OBCR overpass and a drainage to bow river. Native habitat for fox, deer, moose, coyotes, owl, hawks

Gully and caves
river and adjacent landscape
valleys ridge trees
amazing paths - natural and full of wild life
Forest (lots of wild life for now) keep it that way
wooded area - spring. House to wildlife - bird sanctuary
Extensive forests , the bow river, extensive hiking trails, creeks and streams, rock cliffs, eratic boulders
Wonderful paths through wooded area along river
Forests, river, valleys, douglas fir trees, wildlife
Lots of birds, deer, frogs, muskrats, moose, coyotes, ducks, geese
Creeks
Green space, protected habitat in the ravine (VR)
The ravine area westside of valley ridge
Coach Creek, ravine, evergreen Forest, Bearspaw dam, bow river, open grass land, wetlands
See above
At the west end of valley ridge there is a creek and ravine - this must be preserved
ravine, creek, river
Rolling hills, natural drainage towards the river. Natural storm drains in inclement weather.
There is a significant amount of trees and green space that I would like to see preserved.
Old Banff Coach Road is a beautiful road that is very narrow and not suited for add traffic. I would like to see this road closed to all traffic near the temporary access from Crestmont as per the Alberta Government and Alberta Transportation findings and recommendations of its 2014 Functional Planning Study.
The current creek and rugged ravine intermixed with an alpine forest and wildlife.
There are lots of dirt jumps and places to do burnouts.
there is a small valley/stream going north south that seemed very nice. Some of the new development and road building have destroyed it but it might be reclaimable
The ravines and creeks south of Hwy 1 have lots of native plants, shrubs and trees that support wildlife such as mule and white-tailed deer, coyotes, porcupines, jackrabbits, varying hares, moose, occasionally elk; also amphibians, a variety of insects; and many species of resident, migratory, breeding and wintering birds. Existing wildlife corridors must be preserved and maintained to sustain wildlife and plant populations. The large wooded area north of Hwy 1 adjacent to the Bow River also provides valuable natural habitats for a broad range of native plants and wildlife, similar to those listed above, but on a larger scale. As above, wildlife corridors for movement both north-south (along ravines) and east-west (along the edge of the reservoir) must be preserved and maintained. Most of the north section should be retained as natural parkland to sustain existing populations of wildlife and plants/shrubs and especially the large stands of coniferous trees.
Beautiful mature trees, creeks and ravines - all which offer refuge and habitat for the many animals who live here. (moose, lynx, owls, eagles, coyotes, deer, birds, squirrels, etc., etc.)
Bow river. Trees around the area.
Rolling hills, ravines, trees used to
Large trees, a main hiking trail, and a waterfall with a large rock lookout.
The pond and bush where moose and other animals live.
A fair-sized pond with 2 creeks that run into Crestmount from Valley Ridfe. There is a small patch of trees nearby the pond that has been a haven moose and larger sized birdlife. Along the north valley edge the patch of trees run along the perimeter of the walkway.
5. What sort of parks and trails would you like to see in this area?

Protetion of wildlife corridor. Safer bike spaces. Space for walking and skiing.
Much like valley ridge, linked together
Natural trails, "nature parks"
hiking trail, biking trail, dog park
any that can be provided
protect wildlife corridor
large natural area along bow river shores and flat are above. (Like the city of Old did along the river). Coach creek preserved with a large set back
Lots of them. Have them connected to the rest of Calgary pathways.
There is a lot of wildlife in the area so you will need to provide wildlife corridors and retain native habitats for them.
walking/ cycling trails. Parks for children to play on. Picnic areas. Somewhere to see take in the beauty around the river
Wildlife corridors to the river from the escapment. Biking and walking tarils. Biking lanes on all roads.
Connection to natural areas and ravines. Expand to allow cyclist travel with safe passage and safe routes
Given the proximity to the mountains and country residential, not to mention the animal corridor, there needs to be land left undeveloped wit parks, etc
kids park, soccerfield, more walking paths
picnic areas. Small dog park
lots of green space within any development plus a huge buffer up against existing county of rocky view communities
as natural as possible - link trails and parks to allow continuous walking and or biking. Link up to rocky view trails. Maintain access to bow river corridor
Similar to valley ridge
walking trails, bike paths, parks for picnics
leave the wooded trails alone. Too often the city tries to fix things that aren't broken
just the ones that are here already
restricted to home owners - not public
I'd like to retain the trails and park areas that already exist between highway 1 and the bow river.
Safe bike trail to connect to city. Right now bike path from Valley Ridge to Bowness Park (rest of City) is dark and isolated. A single women cycling along here is intimidating
lots integrated and separate bike trails, hiking trails, playgrounds, fields, cross country ski trails
Walking paths
Leave natural. Green space
Interconnected bicycle lanes.
We have lots
See above
Forested, paved, Bike path walking patheray open pathway picnic area, free fire pits
See above
Would be nice to have walking trails/ bike paths leading dodwn to the bow river.
1. a combo of both paved and natural paths. 2. don't develop housing areas too close to the river as it is a wildlife corridor. In VR we see all t ypes of critters tha arrive via river.
Natural habitat and countryside is vital to the beauty of the local neighbourhoods
Those that do the smallest amount of damage to current area.
I would like a mix of dirt trails and paved race track area.

mostly walking trails with a couple of bike connector trails--one up to banff coach and, ideally, one to COP so we can cross 16th at the COP overpass
Natural green spaces should be maintained throughout the area, especially along the ravines and in the north portion adjacent to the Bow River. Pathways should be situated on the edge of the residential areas and outside the highest-value green spaces so that natural habitats and wildlife corridors are not cut or dissected by man-made trails.
it should stay as natural trails (undeveloped)
As I mentioned before An extension of the current park would be great to attend more people from new neighborhoods. Hiking trails and/or biking trails from Crestmont Community, connecting Valley Ridge and Bowness Park will be wonderful.
Walking trails for residents
Natural large forest tree area to leave untouched.
Dog parks
If development much occur, our hope is to maintain as much green-space between each community. Bike/walk trails are certainly welcome, though maintaining the passive nature of this area would be greatly appreciated
6. A Regional Recreational Facility is currently being planned for this new community, where would this facility be best suited in the area? What kind of programming and amenities would be important to you in a Regional Recreational Facility?
Close to 144 Street
Locate this far from natural resources
For children and adults. For all seasons.
swimming
Outdoor beside natural area above bow river
Should be located where there is easy access from the trans canada highway
Not interested.
In their commnity area. The developers hshould be required to set aside land for parks school, churches, and recreational facilities. Developers should be required to become good corporate citizens in the communities they create.
A large facility of this kind is best suited to a more accessible area. It makes no sense to put a large facility on th eedge of town.
The light pollution, traffic, etc. is not suited to the land at all. Where would such a large facility e located? Closer to countr residential with access to roads that can't support the traffic.
Yes - pools, daycare
gym, skating, hockey, indoor track, suited for valley ridge in new area
any facility built should have easy access to highway - it should not accessed via driving through community streets past residences
Link to rocky view trails/ corridors and allow access to bow river. Provide access to downtown via bow river trail
on the east side of the area structure plan, so it is convenient for crestmont and valley ridge residents. Swimming pools, gym, library
gym, soccer fields, hockey arena, fitness classes
multi sport facility. Multiple ice surfaces, offordable programs
near the highway as west as possible.. Sheets of ice. This is severely lacking in the bow river associatoin and every facility always neglects this. Oversize gym and pool amenities
as far away from settled areas as it can be!
Locate on the resevoir near the spring bank golf course

West of valley ridge along east edge so valley ridge people can walk to it. Classes and possibly pool. Definitely library
Swimming pool
Community hall, indoor gym sports, what about traffic? Parking
East of Crestmont
Close to highway with separate access road. Fitness. Indoor Ice Rink
With cop close by the recreational facility should be complementary not the same. The facility should be sized for future growth. Programming/ services should include a first rate gym facility with locker area and services including training.
The light pollution, traffic, etc. is not suited to the land at all. Where would such a large facility be located? Closer to countr residential with access to roads that can't support the traffic.
Tennis, curling, golf club, similar to the glenco and winterclub
As close to hwy 1 as possible
At the entry to whatever 'park' is envisioned would be the .....place for such a facility
put the facility in the centre or edge of the park. Have exercise yoga classes, seniors programs
Make it central like in McKenzie lake. OBCR intersection with the temporary road is completely unsafe. Private vehicles are still using that road that is meant for monitored construction traffic only. Vehicles barrel up the last south part of that road and right onto OBD rd. without stopping.
*personal information removed* explained that 1 x neighbourhood would have a neighbourhood centred sized facility. If the ASP is identified as 2x neighbourhoods (1 either side of the trans can highway) then add to VR and Crestmont that would then be a community sized facility similar to the new centre at royal oak or the existing ones at Springbank COP. Why would you plan something that size and be an eyesore in the view of the rocky mountains. Calgarians already go outdoors for fitness. Don't encourage them to stop playing in their backyard
On the North side of HWY#1 overlooking the Bow River
Due to the proximity of YMCA's, indoor climbing facility and COP with the ice rinks I don't see the need for any major recreational facility other than local ice rinks and playground areas.
In the NW corner with direct access to TransCanada highway. Motorcycle skills training courses and street riding safety techniques would benefit all Calgarians.
I'm not sure where-- probably on the highway side because that is noisiest and noise isn't so much of a problem for the facility. It would be great to have an indoor gym (with a high roof where volleyball can be played) as well as an outdoor playing field, exercise facilities. I don't think it needs a pool
A small Recreational Facility (open to the public) could be part of a school, if there is one.
This question is ridiculous - there has been no proposed plan for this space thus there is no indication as to where this type of facility would best be integrated. As it stands right now - none.
As I mentioned before, we can think about the following ideas for the Regional Recreational Facility - Launching boat area for Summer time -River beach (take sun and swim) -Tobogan -Hiking /bike trails from Crestmont to Bow River. -Tubes/skating areas/ sliding areas. Create common areas that are useful during winter time and also during summer time. -Restaurants with river view
Keep the traffic localized to the city. Don't allow access to traffic through Rockyview
Crestmont maybe. Youth centre, squash, pool, yoga
To minimize traffic within the new community, facilities such as these should occupy areas nearby the entrance/exit access to this community. Crestmont and Valley Ridge both lack the proximity to any nearby amenities - approx 13 min drive to most of these. Preferred amenities that the surrounding areas require are: Schools, Grocery (and/or Farmer's Market if possible), and a Canada Post depot
7. Do you have any other ideas or concerns regarding the ASP that you would like to share with The City?

<p>Yes. Our family has serious concerns with the 'temporary' road / exit on to old banff coach road. This road is at breaking point for traffic volume already. This development and the traffic associated with it needs to find another solution for a permanent exit from the community. We strongly want the 2014 functional study findings to be put in place immediately. The increased in developments in this whole area calls for a much bigger solution than to just divert traffic onto OBCR. This road is already filled with commuters "cutting through". It's a very narrow winding road and isn't suitable for any increase in volume. A more long term sustainable solution needs to be found for traffic in this area. The developers are marketing to buyers that there's a quick commute to West 85th...implying or blatantly stating that the temporary road will in fact become permanent without adequate community consultation or input and ignoring the recommendations from a clearly laid out in the 2014 functional study. They want a quick fix to meet basic requirements. This is not the answer. With the window closing later this year regarding the permanency of the road - this matter is urgent. I am of course with my young family's safety in mind - please find a safe solution. This road isn't it.</p>
<p>We have a huge worry about increased traffic on OBCR</p>
<p>Preserve the area and this is unique from entire Calgary. All community will be developed but this community will preserve "nature". Dam, river, hill, valley, trees, animals, plants, people, and nature together</p>
<p>Preservation of trees and other. Natural areas/ natural habitat of animals in the area</p>
<p>again - my biggest concern is the extra use of the roadways and entrances/ exits</p>
<p>Huge concerns about increased traffic along OBCR with new road from Crestmont intersecting with it. No shoulders - lots of biking - too much traffic as a result</p>
<p>Public safety on OBCR. Many transportation. OBCR is not suitable for large traffic volume as is. Alberta transportation commissioned a functional study. This must be implemented prior to Westview development. It must be in as soon as possible. It requires the city and Rockyview to collaborate. It is a win-win and low \$ amount. The current temporary road is being used by residents, school buses already. Once Crestmont phase is concrete there will be a very significant public safety issue. There already is.</p>
<p>Yes keep the traffic on the main roads trans Canada highway. Do not funnel traffic through MD</p>
<p>I've never been to an ASP open house with so little information shown - so I cannot comment on what might be planned. When will you show the details</p>
<p>That it may / will impact the wildlife in the area. The feeling we have of not being in the city - the quietness - solitude near the river</p>
<p>The artistic view neighbourhood and adjacent neighbourhoods are of historical significance. And they will be negatively affected by increased high density development and increased transportation volumes on OBCR.</p>
<p>Recognize safety issues, congestion special character of OBCR. Don't destroy it. Build new overpass on Highway 1 for access major issues per Castle study. Cul de sac OBCR. City would not short cut its own established neighbourhood by new massive development</p>
<p>My 2 main concerns are the 'temporary' access road that attached RUC to Crestmont. 1 - it cuts off a natural wild life corridor and I asked what studies have been done and none were provided. 2 - is this remote road a safety hazard it attaches to a small undersized road that can't handle the excess traffic. Where are the approvals for this road?</p>
<p>There was a profound lack of information and planning for this event. No info re: road to Rockyview country. No info re: animal access, light pollution, traffic going onto country residential</p>
<p>Yes man. Engagement thus far on other developments is weak or non-existent. Communities are not being shown the impacts of all area changes i.e. show one big map with all new developments. No one is listening. Focus is on congestion of housing, this area is not urban. People move here for space to greenspace. Essentially the communities are not being heard.</p>
<p>no looks good for the city</p>
<p>the temporary road off OBCR is dangerous and unmonitored</p>
<p>Is it really necessary to push city westward? The oil industry is and will remain stalled for the foreseeable future. There will be little or no money to drive economic expansion in Calgary as previously stated'</p>

please leave the wooded areas as natural and untouched as possible. We lack natural spaces in this city
I am very concerned about the amount of traffic that will exit out on to the OBCR and into the rural area south and west of any new development. The current area is not well equipped to handle more traffic and this will effect the lifestule of the already living there
no more intercommunity parking lots and take out the existing please! Keep the forest. Upper grade school. No ewexisting community access through. Police that can get here quick, instead of two hours later (station 1 officer at fire station)
access road to highway 563 - very unsafe and a public safety hazard (increased risk of accident)
traffic traffic traffic
The extensive forested area west of valley ridge is an amazing natural reserve for flora of fauna. It's relatrive remotness and difficulty to access allows it to support a wide range of animals. It offers relatively wild experience not available anywher else in calgayr
Beforee any development consider Valley Ridge Crestmont interchange needs to be expanded.
Traffic flow - currently there is only 1 way in/out Valley Ridge/ Crestmont. Another access road is needed in the new development plan
Access to the west has yet to be defined, talked about. The new road intersecting OBCR is supposedly temporary. Define temporary. Please develop the west ring road.
Thre green area to the west of valley ridge is a very special area for deer, frogs, moose, coyotes, bear. There is a spring that feeds the pond and valley, which run all the way to the river. It would be important to help this land to fence line. We live on the ridge and see family walking this green area eveyr day.
Upgrade access to valley ridge and crestmont. Separate access for new community to accommodate the traffic.
Grocery stores, shopping
Access to future development should be community oriented not an eyesore of highway off ramps. Thought should be given to how future access routes can be incorporated
You need separate access to any new development that is west of existing V/R and Crestmont.
Present acces is not adequate to handle existing load for current development.
Traffic, must have overpass. Limited noise, not high density, protected natural areas
Cyclists will be in danger and deaths will occur on OBCR if access allowed from Crestmont. Why was the area not notified about the recent construction OBCR access road before it was constructed?
Do not put a road from valley ridge to connect the north east side of west view. Enviornmental degration (stream and ravine) plus the roads in valley ridge cannot handle the increased traffic.
The 408 valley ridge bus will need to go to crowfoot, not brentwood if this new community is included on the route or it will take days to get anywhere
I am very concerned about development in this area. Before long Calgary will include the town of cochrane, airdrie, okatoks. Please do not develop this area. The infrastructure on highway 1 is already congested. Please plan for development away from the main area to the rocky mountains and the main throughfare for traffic east - west.
As a resident of Rocky View County who lives just off Old Banff Coach Road, I have sincere concerns regarding what will surely be dramatically increased traffic on Old Banff Coach Road due to the current access point of the Crestmont Development at Old Banff Coach Road.
I believe that the current proposal to count traffic today will severely underestimate the amount of traffic flow this road is likely to see as Crestmont is only 25% developed (or less) and that development is mainly on the East side. As the development moves Westward, traffic on Old Banff Coach Road will increase significantly to the point of breaking.
In fact, Old Banff Coach Road from Range Road 31 to the intersection with Springbank Road is already at its limit for traffic capacity. Commuters use the narrow, winding road now rather than go straight on Range Road 31 and turning East onto Springbank Road - despite both road being wider, including shoulders and therefore being better suited to increased traffic flows.

I have two young children and a dog who we like to walk across Old Banff Coach Road to play in the Artist's View park across from Shantara Grove. My wife and I have to be extremely careful crossing Old Banff Coach Road with its current traffic flows. Any additional traffic will make this road too dangerous to navigate.

I would strongly suggest that the recommendations of the 2014 Functional Study be implemented immediately before placing my wife and children at greater safety risk. I implore the Alberta Transportation, the City of Calgary and the County of Rocky View to be proactive and take this action to prevent any future loss of life.

(personal information removed)

Would it not be appropriate for a middle school in this area?

I think the developers often place too many homes on the land. I think prioritizing open space for motorsports would be a welcomed change.

I'm concerned about the new road going from crestmont to banff coach road. It seems to have blocked or destroyed some of the natural terrain, some of the water drainage and what I was told was a wildlife corridor. I'm concerned about the intersection and traffic that might build up on banff coach road-- especially if you turn left.

All users of Old Banff Coach Rd/Hwy 563 are facing public safety issues due to the opening of the "temporary" access road from the Crestmont/West View development. Old Banff Coach Rd was not designed or built to take the volume of additional traffic that will come from the new developments in the West View ASP. The intersection is poorly placed and the access road traffic is apparently not monitored - a sign indicates the road is for construction traffic only but many vehicles are using it, including school buses. The risk to road users is obvious. Alberta Transportation should apply the findings and recommendations of its 2014 Functional Planning Study (which involved community input) if/when Alberta Transportation decides that the "temporary" access road becomes permanent. Meanwhile, Alberta Transportation must mitigate these design and safety concerns at the new intersection by implementing measures immediately such as: traffic lights, reduced speed limits, road signs, restricted lane turning.

Upon discussion with City, employees have indicated that there are already established plans in place that are not yet "revealed". This is very concerning. NONE of the trees should be removed. They should be preserved and cherished. Progress should NOT be counted by the number of trees that are bulldozed. We had thought that the current municipal government was trying to curtail the excessive sprawl of this city. Furthermore - what access to the highway is this proposed new population going to use? The existing one is completely inadequate.

As 30 year resident of Springbank, situated off of Old Banff Coach road, we strongly object to the additional traffic that will result from use by the residents of Crestmont and believe there will be some serious safety issues. Nearly every day during the summer months, we witness numerous motorcycles and cars racing on the road, and every year, with out exception, there have been serious accidents with many injuries and more than one car upside down in the ditches. We have never, in those 30 years, seen any kind of law enforcement out here to try to curb this, and don't expect this will change in the future. We feel that if Old Banff Coach Road were closed off with cul-de-sacs, as per Alberta Transport's Functional Planning Study, we would definitely see a reduction in the racing and the attendant accidents and injuries. During the winter months, with heavy snowfalls, we see tracks of numerous cars that have skidded off the road into the ditches, some of which have caused injuries and blockage on the road. In addition, we see a lot of wildlife in this area that cross Old Banff Coach Road which is a hazard for both the animals and drivers. With a steep increase in traffic, these dangers will only be exacerbated and the safety of all will be compromised. For these reasons we believe that diverting traffic along Range Road 31 and Springbank Road, wider and straighter roads, would be imminently safer for all concerned.

Proper good transportation shall be planned. Also installation of new schools /medical services. Shopping center would be required.

You built a road accessing Crestmont from old Banff coach without consulting anyone who lives in Rockyview. Old Banff coach the last time we were consulted was slated for closure of its access to the

highway and to become a local road only. Given the roads twists, turns and lack of a shoulder this made sense. The proximity of the larger, more appropriate Springbank road for central access made sense. Now there is a road from Crestmont to old Banff coach. It's not safe nor is old Banff coach suitable for increased traffic. We will kill more motorbikes and cyclists with more cars. Just watch. How will Crestmont residents like it if Rockyview drives all the way through their neighbourhood to access the highway??
With the green-space and wildlife nearby, the main concern would be of any attached road access between Valley Ridge and West View. This community owns a wide variety of dogs, and I would assume would welcome a new off-leash dog park.
<b>8. What worked for you about the session format and feedback opportunities today? Is there anything we could do differently to make it better?</b>
They didn't know what was planned
Explain who the developers would be and maybe have them here to answer questions
Group session where people in charge can share more information and answer basic questions about what is being planned
I was hoping there was more information on what was being thought of - I realize this is a first step in the planning but I look forward to future info
I am very dissapointed not to be above to expresss my concerns about the road out of crestmont intersecting with OBCR. I don't want it - the road itself can't handle the traffic - lots of animals. Keep traffic on main road. Not through our community.
There was no ideas from the City. No developer present. The asp vision is already set in the developers mind, they are paying, yet there is nothing here.
There were no concrete suggestionss so it was largely information about proposed development.
Yes you need to have information on roads, intersections, wild life corridors, residential density and location. None of this info has been presented.
The temporary access road on to OBCR is very badly located. The intersection is dangerous - in a dip between 2 sharp corners. It's supposed to be for construction traffic only but obviously no one is monitoring the cars and school buses using it. We need traffic lights at the intersection because currently the interesction is a risk to all road users. Then asap AB transporation of their 2014 functional study to cul de sac OBC rd just east of this temporary intersection. OBCR was not designed or built to take urban traffic so the sooner that OBCR is cul de sac'd the better before any road users get injured or worse. That is serious public safety issue on OBCR. Very dissapointed with the lack of information at this open house. Shows a lack of preparation by city of calgayr and developers. Give us some substance to comment on - this open house does not constitute a real public engagement because there are no answers to questoins - what is this asp all about?
Encouraging more walking biking and transit use . Retain character of established neighbourhoods
facilitators were very polite and listened and acknowledged comments
This session was supposed to offer answers as to what the city is doing. I have more questions now than I did before. A poorly put together event
not adequate information regarding some obvious issues re: roads and access
Calgary staff was / is not informed on all area developments issues related to development. Ie the road from crestmont to OBCR is for construction and temporary and not for resident use
Everything was good
have more copies of material availabgle. So unhappy I took time off work to attend as tehre was no information of any value provided
I would like to see what current ideas are - there was no information provided
ok
difficult to hear city employees - found some skirted around the question
More info from key people, perhaps a formal presentation
what a death of information you provide

I liked having city representative to answer my questions. I am concerned to know how I can influence the decisions being made about this area
Lots of I don't know from City employees
Do's quick way to survey location of attendees - feedback form - really appreciate being able to speak / ask questions of knowledgeable staff. Thx
Provide site plan
Nothing. It is the end of the City and begins the countryside. That is why we moved here (VR)
There isn't anything specific - just the mention of new homes.
My preference is the land remains as is for many more years to come. Growth has slowed.
Mixed residential and shopping without view obstructions to the west. Keeping the area with some open green space.
For what it is I think the format is fine.
Actually have more information about really what is being proposed.
Could have a video coop presentation showing the area explaining the process and answering standard questions.
The staff on the welcome desk directed me to who could best answer specific questions. Could there be a presentation with Q and A at the end. That way those who are hard of hearing can hear responses clearly. I am certain there is at least one question being asked multiple times.
The people at the open house did not show any empathy towards my safety concerns. This process must be improved.
First I have responded to so nothing to compare with.
it is always unclear if decisions are already made that won't be changed--like the building of the road and designing the area more like mass humanity (tuscany) than a human place to live
Dissatisfied with the lack of information at the open house, and subsequently online. Therefore I was not able to provide specific input, nor respond fully when information is not provided about what is being planned in this ASP. The offer to complete a survey online is good. Just that there's so little information provided to comment on. Please provide more details about what is planned for the ASP. There are not even any maps showing roads, residential areas, schools or anything else.
the location of the engagement was fine. the ability to hear was ridiculously bad and the information provided was negligible. the posters were far too small.
It is OK at this stage of the project. (recollection of ideas).
No engagement before the road was built!!!!
Provide specific plans
Once there are directions identified for what options this development will turn into, we wish to continuously be informed and involved.