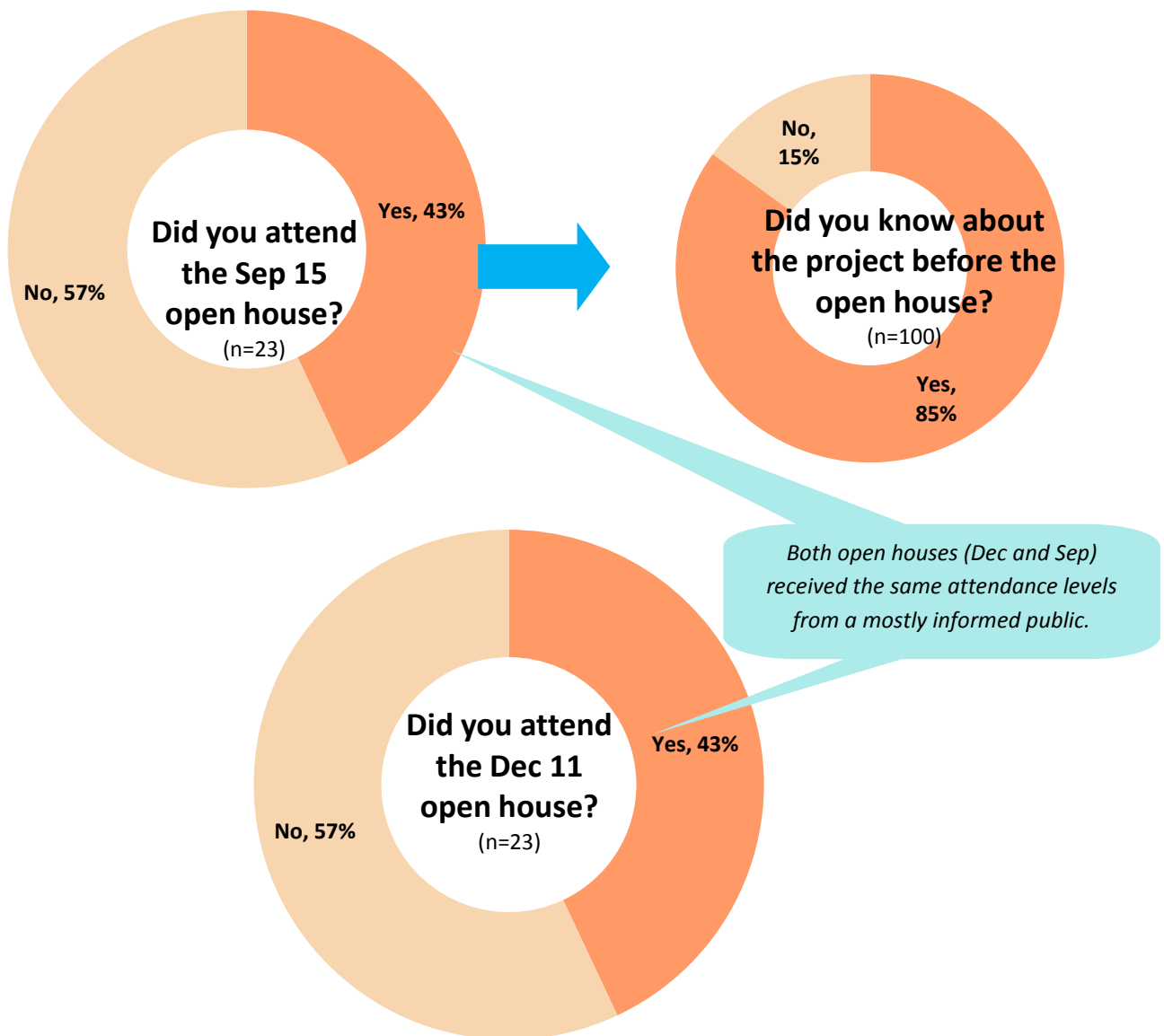


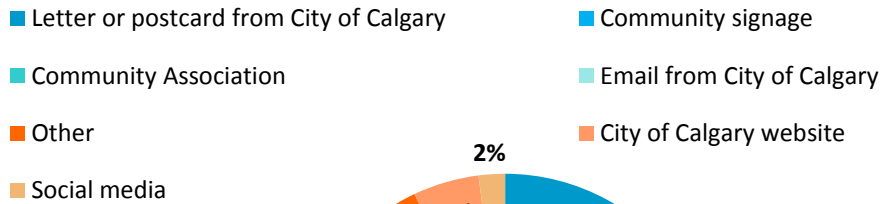
## Banff Trail Capitol Hill Proposal Summary of what we heard

The City of Calgary is exploring future transit oriented development and identifying potential locations for modest redevelopment, consistent with the policies of the Municipal Development Plan, in the communities of Banff Trail and Capitol Hill. The City presented community members with concept maps for Banff Trail and Capitol Hill at an open house on December 11, 2014. Based on public feedback received from that event, City staff worked with the Planning Advisory Committee and other stakeholders to revise the concepts. The revised concepts were then presented at an open house on September 29, 2015. A summary of public feedback about the revised concepts has been summarized below.



## How respondents learned about the information session

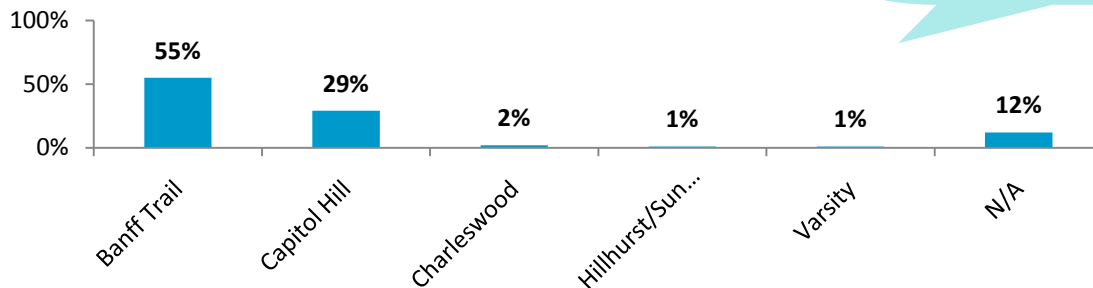
(n=132)



The majority of participants learned about the open house through non-digital communications.

## Where respondents reside

(n=100)



The majority of participants live in the study/context area.

\*Open-ended responses are listed in order of importance by the number of mentions (which are noted in brackets).

## What do you like about the potential land use concepts? (n=100)

- Responsible and sustainable density/decrease urban sprawl (38)
- Not in favour/have concerns (19)
- There is a plan to intelligently grow and revitalize communities (16)
- Support land use concepts/makes sense (6)
- Honours existing zoning without asking for extreme changes on these streets (3)
- Not sure/More information needed (2)
- Mixed uses (1)

Residents want responsible and sustainable density for their communities.

- N/A (15)

### Do you have any concerns about the potential land use concepts? (n=115)

*Traffic congestion and parking availability are major concerns for existing residents.*

- Increased traffic and decreased parking availability (30)
- Decrease building heights and density to fit within community (18)
- Will change the character and demographics of community (i.e. more renters, less families) (16)
- No (15)
- Potential impact on property values (9)
- Want increased density (7)
- Access to views/privacy (5)
- Timelines (4)
- Loss of green space (3)
- Need long-term and sustainable density planning (3)
- Need more information (1)
- N/A (4)

### Do you have any suggestions for changes to the potential land use concepts? (n=104)

- Limit density increases to major streets and areas closer to transit and commercial zoning (41)
- No (10)
- More density (7)
- Want more housing options (7)
- Should be zoned RCG (7)
- Address traffic and parking concerns (6)
- Incorporate more green and outdoor recreational spaces (5)
- Listen to needs of existing residents (3)
- Leave community as is/no change (2)
- Allow secondary suites (1)
- Possible tax increases prior to development based on zoning (1)
- N/A (14)

*Residents want responsible and sustainable growth for their communities.*

### Do you have any other thoughts, ideas or comments about this project? (n=101)

- Listen to the community before a decision is made/unclear how my input is being used (20)
- It's a good project/No further comments (17)
- Need to plan for increased traffic and impact on parking (13)
- Concerned about impact on existing neighbourhood (7)
- The concept was well explained/look forward to hearing more (5)
- Not in favour (4)
- Allow secondary suites (3)
- The concept is not very family-friendly (3)

*Existing residents want to feel like their concerns are being listened to and factored into decision-making.*

- Proceed with original development proposed in Motel Village (2)
- Would like to see increased lighting by LRT stations (1)
- Better use of green space (1)
- Allow townhouses with no condo fees to be built (1)
- Transit Oriented Development will support long term growth in the area (1)
- N/A (23)

**Are there any other areas of concern you would like to bring to the attention of The City of Calgary (n=94)**

- Increased traffic and decreased parking availability (24)
- No (12)
- Amenities/Recreational centre to support growing community (5)
- Maintain community character (4)
- Impact on land values (4)
- Heights of proposed buildings (4)
- Capitol Hill is spelt wrong on presentation boards (3)
- Developers dumping extra materials in alleyways not allowing for proper drainage (3)
- Designate Capitol Hill R2 only (3)
- Allow secondary suites (2)
- Want clear timelines (2)
- Wider sidewalks/bike lanes (2)
- Illegal secondary suites (1)
- N/A (25)