



## Symons Valley Centre

Report Back // What we Heard // Next Steps  
Draft Master Plan - April 2018

### Project overview

In October 2016, The City of Calgary purchased a parcel of land in the community of Sage Hill located at 251 Sage Hill Boulevard N.W. for the development of a Calgary Public Library branch and Bus Rapid Transit (BRT) hub for the five Symons Valley Communities: Sage Hill, Nolan Hill, Evanston, Kincora, and Sherwood. In addition to a library and BRT, The City is exploring other site development opportunities for additional City services, other government service partners and developers.

The City is currently working with internal City business units and the public to develop a Master Plan including land uses, outlining timing for building phases, transportation requirements and gross land arrangement of City services. The Master Plan will establish a long-term, shared vision for the area to guide further development.

Once the Master Plan has been developed, The City plans to submit a land use redesignation application and outline plan application in 2018.

### Phase 1 Objectives

- Deliver a library for surrounding communities
- Meet Bus Rapid Transit (BRT) requirements for bus bays and shelters
- Provide affordable housing units to support the ongoing need in our city
- Explore opportunities for alignment with other government services, non-profit services and private developers to develop a multi-use centre
- Consider opportunities to integrate community space and arts and culture activities

### Engagement overview

The purpose of this phase of engagement was to collect input on the draft Master Plan prior to submitting a land use redesignation / outline plan application.

### Open Houses

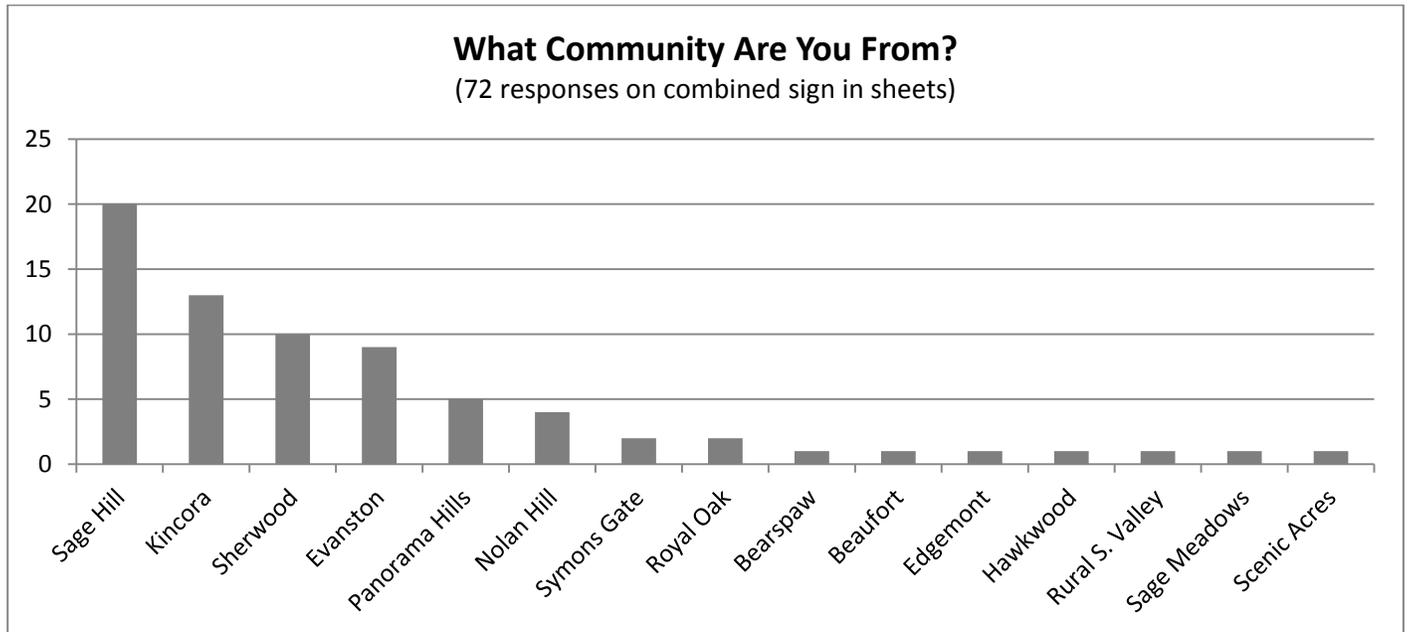
Two open houses were held at the Symons Valley United Church to share information about the project, answer the public's questions and collect feedback.

- Tuesday, April 24, 2018 from 5 – 8 p.m.
- Saturday, April 28, 2018 from 11 a.m. – 2 p.m.

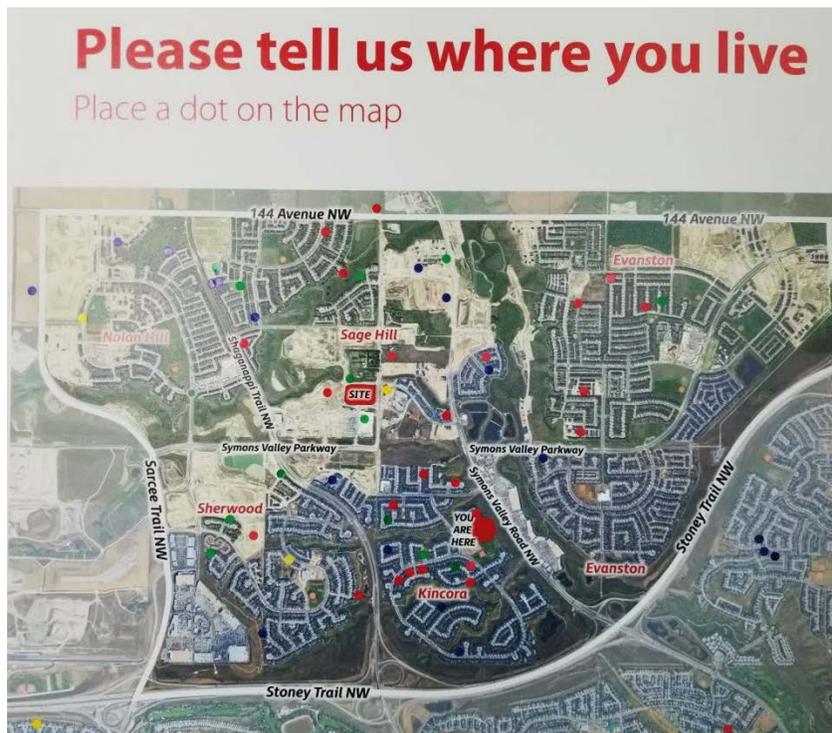
Members of the project team, including representatives from the following departments were in attendance to provide information, answer questions and collect feedback from attendees:

- |                          |                          |                    |
|--------------------------|--------------------------|--------------------|
| - Facility Management    | - Affordable Housing     | - Arts and Culture |
| - Calgary Neighbourhoods | - Calgary Public Library | - Transportation   |

Open house attendees were asked to sign in, provide their email addresses if they would like to receive project updates and identify which community they live in.



They were also asked to tell us where they live by placing a sticky dot on a map of the area.



Attendees reviewed a series of information boards and spoke with members of the project team. They were then asked to provide feedback on interactive engagement boards by writing comments on sticky notes, and by filling out comment forms.



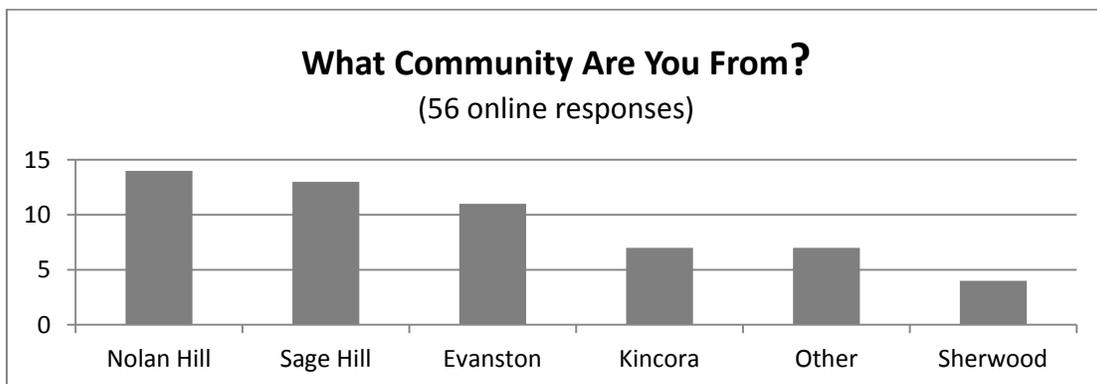
***In total, 85 people attended the open houses, 37 feedback forms were collected and 86 comments were provided on sticky notes.***

## Online Survey

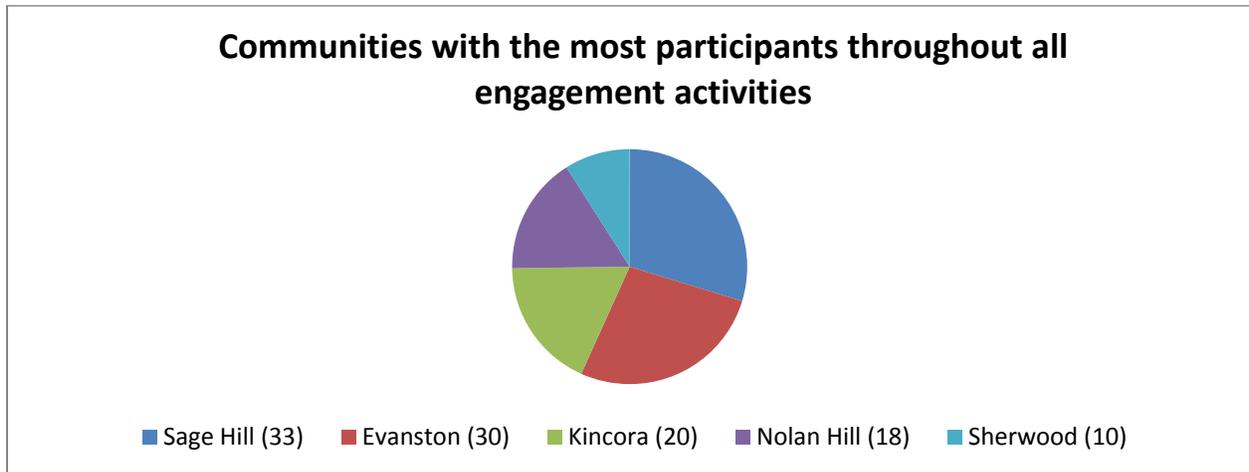
An online survey was available at [www.engage.calgary.ca/symonsvalley](http://www.engage.calgary.ca/symonsvalley) from April 24 to May 11, 2018 to allow those who could not attend the events an opportunity to participate online.

Online participants were able to review the information boards presented from the open house and provide their comments through an online forum.

Visitors to the project’s Engage website were also asked to let us know which community they live in prior to completing the online survey.



***In total, 33 online surveys were completed.***



## What we asked

After reviewing the information boards, open house attendees and online participants were asked the following questions:

- What do you feel are the strengths/benefits of the draft Master Plan?
- Please share any ideas you have to enhance and/or improve the draft Master Plan
- Do you have any additional comments?

Open house attendees were also asked to evaluate the open house by answering the following questions:

- The information provided helped me understand the vision for the Symons Valley Centre (*responses were provided on a scale from "Strongly Agree to Strongly Disagree"*)
- The information provided through the display boards and the project team met my expectations (*responses were provided on a scale from "Strongly Agree to Strongly Disagree"*)

They were also asked how they heard about the open house to help The City understand how communities hear about public engagement events for future initiatives.

## What we heard

The following overview is based on feedback collected at the two open houses and the online survey. Every comment received was transcribed, analyzed, coded and themed in order to provide an accurate summary of what we heard.

Responses to the question "do you have additional comments" were themed and incorporated within the summary provided below.



## What do you feel are the strengths/benefits of the draft Master Plan?

*Top themes we heard*

- Addition of a Public Library
- Increased/improved transit services in the community
- Meeting / multi-use / gathering spaces for the community
- Affordable housing component
- Arts and culture component
- Meets the communities' needs, benefits everyone and brings people together

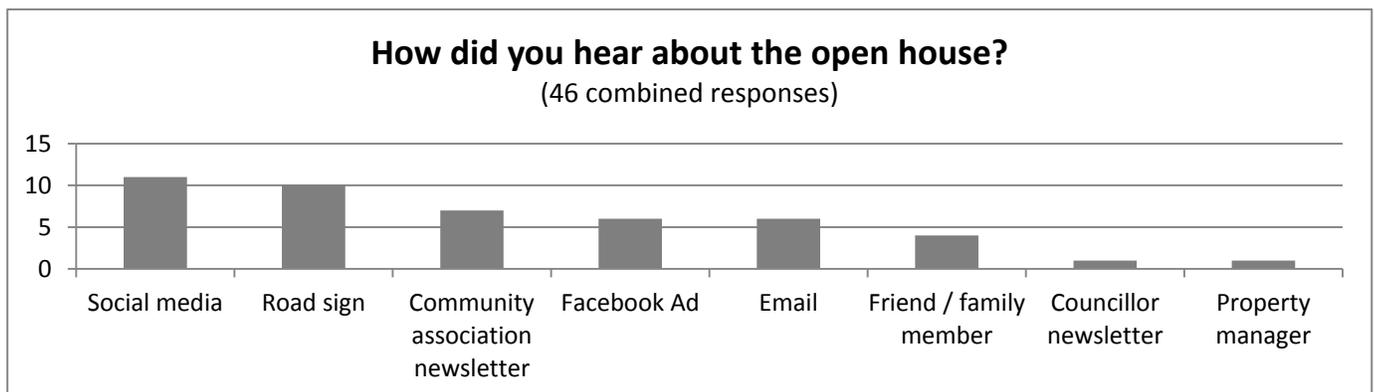
## Please share any ideas you have to enhance and/or improve the draft Master Plan

*Top themes we heard*

- Desire for recreation facilities within the Symons Valley communities
  - Provide a space that could be utilized as a place of worship by the large Muslim population
  - Desire to minimize the number of condo/multi-family/affordable housing units in the area
  - Adjust timing to allow for transit improvements to come first
  - More trees/greenery/possible community garden in the plans
  - Improve transportation/roads/traffic/transit within the area
  - Ensure sufficient parking is provided
- For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Open house evaluation

- 97% of open house participants Strongly Agreed or Agreed that the information provided helped them understand the vision for the Symons Valley Centre (36 responses).
- 94% of open house participants Strongly Agreed or Agreed that the information provided through the information boards and the project team met their expectations (36 responses).





**Next steps**

- All comments received from the open houses and online survey will be reviewed by the project team in detail.
- Input that was not directly related to this project will be shared with the appropriate City departments.
- A land use application and outline plan application will be submitted once the Master Plan has been finalized.
- Another opportunity for public engagement is anticipated during the development and design approval process.
- Regular project updates will be available at [calgary.ca/symonsvalley](http://calgary.ca/symonsvalley)

**Summary of Input**

The following summary is based on feedback collected at the two open houses and the online survey. Primary and secondary themes were identified and sample verbatim comments for each theme are provided. Responses to the question “do you have additional comments” were themed and incorporated within the summary provided below.

**What do you feel are the strengths and/or benefits of the draft Master Plan?**

Themes	Sample verbatim comments
<b>Primary Themes</b>	
Addition of a Public Library	<ul style="list-style-type: none"> <li>- The library and the community gathering space is very important and I fully support those features.</li> <li>- The library &amp; rapid transit will be good for the community. It will open the door to building an established community.</li> </ul>
Increased/improved transit services in the community	<ul style="list-style-type: none"> <li>- BRT and Large Public library would serve the community very well - especially given the strong commercial hub already in place in Sage Hill.</li> <li>- BRT will add a lot of value so persons/families will be inclined to move to the neighbourhood but keep the same job/school or after-hours programs. I drive to work every day but would love to save \$ for transportation.</li> </ul>
Meeting / multi-use / gathering spaces for the community	<ul style="list-style-type: none"> <li>- I really like that it seems to accommodate several different uses. I think that this will give the community multiple opportunities.</li> <li>- Good initiatives with the community meeting rooms.</li> </ul>
Affordable housing component	<ul style="list-style-type: none"> <li>- Really love the affordable housing.</li> <li>- Great multi-use site with much needed affordable housing.</li> </ul>
Arts and culture component	<ul style="list-style-type: none"> <li>- Like the addition of a library&amp; arts/cultural space.</li> <li>- Multi-use space with library and art/cultural spaces are great!</li> </ul>
Meets the communities’ needs, benefits everyone and brings people together	<ul style="list-style-type: none"> <li>- I'm impressed with the amount of thought that went into creating a space that will meet the future needs of the surrounding communities.</li> <li>- The community engagement makes the Master Plan pertinent to the communities it is intended to service. A true hub to bring the peoples of this area together and provide public services to a wide variety of people</li> </ul>



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	would be wonderful.
<b>Secondary Themes</b>	
Like the mix of retail/housing/multiuse	<ul style="list-style-type: none"> <li>- Like multiuse with retail mixed with housing.</li> <li>- I really like that it seems to accommodate several different uses. I think that this will give the community multiple opportunities.</li> </ul>
Good use of city funds/good planning/general support for project	<ul style="list-style-type: none"> <li>- I am very excited for this centre and think that the city has done an excellent job providing recreational opportunities to the people in Calgary.</li> <li>- Very exciting project! Can't wait to see how it evolves.</li> </ul>
Support the civic services and public facilities	<ul style="list-style-type: none"> <li>- There are some really great ideas in the Master Plan. I appreciate that work has been put into trying to provide for several civic needs in this one space – library, community arts, cultural centre, outdoor space, transit and other public service organization and low income housing. Great job!</li> <li>- Happy to see gathering spots, civic services, library &amp; walkable space, to engage people. Also happy for transit hub spot &amp; cultural/arts activities &amp; programs.</li> </ul>

**Please share any ideas you have to enhance and/or improve the draft Master Plan.**

Themes	Sample verbatim comments
<b>Primary Themes</b>	
Desire for recreation facilities within the Symons Valley communities	<ul style="list-style-type: none"> <li>- There is a huge need for access to more recreation (swimming rinks, gym); Rocky Ridge, VIVO are too far and too busy.</li> <li>- Why not build facilities that are in demand by our new communities? When was the last time you heard of a shortage of library facilities? How often do you hear about the shortage of sporting facilities (rinks &amp; field houses)? There is a huge lack of community pride in these new communities where we don't have these facilities. This is where communities are built.</li> </ul>
Provide a space that could be utilized as a place of worship by the large Muslim population Desire to minimize the number of condo/multi-family units in the area	<ul style="list-style-type: none"> <li>- There are a lot of Muslims living in this area. And we don't have a place to pray 5 times day. This church I gather only provides space only on Fridays. Can we have a multi-faith room/hall built to rent out?</li> <li>- We are interested in benefiting from a place of worship for Muslims - who are living around this area - Roughly 3,000 Muslims living in Northern Hills area - we like a space incorporated in your Master Plan.</li> </ul>
Desire to minimize the number of condo/multi-family/affordable units in the area	<ul style="list-style-type: none"> <li>- No more condos and affordable housings. The roads are already filled with street parking and ridiculous road access. There are so much vacancy and yet more affordable housings in this area? Why not some green space, rec area, or anything else BUT condos?</li> <li>- You should not include affordable housing. There are many condo buildings already around.</li> </ul>
Adjust timing to allow for transit	<ul style="list-style-type: none"> <li>- Great initiative, however the transit and BRT project should become</li> </ul>



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improvements to come first	<p>more of a priority as there is a real need for proper transit around that area.</p> <ul style="list-style-type: none"> <li>- Park &amp; Ride should come first, before anything else.</li> </ul>
Include more trees and greenery/community garden in the plans	<ul style="list-style-type: none"> <li>- More trees planted along roads &amp; along community entrances.</li> <li>- Would like to see more areas for family to have a picnic or just a destination instead of a place where you use the service then leave.</li> </ul>
Improve transportation/roads/traffic/transit within the area	<ul style="list-style-type: none"> <li>- Completing road work is a priority - 37 Street - Symons Valley Parkway - Symons Valley Blvd toward Ranch.</li> <li>- Great work!! Just please get us the roads that were promised as it's getting harder &amp; harder to get around in our Symons Valley Area, especially inside the area.</li> </ul>
Ensure sufficient parking is provided	<ul style="list-style-type: none"> <li>- Concerned about the number of parking stalls for library and art.</li> <li>- Ensure parking facilities can accommodate all patrons who use the facilities.</li> </ul>
<b>Secondary Themes</b>	
Include environmentally sustainable elements (solar power, landscaping)	<ul style="list-style-type: none"> <li>- Possible geothermal or other alternative heat could be utilized. Be leaders.</li> <li>- Installation of a solar energy system for electricity generation would be helpful for the electricity costs throughout 25-30 years of system lifetime.</li> </ul>
More schools are needed in the community	<ul style="list-style-type: none"> <li>- Need more high schools!</li> <li>- High school needed.</li> </ul>
Consider underground parking to avoid "dead zone" at transit hub	<ul style="list-style-type: none"> <li>- Please minimize potential "dead zone" that a future parking lot may bring. Consider underground parking while the street +/- or 2nd levels serve as additional commons space - park/pop-up/events.</li> <li>- Too much surface parking. Consider building underground parking into the facility or a parkade to accommodate all season use and comfort.</li> </ul>
Ensure outdoor plaza area is bright/welcoming/safe	<ul style="list-style-type: none"> <li>- How would this space look in the evening? I wonder about how to keep it bright and welcoming at night and to avoid possible crime?</li> <li>- Consider making the community commons a bright area. tall buildings on a narrow strip of land can make the area seem dark.</li> </ul>
Make sure to maintain walkability, connectivity and pathways	<ul style="list-style-type: none"> <li>- More connectivity of the plan to adjacent street, public realm improvement along the collector roads.</li> <li>- Emphasis on pathways &amp; bikeability please.</li> </ul>
Concern for safety in community – suggestion for police station	<ul style="list-style-type: none"> <li>- I hope to see a police station for our 4 communities at this site. Will also serve as a major deterrent for crime in the nearby large commercial area.</li> <li>- I am curious about the impact of the bus hub on security in the area, especially to the building complexes near this location. How is the city planning to ensure security and safety of nearby homes is maintained/improved after this construction?</li> </ul>



## Verbatim Comments

All comments received through the public open houses and online surveys have been combined, below. Please note, comments are written verbatim as they were received.

### What do you feel are the strengths and/or benefits of the draft Master Plan?

- Bus stop/site opening? What's the BRT going to be set up.
- Impact of transit route on adjacent community, will it create more traffic
- 37th Street is divided right now? What is going to happen when the new road opened. Roads > send this to
- When will 37th Street through to Sage Hill Blvd. be completed
- When will the roads (hatched) be completed.
- Take barricades down by Kincora Summit! Finish Sage Hill Parkway and 37th Southwest -not safe!
- Great to have increased transit and services in this community, along with affordable housing!
- Great work!! Just please get us the roads that were promised as it's getting harder & harder to get around in our Symons Valley Area, especially inside the area.
- BRT is needed in our community.
- BRT will add a lot of value so persons/families will be inclined to move to the neighbourhood but keep the same job/school or after-hours programs. I drive to work every day but would love to save \$ for transportation.
- Love the idea of a big library/meeting space. Also would love to have a transit hub.
- Place of worship
- Place of worship
- Place of worship
- A lot of Muslims living in Northern Area who don't have a place of worship. It would be great if community hall can provide a space for them.
- Multi faith area for the community, thanks
- Thank you for the opportunity to see what's to come - we area growing Muslim community in NW and in desperate need of a place of worship in this area. Whatever the city can do will be appreciated.
- Great efforts by the City. We need a place of worship by a non profit org is benefit. 877 families living around the area.
- Great information. Bigger library and BRT will be an amazing addition in need of a sports complex (recreation centre)
- Thanks for the great ideas. Benefits for everyone. Would be nice if some form of sport complex could be added.
- Skating rink
- Like multiuse with retail mixed with housing.
- Concerned about architecture choices. Keep buildings interesting & sensitive to the surrounding integrate architecture with existing landscape!
- Like the addition of a library& arts/cultural space. Keep the neighbourhood walkable with ample

sidewalks/paths & connectivity

- Recreation Centre - Really love the affordable housing
- Happy to see gathering spots, civic services, library & walkable space, to engage people. Also happy for transit hub spot & cultural/arts activities & programs
- Very nice plan, I like the library art & culture spaces & BRT. My only concern is about the parking cuz housing and library are always full, we don't get parking.
- Multi-use space with library and art/cultural spaces are great!
- Good initiatives with the community meeting rooms.
- Maintaining natural spaces and topography
- Great multi-use site with much needed affordable housing
- Put city funds to good use NO to Olympics
- Palliser School Board - consider for IB engagement; how would request for involvement in IB be advanced? Provincial regulating body.
- Like the proposed plan for site. Just concerned if is large enough parcel of land/space to accommodate future residential.
- Could use improvement
- Public facilities are great, sure a BRT - why not? NO MORE CONDOS
- No more condos and affordable housings. The roads are already filled with street parking and ridiculous road access. There are so much vacancy and yet more affordable housings in this area? Why not some green space, rec area, or anything else BUT condos?
- BRT and Large Public library would serve the community very well - especially given the strong commercial hub already in place in Sage Hill.
- library, transit hub (a priority, as bus service is terrible in this area) and like the low cost housing initiative
- No strengths/benefits. It misses the mark for the communities. Visionary idea that downgrades original plan. BRT and Park N Ride won't be financially viable.
- The community engagement makes the Master Plan pertinent to the communities it is intended to service. A true hub to bring the peoples of this area together and provide public services to a wide variety of people would be wonderful
- Much needed civic and transport hub in this area of the City.
- Library is good. Non Profit services are good is it includes a Place of Worship, especially if it is a Islamic Place of Worship, as there is a significant need in the area.
- BRT and Library are good and needed features in the area. A recreational facility would also be very good.
- I'm impressed with the amount of thought that went into creating a space that will meet the future needs of the surrounding communities. Working towards bringing spaces like a public library as well as open areas to promote community. It's exciting to see a proposed area in my community that will create such a space, when it feels that the suburbs are often forgotten in this type of community planning. I also like the mix of community space, commercial/medical and affordable housing.
- The library and the community gathering space is very important and I fully support those features. The bus traffic and the park and ride parking lot will detract from the feel of the site. I suggest moving the transit features across the street, and retaining more green space on the site, which would make the site more attractive to users.

- Transit accessibility.  
Usable library.
- There's a lot of surface parking shown on the draft plan, can some of the surface parking be underground to allow for more building footprint. How does the master plan account for the steep slope on the site? The site is currently a large hill. Would like to see more recreational uses (indoor or outdoor spaces).
- Central location for surrounding communities, versatile functions for well-being of communities and their engagement with each other.
- Needs to have more sustainable practices for environment. One of the suggestions would be to have a solar energy system on roof-top or parts of the field to reduce electricity costs and also be a educative example for the communities on clean energy sources.
- Why not build facilities that are in demand by our new communities? When was the last time you heard of a shortage of library facilities? How often do you hear about the shortage of sporting facilities (rinks & field houses)?  
There is a huge lack of community pride in these new communities where we don't have these facilities. This is where communities are built. Driving out to Carstairs or Crossfield to get access to ice time is ridiculous.
- The library & rapid transit will be good for the community. It will open the door to building an established community. However, Rapid Transit should be the first priority for residence living in the community
- I really like that it seems to accommodate several different uses. I think that this will give the community multiple opportunities.
- Multipurpose areas. We maintain protected natural spaces.
- I feel including a library and BRT is awesome
- Creates an area to build stronger community bonds - love the idea of the library and the open spaces for cultural events
- benefits the entire community
- makes efficient use of the land
- Great to have a permanent library and green space with a few shops and BRT. A water feature or a sculpture by a LOCAL artist would be a very neat artistic addition to the space.
- Great ideas for the library and cultural spaces
- I especially like the idea of the central park with the sunken feel and a fountain. With the access of some pathways that are already in place, it will surely be beneficial to the area residents because Symons Valley currently lacks a city-owned park.
- The master plan is very well prepared. But it does required a little bit modification
- This area is growing rapidly. I lived in Evanston in 2006-2007 when 128Ave was the last road and in last 10 years it has gone 3 communities beyond that. Master plan should have indicated road infrastructure coming to the Civic centre from all directions. As current traffic is very heavy in this area.
- Hub for transit, supporting: arts, library low cost housing, community meeting rooms
- Live the fact that there will be a nice library and much needed community space.
- I don't really understand the question. There is no draft master plan presented to provide feedback on. What are the strengths and benefit of what "plan"?



**Please share any ideas you have to enhance and/or improve the draft Master Plan.**

- Too many condos, town houses and big box stores and not enough community buildings such as community halls, schools, leisure centres being built. The area appears unfriendly and unwelcoming because of it. We need more than condos and Tim Hortons to make a community.
- NO MORE CONDOS
- Plant some bloody trees to offset the pollution caused by city buses.
- No more condos
- A hockey arena would also serve the NW very well. Rocky Ridge has helped alleviate ice shortages however adult leagues still face severe shortages throughout NW Calgary and are forced to play very late in the evening.
- Change Community Plan language to "SHALL include Transit Hub WITH 500 stall Park N Ride". Mandate the Park N ride so it can't be eliminated. Build park N ride Stage 1, not stage 2 - needed now not later. Access to Park N ride is terrible - need all-turns that isn't accessed through main street. Need more employment as per original plan. Library won't sustain BRT service. BRT & Park N Ride will never be funded if no ridership is available to sustain it.
- Despite this website making reference to including affordable housing I was very pleased to see that the Master Plan's goals were instead focused on creating a Public access site. Housing is a different issue and should not cloud or get mixed up with this initiative.
- Too much surface parking. Consider building underground parking into the facility or a parkade to accommodate all season use and comfort. Possible geothermal or other alternative heat could be utilized. Be leaders.
- Include an Islamic Place of Worship. Also Connect 144 Ave across Nose Creek, and Connect Symons Valley Parkway along the gap.
- We need a place of worship for the Muslim community as there is nothing in the area.
- I don't understand the purpose of another library when the future is online learning. DO NOT BUILD MORE CONDOS! There are far too many in this area already with roads that cannot accommodate them all and no parking for the average of 2 cars per condo. The area was supposed to have lots of green space, which was why I bought here, not thousands of cement structures.
- How could the outdoor space be brought to life in the winter?  
How would this space look in the evening? I wonder about how to keep it bright and welcoming at night and to avoid possible crime?
- I would like to know how the floor space for the proposed library compares to existing libraries such as the ones at Vivo and Crowfoot.
- Road access. Especially Shaganappi trail. Not planning for future populations. Should build Shaganappi as a freeway like crow child. 3 lanes, no lights, less intersecting roads.  
No skate parks!  
Sage needs recreation, we need tennis courts and basketball courts. Community hockey rink. City run swimming pool.
- More connectivity of the plan to adjacent street, public realm improvement along the collector roads. Less surface parking. A wide variety of recreational uses (tennis courts, etc). Sustainable landscaping using local species, more clarity on "community commons space".
- Installation of a solar energy system for electricity generation would be helpful for the electricity costs throughout 25-30 years of system lifetime.

- Please build sporting facilities.
- Having low income housing in the area is not fair to residence who paid a premium to live here. As much as I understand low income housing is needed, there are other areas in the city that it is more appropriate. Devaluing people's homes could result in a class action lawsuit against the city. I went to the meeting on Sat. There was a lot of people not happy about the low income housing in this neighborhood.
- I think that access to art opportunities is very important. There are recreation centres ( such as the YMCA) relatively close but I think the closest public art centre is North Haven. I feel like this is a missed opportunity for youth, adults and seniors to engage creatively
- As the population increases, an area of concern is the traffic along Beddington Blvd that connects to Deerfoot. Specifically the bottleneck at Hidden Valley intersection. I would like the proposed Master Plan to incorporate a plan to alleviate the traffic along Beddington Blvd.
- You should not include affordable housing. There are many condo buildings already around. You should include a sports facility a park and a common gathering area for the community.
- I am not sure of the need of more housing in this small space. There is already so much housing in the near vicinity that even more might not be necessary. Use the space instead to provide more community services for those homes already in place
- Ensure parking facilities can accommodate all patrons who use the facilities
- Consider making the community commons a bright area. tall buildings on a narrow strip of land can make the area seem dark
- I agree with addressing the need for affordable housing; I disagree with the pilot project being in Sage Hill. There are better areas to test it out in Calgary. The City has a bad track record with maintaining their structures (schools, libraries, public use areas).I don't think it should be getting into the landlord business. What happens when you misspend the funds and can't maintain the properties? How do you properly vet tenants? How do you decide to put tenant before your own wage/bonus?
- More recreation facilities. We are neighborhoods with residents who have young families. A splash Park or public pool similar to Airdrie. Chinook Winds park would help families that can't afford the private facilities that require memberships. Also we are inundated with soccer and baseball fields. It would be great to have some tennis and baseball courts for variety.
- I would like to see the plan for BRT to be fast-tracked rather than being 5 years later. The current bus network (Route 123) is especially slow (40 minutes) for accessing North Pointe (Route 301 terminus).
- There are more than 5 communities that does not have any prayers area for Muslims. We have lots of Muslim neighbours in Kincora, Sage Hill, Nolan Hill, Evanston, Sherwood, Hidden Valley and Panorama Hills but there is not a single Mosque (built) or at least a place to worship. I certainly needed this as first thing in our Community.
- The Project plan talks about the Halloween and other activities and has open space for multipurpose. I assume this space can be utilized by other religions to perform their religious activities quietly.
- There is a note on health services- what partners are involved? Is AHS involved. Will Well child vaccinations services be available. Many parents are driving long distances and waiting months to get vaccination appointments. Will there be access to laboratory services? Will there be recreation facilities available like swimming, hockey rinks, gyms, indoor stadiums? You have low cost housing for low income families. Will there be support services like agencies that support basic needs?
- Would there be opportunities to work with developers in the community to build recreational facilities like a gymnasium or have more outdoor larger scale playgrounds for kids so they parents can spend more time in the area. Local business should benefit as parents would eventually buy food, drinks etc.

- Again, what plan??
- I hope to see a police station for our 4 communities at this site. Will also serve as a major deterrent for crime in the nearby large commercial area.
- Speeding on shaganappi north of stoney and along symons valley parkway is rampant, perhaps because the offenders believe there is a very weak police presence in our area.
- Islamic worship place (mualla)
- Islamic school & religious space
- worship space; kids activity; more trees
- worship area (ex. Multi-cultural/multi-faith); mussallah; more trees planted along roads & along community entrances
- There are a lot of Muslims living in this area. And we don't have a place to pray 5 times day. This church I gather only provides space only on Fridays. Can we have a multi faith room/hall built to rent out?
- We are interested in benefiting from a place of worship for Muslims - who are living around this area - Roughly 3,000 Muslims living in Northern Hills area - we like a space incorporated in your Master Plan.
- We don't have public spaces for places of worship. Need a regular space for rent. Please accommodate in the planning.
- We need a place of worship
- There is no space in NW Quadrant for Muslims to practise their faith. I will strongly recommend to please re designate this space to Muslim community to practise their faith.
- Place of Worship
- Not a fan of the affordable housing concept. I believe the neighbourhood is already affordable enough. I understand the goal is to be open to public access but it can bring concerns of transient/careless renters
- Why is affordable housing and the library moving forward before transit?
- High school needed. BRT is exciting. Sports complex would be ideal. Transit should be in place first. Roads need to be completed.
- Need more high schools!
- Need a school in area
- Would like to see a recreation centre similar to VIVO.
- Swimming pool for lap (or training). Not need to be big.
- Seniors - get them out dancing, music, coffee
- Ice rink, park, pool, outdoor activity area
- Kitchen; commercial washing machine; storage with locks; counter space industrial kitchen /stoves/fridge
- Swimming pool; water park; YMCA;
- Recreation
- Swimming pool; Rocky Ridge VIVO too far
- There is a huge need for access to more recreation (swimming rinks, gym); Rocky Ridge, VIVO too far n too busy
- Outdoor places for children to play.
- Restaurants; pool or tennis/recreation

- Density is too high in this neighbourhood. Too many multi-family and not enough single family homes. Parking is the main concern.
- Concerned with all the re designations of land in area to condo development if plan will be sufficient to accommodate future needs.
- Need a community garden
- Concerned about the number of parking stalls for library and art
- Parking for SULAS/community hub?
- Please minimize potential "dead zone" that a future parking lot may bring. Consider underground parking while the street +/- 2nd levels serve as additional commons space - park/pop-up/events
- Park & Ride should come first, before anything else
- Park & Ride FIRST
- Park & Ride; Look at traffic volumes & bus route. Thanks!
- Completing road work is a priority - 37 Street - Symons Valley Parkway - Symons Valley Blvd toward Ranch
- 37 Street and Sage Hill Parkway need to be finished!
- Great initiative, however the transit and BRT project should become more of a priority as there is a real need for proper transit around that area.
- Emphasis on pathways & bikeability please
- Roads - Symons Valley Pathway - will it connect east & west across the gap
- Roads - Symons Valley Pathway extends east/west; turning? On land purchase and construction
- General Road & Transit Connectivity
- Finish Symons Valley Parkway
- Will 144 Ave be connected between Symons Valley Road to east of Nose Creek towards Keystone Area.
- Transit services from 6 pm-late; links between here & MRU; timing of links/transfers b/w bus times
- 37/Sage Hill Parkway completed
- Will there be more info on the Symons Valley Parkway extension?
- Water park parking space. Flashing light on pedestrian crossing.
- Keep 115 Route Bus to C-Train Transit; easier for students going to William Aberhart High School.
- Improving transit in the area is very important
- The Northwest has been lift out of the LRT expansion - very disappointing
- Roads; Transit

**Do you have any additional comments that you would like to make regarding this project?**

- Only time will tell if City Hall is really willing to listen to the voice of the people or just the condo developers.
- NO MORE CONDOS
- no more condos!!!!
- A swimming pool and a large community garden would also serve residents very well as many lots in the area have very small yards.
- City needs to shovel sidewalk around this site. Educate people how to use roundabouts / Sign & paint

them properly. Main street @ Sage Hill Day care (Brightpath) is dysfunctional - parking chaos. Main street sucks - businesses need realistic parking option.

- Include an Place of Worship, preferably Islamic
- Please accelerate development.
- Build parks not condos. Calgary is becoming a city of condos and concrete.
- Very exciting project! Can't wait to see how it evolves
- Can consideration be made for a 2-storey library, even if the second storey is not occupied until later on, when the communities are fully built-out ??
- I don't like the project housing in my community. I'd rather see villas or homes that people actually buy. Leave low income housing to the NE or city center where it belongs. Don't want increased crime or weirdos wandering my street.
- I would be happy to volunteer and provide advice on solar energy project portion.
- Why are we spending millions on new libraries?! We just spent \$245 million on the new Central Library!
- It is quite unfortunate that there is no movie theater or a gym planned at the area. The communities are vibrant and young and these 2 would really be beneficial and attract people.
- I am very excited for this centre and think that the city has done an excellent job providing recreational opportunities to the people in Calgary. I just personally would like to have more art opportunities.
- As part of the areas to be considered as parks/recreational it would be necessary to add a splash park/small pool (like the one at Bowness park) for all the families to enjoy during the summer.
- Include a DIY car wash
- I am curious about the impact of the bus hub on security in the area, especially to the building complexes near this location. How is the city planning to ensure security and safety of nearby homes is maintained/improved after this construction?
- Rethink the affordable housing project and put the space above the library to better use. Also having any type of apartment/ living space above a library & gathering space for young children can be potentially dangerous. What security measures will you have?
- When will the adjacent developments start on the north side of the site? The stretch of 37 Street is very narrow, no street lights and pedestrians often walk on the road because there isn't a road shoulder to walk on, let alone sidewalks.
- We need some additional area for prayers please.
- Roads and parking architecture layout will really help and will answer many of my questions.
- Would like to see more areas for family to have a picnic or just a destination instead of a place where you use the service then leave.
- I think the plot of land is very small to do all the things people would like to see at this centre. I would like to see an outdoor splash park and possibly a place for outdoor skating in the winter.
- We are concern about crime within this large symons valley community. Please consider establishing a police station in this space if possible.
- The Park and Ride is so affordable for the city. We in the area will feel that the city is doing something for us. We have to drive to Crowfoot or Brentwood to park and ride. It will save us time and money to go to work. This is an inexpensive life improvement. This should be built first of all the project you have in mind. This is the least money you are going to expend and the most improvement to our lives! Please!
- If you placed a very large map on the wall it would help orient people to understand what is happening
- \* Prioritize transit and completing road construction in the area (37 Street is rather dangerous @ Symons

Valley Blvd. towards Symons Ranch is terrible.)

\* Spend city money to continue improving our quality of life in this wonderful City. Don't waste it on Olympics and lining your pockets ...

\* Great idea for affordable housing. Just manage it better than you do the schools you lease out to Charter Schools.

- \* Concern regarding low income housing in the area, impacts my house value, stigma, etc.
- \* Need more outdoor activities in this area - pool, ice rink, tennis court, etc.
- Would have appreciated someone actively presenting the topics to bring more engagement to the conversation. It would also be more welcoming to hear from a City representative their thoughts on the suggested improvements. Would love to see more access through connecting streets to tie in major routes with residential paths. Now it's still in developing phase but it could definitely promote active bike paths, walking routes and convenient travelling.
- I inquired about why transit is not being built first before affordable housing, the library. There is a need now for a more improved transit system.
- The stigma around affordable housing, if the value of my home decreases will the City be compensating me or reducing my taxes?
- Would like to see more community spaces including parks and open space. Generally like the plan but would like to see more, spread out so not so congested to one specific area.
- Appreciate the ability to learn about these projects as they develop. Community involvement/feedback is important. Thank you.
- It appears to be all fine except one thing we need to add, a sort of multi faith place where all religions can be accommodated for their worship. It will be great if an exclusive place can be dedicated for the muslims. As there is a very small musallah and one other which is so small, can't accommodate Muslims. So will strongly suggest a multi faith or dedicated for Muslim Community.
- We need some multi faith practicing space. As a Muslim we do not have any space nearby. We have only one musallah in Ranchlands which is very small for our community. Mostly we do not find space there to practice our religion. I strongly recommend to have some multi faith centre here.
- Could really use more parking in the plan. With retail, affordable housing and the library in the same place ~100 stalls will not be enough. It would also be better to separate the housing from the library, I think. Better to fill that space with child/medical services so that living spaces aren't crammed in with everything else.
- \* Not enough parking proposed for the library & AH, i.e. (100 stalls for ~5 communities & existing development & future multi housing development in the area)
- \* Make it easier to use for families with children by providing closer parking next to each facility.
- \* Think about our snowy winters + - 30oC

Idea #1) Instead of having the AH on top of the library, increase the size of library & add other sharing spaces, i.e. computers, small break-out areas, indoor garden for winter

Idea #2) Adjacent to the library, instead of retail, add civic services, i.e. AHS, Child Care, Passport office, amenities needs & offices;

Idea #3 Designate a real space for buses. Good idea so far but parking and transportation will be very complicated once other condo & AH are built;

Idea #4 Include more "community use" areas/facilities instead of approving all these condos/multi-family areas; i.e. gym, areas like Vivo or YMCA, theatre, park, swimming pool, tennis court, badminton court, skating rink (indoor), bowling alley, concert hall, outdoor garden, walkway, dog park, etc.

- I am living nolan hill as a family. We are concern about worship place. We need a worship place. Thank.
- A multi-faith space available for practicing/worshiping would be very well received among the largely Asian/African communities populating these communities.
- The Islam community in the NW area don't have enough space to practice its activities. I recommend spaces for the regular congregation in the term of multi faith. We have a very fruitful relation with all churches and all faiths and they have the same vision for our community. Thank you - you guys are doing a great job.
- I liked the library and arts centre concept. Having housing is a good idea.
- The Muslim Community of the NW of Calgary is very interested in partnering with the city in this beautiful and highly integrated project concern. Our membership statistics show at least 400 families in the target neighbourhoods, Sage Hill, Evanston, et. al who are in need of a permanent regular location where they can safely engage their faith-based activities. Please to reach out to us. We would love to integrate with this exciting community centre design.
- NW Muslim community don't have enough space for their faith activities. This space must dedicate to a place where we can practice all the activities related to Muslim Faith.
- Nice area to develop.
- We need to provide Place of Worship area as there are lots of Muslim population in the area.
- \* No issue with proposed plans, however the roadways (37th Street) and Sage Hill Parkway really need to be finished. The road is not safe coming in and out of Kincora to access Sage Hill area
- \* More recreational space such as pool, rink, tennis would be great!
- \* Restaurants and/or pubs much needed. Everyone loves to eat or drink!
- We need more places of worship in this area.
- Happy with no big condo towers.  
Big library is good.  
Concerned about light pollution post-construction.  
Concerned about traffic/lack of access roads and lack of traffic control devices.
- We need to have a multi faith hall that allows people to come and pray whenever they are in need to have a space. Muslims pray 5 times a day, and there is no place in this community that can be rented for such a purpose.
- Very excited by these plans and the inclusion of affordable housing (of which we need more). Please continue to focus on community, including spaces for meetings, faith events, arts and culture.  
Ensuring pathways are bikeable is also great. And pet-friendly spaces!
- We would like a place of worship from Muslims in this part of the city, whether in Symon's Valley, Keystone or Glacier Ridge. It would be nice if we would have more place of worship areas zoned, so it is easier to buy and develop.
- Stop building until the Roads are able to handle it! Finish 120th area.
- There is a great need for a place of worship in the northern hills area. A lot of Muslim families live here. Muslims are looking to buy or rent/lease land for building a mosque. It would be great if some designated area is provided for them.
- We area growing Muslim community of a growing beautiful NW community, however even though the city bus provided excellent transit and shopping facilities we are in great need of a place to lease so that we can establish a prayer place/Musallahin this area, it is a long awaited need of the community.
- Almost 3000 Muslims living in Northern Hills area need a space for worship. We can have partnership with

city to create such land which will benefit all of the community – especially surrounding communities. We are looking forward to have a space which can help us to pray in peace and provide an inclusive and caring environment for our neighbours.

- Please improve transit before the next 2-10 years! #82 earlier and to 8 pm & more often.
- More walk space & seating areas by the arts & culture centre. More sports-related space, i.e. tennis courts.
- With additional population growth parking needs to be addressed in the whole area. Not just the S.U.L.A.S. has no parking and is 100 stalls enough for the library/cultural area/green space?
- There are some really great ideas in the Master Plan. I appreciate that work has been put into trying to provide for several civic needs in this one space – library, community arts, cultural centre, outdoor space, transit and other public service organization and low income housing. Great job!
- \* Is there space for a median
- \* Should only one side have angled
- \* existing condition along main street new