



Symons Valley Community Plan Amendment

Stakeholder Report Back
Open House and Online Feedback What we Heard
February 27, 2017

Project overview

The City of Calgary is amending a portion of the The Symons Valley Community Plan to enable development in the Sage Hill area. The Sage Hill amendment area is comprised of approximately 38ha of land located in northwest Calgary. On November 28, 2016, Council directed City Administration to work with landowners, using the Developer Funded Model, to amend the Symons Valley Community Plan.

The City will prepare the amendment, for the land identified, in a form suitable for submission to the Calgary Planning Commission (CPC) and at a Public Hearing of Council.

Engagement overview

Engagement on considerations for the Symons Valley Community Plan amendment was conducted through a face-to-face public open house that took place on February 22, 2017 at the Symons Valley United Church. Input was collected via a paper feedback form. Additional engagement was conducted through an online feedback form which was available from February 22 – March 7, 2017.

What we asked

Stakeholders were asked the following questions during the public open house and online engagement:

The new concept for the north portion of Sage Hill's Transit Oriented Planning Area replaces previously anticipated big box commercial and high rise residential towers with medium density residential development. The new development concept would take the form of townhouses, 4-6 storey multi-residential buildings like condos, and mixed use buildings (with commercial uses on the main floor).

Based on this new concept for the area, what aspects of it do you like? Do you have any concerns with the new concept?

What do you like best about your community and what would make it better? Is your community missing any services or amenities?

Where do you walk or cycle in the neighbourhood now? What would encourage you to walk or cycle more?

Can you meet all of your shopping needs in the neighbourhood? If not, what is missing?

Other comments?

What we heard

Discussion at the open house was generally positive and enthusiastic. Across all questions, conversations gravitated to the following themes:

General support for the new concept for the north portion of Sage Hill's Transit Oriented Planning Area.

Green spaces, parks, and preservation of natural areas.



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Community Amenities

Connections and Connectivity

Traffic and Parking

Summary of Input

General support for the new concept for the north portion of Sage Hill's Transit Oriented Planning Area.

Generally speaking, the majority of stakeholders who provided feedback were in support of the decrease in density from big box commercial and high rise development to townhouse development, 4-6 storey multi-residential buildings like condos, and mixed used buildings (with commercial uses on the main floor).

- "I like the concept change from big box commercial and highrise to residential multiuse."
- "I like the concept of replacing the big box commercial and high rise towers with medium density development. I like having the commercial development close to the communities but far enough away to keep the community."
- "Yes, I am very pleased with the new proposal. Keeping it without big towers is very nice to hear."

Green spaces, parks, and preservation of natural areas.

Residents and stakeholders of the area currently enjoy the natural areas and green spaces and would like to see them preserved and maintained as much as possible.

- "Make it a priority to retain the natural aspects of area."
- "I think it would be great to balance green space and development."
- "I like the natural ravine and areas that we have."
- "What I like best about Sage Hill is the ravine area and surrounding paths."
- "I like this community. The ravines make the area very special."

Community Amenities

While certain amenities currently exist in the area, stakeholders would like to see more and a greater variety of amenities in the area. Missing amenities listed frequently include: recreation centres (with specific mention to a swimming pool) and spaces for recreational uses, a community association centre, open community spaces, off leash dog parks, schools, restaurants, independently owned businesses, and more entertainment based amenities. Stakeholders responded strongly in favour of the anticipated Bus Rapid Transit station and Library on the civic site. A more comprehensive list of desired amenities can be found in the verbatim comments.

- "What I like - transit hub - library!"
- "An off leash dog park would be fantastic. "
- "I hope with the library being develop they can add on a small recreational centre."
- "The community is lacking in small-scale gathering spaces which encourage spontaneous meetings and interaction, e.g. with outdoor activity, coffee-shops"



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- “More playgrounds, a community center - a school would be fantastic! Spray park please!”

Connections and Connectivity

Stakeholders emphasized the importance of pedestrian and cycle paths. Specifically, they expressed the importance of integrating these types of connections to “destinations” like a town centre, neighbouring communities, and retail outlets, and to existing natural areas, like the ravine. Pedestrian safety within these connections was also considered a priority item for stakeholders. Within the aspect of safety the importance of snow clearing in the winter is of high value. Stakeholders would also like to see improved connections within the existing pathway systems in addition to the creation of new connections. Stakeholders would like to see improved public transit in the area.

- “We need cycle paths and some more green space so community members can walk to nearby commercial/grocery stores etc.”
- “I walk through the pathway system and it's awesome. If there were more pathways through the land that is going to be developed would be great.”
- “Better pathways connecting to businesses and other pathway systems in nearby neighbourhoods”
- “Pathway network along the nature reserves”
- “We would love to see the green spaces preserved in the ravines especially, lots of available pathways existing.”

Traffic and Parking

Stakeholders expressed concerns over the potential for increased traffic and the ability of the existing infrastructure to support it, the availability of parking in the area, and associated safety concerns.

- “Only concern I have is high traffic with a lot of commercial business being developed.”
- “It will bring a lot of traffic and cars on Shag and Beddington. Already congested.”
- “I'm most concerned about a continued trend in having a lack of parking for higher density residential building. The community already experiences trouble with this.”
- “Concerns: with all condos always concern for parking in the area. With the multi units already open there are many cars parked on major roads in the neighborhood already causing decreased visibility on these roads. This is a concern given how many young children take buses or walk along these roads, parked cars make it difficult to see them potentially about to cross a street.”

Commercial Needs

Stakeholders expressed that while most of their commercial needs are being met there is a desire for more specialty, small scale, non-chain, ‘mom & pop’, local commercial businesses. Stakeholders were not in favour of any additional big box retailers as the current amount is adequate for their needs.



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Verbatim Comments

Content is captured as it was provided by stakeholders. No edits have been made.

The new concept for the north portion of Sage Hill's Transit Oriented Planning Area replaces previously anticipated big box commercial and high rise residential towers with medium density residential development. The new development concept would take the form of townhouses, 4-6 storey multi-residential buildings like condos, and mixed use buildings (with commercial uses on the main floor).

Based on this new concept for the area, what aspects of it do you like? Do you have any concerns with the new concept?

- I like the concept change from big box commercial and highrise to residential multiuse. My main concern is street parking that can be a safety issue as seen on Sage Hill Drive
- Like the lack of high rise structures and possibility to include more community type facilities like transit and the library.
- I like the concept of replacing the big box commercial and high rise towers with medium density development. I like having the commercial development close to the communities but far enough away to keep the community "quiet"
- They City portion of planned development is great.
- Only concern I have is high traffic with a lot of commercial business being developed.
- I like the new concept better than the old plan.
- It still focus too much on residential and commercial properties. It will bring a lot of traffic and cars on Shag and Beddington. Already congested.
- Can the existing road network accommodate the proposed developments? What I like - transit hub - library!
- "Likes: Transit hub & library
- Concerns: There is already too many condos & townhomes. New plan adds more townhomes & condos and does not provide facilities like movie theatre, office space and recreational centre, which all close by communities need and was also initially planned."
- I like the idea of smaller buildings instead of high rise: The idea of making it more walkable.
- Hurray for no high rise towers!! A 6 storey seems a bit high, 4 storey would be better. More control of intersections & additional traffic on Sage Valley Blvd (flashing pedestrian lights pls.)
- "I like that it has been reduced to a less dense population. I like that the buildings are not as high storey. Yes to a library!
- Concern is traffic and safety of people walking."
- Please keep buildings lower than 6 stories. An area designed similar to Garrison/Marda Loop or Bridgeland. It was nice to see the reduction of towers. Make it a priority to retain the natural aspects of area.
- Yes, I am very pleased with the new proposal. Keeping it without big towers is very nice to hear.



- I am happy to see the proposed amendment; particularly the downsizing from towers to hopefully only 4 storey buildings. Large towers simply don't fit the overall landscape. I would like to see the commercial areas geared towards local specialty shops, making the area unique. This has been done in other areas with great success. I would like to see.
- While I appreciate that the CofC is asking for our input it looks as though the plan is to have more residential housing but more high rises. I like the idea, however, I anticipated more opportunity for either recreational centre so it's neither residential/multi-family housing or big box stores. It's a great concept but I feel you might be missing an opportunity of the location for a community centre/recreational facility that can tie the other communities together in a location close to big box stores. Lots of other areas for residential high rises.
- Great plan but concern is for Roads. They are already tight and heavy loaded. Will more houses and multi-family zoning. It will be hard and inconvenient for residence to commute. Other thing is schools and other necessary amenities. Which we are already in short of. Crime is my next concern with growing community. Transit will be another key element.
- "Comments regarding Section A: I think the City of Calgary proposal with respect to this area is good: Caveat: There are environmental reserves adjacent to section A. Please ensure that the developer enhances the ability of Sage Hill residents to enjoy this reserve: Section A should be low density.
- Comments regarding Section D: Although I do not have any concerns regarding the proposal to convert this section to high density commercial-residential mix; I think increasing unit cap from 500 to 1200 might produce its own set of challenges."
- I am concerned that my Councillor and those listed on his campaign funding disclosure list are having too much influence on this project. We had a good plan in place, it was feasible, profitable, cost effective for the City and of decent design. We worked towards a good plan and quite frankly this looks like a poorly considered and rushed project aimed at making a quick buck. -why would that ever be good planning rationale?
- While I like the idea of having a bus hub in the neighborhood I don't like the idea of everything been developed. I think it would be great to balance green space and development. And definitely not high rises.
- I do like the prospect of varied types of condo buildings and mixed used. If the area is to create any sense of community, having distinct variations of housing is important. That being said, the original site plan gives hope for the implementation of a 'downtown north Calgary'; where residents could potentially have all amenities + culturally relevant amenities (ie Public Library, bike paths, office, etc) within walking/biking distance.
- Concern about maintaining the green space in the community.
- It brings concern as to whether more residential buildings are needed in this area. I would prefer commercial developments
- I like how it has a focus on residential development and not on creating employment centers. Employment centers are better suited near LRT stations where more people from across the city would have an easy commute on transit.



- Need the shaganappi over pass twinned over Stoney trail prior to development. the number of lights on Symons valley and shaganappi need to be reduced to promote better traffic.
- "So the plan is just more of the same then? We already have our fair share of condos and townhouses in Sage Hill, so we definitely don't want more! Let's add something interesting and/or valuable to the community. If it is just going to be wall to wall housing then people won't value their community. You will get teens with nothing better to do than roam around vandalizing etc. The area in question would be great for an outdoor boarded ice rink similar to what the Hamptons have, and/or skate park, splash park, baseball diamonds, volleyball nets. Or what about a new farmers market?"
- Our family does not want either of the concepts presented for this area. No more residential, condos, or townhouses, please."
- My concerns about the new plan is the increased density of area. That there will not be enough parking and the streets will not be able to handle all the cars parked on the streets. As well that currently there is no schools close by and with increase of young families children will be spending more time on a bus than they should.
- There's already a lot of multi family homes in the area
- I'm okay with this change
- I do not like either option, Sage Hill is a small community of single houses which is now being surrounded by multi houses. I would like to see more options of single family homes being built and not more multi houses projects or commercial buildings!
- It will be nice having small shops so you can walk down the street and shop vs everything being a big corporation building.
- Biggest concern is road access. Ideally, this development would not take place until Symons Valley Parkway and 128Ave NW are connected. This will allow better access to this new development.
- I have concerns that the developer will build high density residential in Section A and there will be no green space left to enjoy. Will the developer be adding a storm water pond or something else to make up for this? I really do not think we need any high density development in the area since there is already so many west of Sage Hill Dr.
- The area does not need any more townhouses or condos. We are in need of more commercial retail spaces.
- I do not support busses as Shaganappi trail is already poorly designed by having too low of a speed, too many crossing intersections, bottle necks and no overpass over other major roads. I moved into sage being told by a Morrison Show home salesman that we would have an elementary school, movie theatre, large commercial district similar to crowfoot town centre or west hills and recreational facilities. I would like to see an electric subway or sky train not a gas guzzling bus station. I want business not more housing density and no bus station.
- I like that the new proposal decreases density however I still worry about the area getting too crowded.



- "I think the new concept fits in better with the existing community. We have a large commercial use area already. As I live on the border of this area I would much prefer to look at the newly proposed medium density housing vs high rise buildings
- Library sounds great as well, our family would use it often"
- I'm most concerned about a continued trend in having a lack of parking for higher density residential building. The community already experiences trouble with this.
- The high density being pounded in way up here miles from the core is getting ridiculous. High rise buildings would be completely out of place. 6 stories high also seem superfluous. I get that there are 100s of acres and decades worth of building that was too low density and unsustainable but fixing it by cramming in an excess in outlying areas will create it's own problems. It is equally as shortsighted.
- I like the removal of the large commercial development and the reduction in height of the residential sites. Based on what I see, I am less concerned than I was with the original plan. Developing something after seeing the same empty dirt field for 5+ years makes lots of sense. My only concern is with the small capacity roads surrounding the area. Sage hill drive for example along with the impending arrival of 1000 traffic lights on shaganappi.
- None of it!
- "Likes: more commercial especially at bottom level of residential. Would increase walkability of space and neighbourhood.
- Concerns: with all condos always concern for parking in the area. With the multi units already open there are many cars parked on major roads in the neighborhood already causing decreased visibility on these roads. This is a concern given how many young children take buses or walk along these roads, parked cars make it difficult to see them potentially about to cross a street."
- "My concerns are too many multi-family dwellings! We feel that we already have more than our share in Sage Hill and in surrounding areas. Will there be ample parking for all of these condos? The current condos by the fire station have cars parked all along the entire street. It looks terrible. More condos also means more traffic and more noise! No thanks!!
- Would love to see more green space."
- The previous concept uses number(Gibbs and gauge) then you use letter, please figure this out and fix it. When you designed this area how could you miss that there was too much commercial space, has that person been reprimanded, if that was a developer issues should you bill them for the cost of these meetings.
- It would be beneficial for the community to have small/medium commercial stores in the proposed amendment at ground level while having multi-level residential above the commercial stores. It creates a walkable community without the congestion big box retailers invite.

What do you like best about your community and what would make it better? Is your community missing any services or amenities?



- Happy to hear a library is being built. Very happy with Fire Hall. Of course schools are important as in open community space. An off leash dog park would be fantastic.
- Walkable to many different amenities enjoy the walking/ cycling paths and natural spaces and the good blend of residential commercial and natural spaces.
- More parks, a splash park/ play area, library, pool/rec centre, more pathways.
- It is quiet. More walking paths, police services, theatre.
- My community is a good area, quite, lots of bike paths, and parks. I hope with the library being develop they can add on a small recreational centre. We don't have a lot in the city so even a small one would be great. Similar to Sir Winston Churchill Recreational Centre (pool, gym). More parking for the community. Need community centre.
- Express service transit to downtown. Recreational Facility. Schools (Elementary, Jr. High, Senior High), Bottle Depot, Car Wash, Restaurants
- I like the 'remote' feel and the rural 'feel' yet while being close to the City. We like the reserve (ravine) and natural protected areas. These should be more encouraged and protected. We are missing a rec centre or a community centre. We are missing an off leash designated area. We are missing wooden areas (like the ones in Ranchlands and Tuscany)
- The community is lacking in small-scale gathering spaces which encourage spontaneous meetings and interaction, e.g. with outdoor activity, coffee-shops, etc: The bike path system is lacking and not very well connected to the regional pathway! (personal info removed)
- Likes - open space and pathways: Community - Sherwood: Missing - Community association centre
- "Missing and hoping for - library - rec centre/arena - large multi use green/park space (playground/splashpark, sport infrastructure (ball diamonds, soccer) - community centre
- Like - currently like the bike/walking paths - quiet - many stores near"
- More playgrounds, a community center - a school would be fantastic! Spray park please! - Love the green spaces & pathway system - Love the short distance to shopping/amenities
- I like that flowers are planted every year and nicely maintained, also that the trees are watered and were not left to die. Would love to see an off leash dog park, community centre (offer classes)
- Self-Serve car wash: Off leash dog park - perhaps part of ravine or NE corner of dump land underneath large power lines adjacent to Sarcee trail/symons valley parkway intersection
- I like this community. The ravines make the area very special. One thing urgent to look at is 37th Street coming into Kincora, so dangerous. There is no way to see the cars coming from the left, you just hope for the best every time you engage on that road.
- The community is reasonably quiet, and appears to be relatively low on crime. Love the ravines.
- Lived in this area since May 2015 & I like the close amenities available & the style of homes built. What would make it better is a community centre or recreational centre - swimming pool. There are only 4 CofC pools in the North, none close by. Lots of opportunity for community growth without adding more homes.



- It is a beautiful community and lots of young families. With that we are missing - police - we need a police station badly - schools: no schools in Sage Hill - Medical services: we need some ambulance service - Transit: driving to downtown and c-train. If we can work on few of the services than it will be more feasible for us as a growing big community.
- I like there is green space & I really would like it to stay. It would be rather unfortunate if I lose it due to development. Just to be clear - I do not think this proposed amendment is an issue in that respect.
- Better pathways if this will make it easier to access the BRT from Sonoma Homes
- We are missing nearly all services and amenities. corner stores, medical offices, flower shops, lawyers offices, print shops, post offices, professional services, grocers, restaurants, gyms, cafes, need I go on. We need all of these still.
- "What I like the best is the tranquility of the neighborhood and I'm afraid that developing the area might affect this.
- The only thing that is currently missing is a community center."
- The best thing about this community is it's potential. It has the benefit of space and a blank canvas, so to speak. With the expected growth beyond 144th Ave, areas further and further away from the downtown core should offer the ability for residents to feel like they want to stay in their area, and not commute far away to experience the city. As the community is still mostly under construction, it is still awaiting services and amenities. The lack of entertainment and quality restaurants ranks high, and the planning for a library branch will certainly help moving forward.
- The library will be great. The community is missing a basketball court and recreation centre. Alot of the kids are now pre- teens teenagers and the kiddy parks is not encouraging them to come out and be active. My 14 yr son goes all to Citadel or Sherwood to use the court there.
- I enjoy to close proximity of commercial buildings. Would like to see a movie theatre, book store, or more small businesses.
- I like how friendly my community is. I think my community is lacking good transit solutions and nearby recreation centers or libraries.
- "Dog park, Outdoor skating rink
- Keep the majority of traffic to Shaganappi or Symons Valley with major roads running east west"
- what i like best about Sage Hill is the ravine area and surrounding paths. I would like to see more things for the pre-teen/teenage kids. A skatepark would be awesome. A recreation park similar to what Airdrie has in the Chinook Winds Regional park would be fabulous! Skate park, splash park, volleyball nets, baseball diamonds, playgrounds, concession, ice rink/multi use court, etc all in one area. Moms can watch the younger ones in the playground, splash park area while keeping an eye on their older ones in the skate park. If that is too much to ask, i would be happy with just an ice rink(winter)/multi use court(summer) or just a skate park. Right now the only option is the playground, and for teens it just doesn't cut it.
- Yes our community is missing schools from both the Calgary school board and Calgary Catholic system, there are so many young families and having to ship the kids on a 45 minute bus ride is unfair.



- Commercial developments. Don't have to drive far to buy basic everyday necessities. Missing recreation for youth like outdoor basketball courts... vivo and ymca is always full
- it would be nice to have some sort of bookstore and sit down restaurants/pub that are not repeated community over community (no more BPs)
- I really like to more country feel of Sage Hill and with the addition of Walmart and London Drug complex there are enough amenities surrounding Sage Hill to feel comfortable. I would not like to see more commercial building put in and around Sage Hill as this will not keep the quiet feel of the small pocket community of Sage Hill
- A movie theater
- Library, Swimming pool, Ice rink.
- I like that the community is quite and there is green space to walk/bike. With the high density residential development this may no longer be the case.
- Lack of amenities in Sage Hill.
- I like that it's on the edge of the city. We are missing a lot; no outdoor hockey rink, tennis courts, trees, walking trails, community centre, recreational centre, church, convenience store, community pub, maintained baseball field. Infrastructure improvements to Shaganappi trail such as reducing cross streets, lengthening merge and off ramps and eliminating bottle necks by adding more lanes and constructing over passes at country hills Blvd and John laurier Blvd. I would also like to see something done with our pond; it stinks every summer as it's stagnant. The insects and birds are terrible. We have beavers in it and muskrat now. We have been asking for 5 years for a fountain to move some water and keep it cleaner or underground services to drain it in winter and make a frozen skating pond. I'd like to see a shooting range since Calgary only has two in the city and they are not in the Deep South. For a city of a million people we lack some sporting amenities.
- I like that it isn't fully developed actually, I know that's a bit ridiculous but we have lived here before the major developments happened and quite enjoyed it. The development of the shopping plaza with Walmart n such has made our lives a lot easier but there's still empty lands between where I live n the shopping centres and I really like that feeling of space and earth. A nice big green space would make the community really nice
- "I love the green spaces!! The 'coulee' or ravine as it is commonly called here is a beautiful place to walk
- We would love to see some
- Recreational facilities perhaps a swimming pool or multi sports facility, an outdoor skating rink for winter..."
- More green space please, less condo development, more single family, better pedestrian access to the outer mall areas, better visual pleasantries on retail and : or transit areas.
- It is missing an off leash dog park very badly. Usable green space. TREES!
- An area of smaller shops as opposed to a large scale area (Creekside). Sage Hill farms, which fell through, seemed like an excellent concept for the area. Community areas like the proposed library would be a great addition.



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- I love our community as is! We do not need any more condo units or town homes! Perhaps you should fill the vacant ones you currently have in other areas!
- "The community is very family friendly and walkable. The parks, paths and green space use gives an open feeling. Always good to see neighbors making use of these features.
- We are missing paths that connect us to the commercial land across where this development is proposed. Many times we see people walking across this land through snow, fields or mud to get back and forth, would be nice if the walkability was increased by having appropriately located paths and sidewalks. Would also be nice if the green space was expanded.
- Rapid transit to downtown or the hospitals would also be an asset. For example, foothills is just down Shaganappi. There are many healthcare workers who reside in this neighbourhood."
- "Would love to have community members pay a yearly fee that would go toward private landscaping services such as maintaining grass, trees, flowers, weeds and lights up at Xmas etc.
- I like the natural ravine and areas that we have."
- "Missing, Needs community pool, off leash dog park
- Library are useless, really you should try google or Wikipedia,"
- Amenities are close and traffic is not problematic in my experience. It would be nice to have ethnic grocery store close by. More schools and recreation centre would benefit the Symons valley area.
- Some more green space would be nice; as would a swimming facility would be very beneficial with such a large young family population. Whether it's an indoor pool, or out door pool (like they have in Mount Pleasant) or an outdoor water park (like Riley Park).

Where do you walk or cycle in the neighbourhood now? What would encourage you to walk or cycle more?

- More pathways on West side of Symons Valley Road. Currently I work on the east side along the creek.
- Walk/ cycle on bike path in ravine and use connecting pathway system. Used to walk to Symons Valley Ranch when it was open prior to the fire.
- Around the coulee and on the paths through the community. A more extensive is needed in my opinion.
- We need more crosswalks to access the walking paths.
- Sage Hill
- Around the neighbourhood of Sage Hill. Nothing.
- More pathways and parks (no baseball field - real parks)
- In Kincora (where I live) would walk/bike more in a natural park area away from major roads.
- The pathway from Shag to Symons Valley Ranch is a main route for us. More playgrounds or a spray park would be put to good use. Or a hockey rink/playground combo.
- Pathways throughout the neighbourhood and along the ravine. I'd do this more if the paths were maintained during winter.
- I cycle from Nolan Hill to Vivo (panorama hills/country hills area) in Summer. I walk around Sage Hill and Nolan Hill throughout the year with my dog. I would benefit from snow removal on pathways.



- Snow removal in the winter - pretty good in the summer as it is
- More pathways, bridges across the coulee
- Behind Sonoma Homes which would face the new development. And walking to Symons Valley Ranch, however, since the fire it may not be as often (had a community garden there). If this new location was a recreational centre (pool etc) people could easily walk to it because of its location.
- We need cycle paths and some more green space so community members can walk to nearby commercial/grocery stores etc. It will create more green community and will balance off the big commercial space around us. Off leash dog area.
- I walk from my residence to Loblaws & Symons Valley Farmers Market along the environmental reserve. Please preserve this space.
- There are nearly no places that I am able to walk to now. I don't like how my neighbours throw things at me when I bike so I don't do that very often anymore. More amenities would mean I would leave my house more and spend more.
- "I walk through the pathway system and it's awesome.
- If there were more pathways through the land that is going to be developed would be great."
- "Sage Hill is more or less (in my eyes) not a walking or biking destination. I think eventually it will become one, but as it stands we are still a community in flux and under construction.
- More green spaces will help as the community takes shape. The original site plan does encourage the possibility of having a destination to walk to; creating the vibe of the downtown core neighbourhoods (such as Mission)."
- I walk/cycle around the storm water pond. It is very relaxing. Another one like this will be great.
- Better pathways connecting to businesses and other pathway systems in nearby neighbourhoods
- I walk to the grocery stores and to the restaurants. More amenities in the community would encourage me to walk and cycle more.
- "Path way network along the nature reserves
- Large off leash dog park"
- We like to walk for about one hour so we do a loop going from Sage Valley Close up into Nolan Hill along 144 Ave, then climb the hill at the ponds and go up to the playground at the top and then descend down the path coming by the Nolan Hill commercial area (Sobey's, gas station, pub etc) and then crossing Shaganappi and following the paths down thru the Sage Hill ravine area. It would be nice to have a big enough loop within Sage Hill so as to not cross major thoroughfares with our 3 young children. Same thing when we ride bikes, it would be nice to have more paths encompassing the area as opposed to going thru a maze thru neighbourhoods or crossing busy roads. More green areas would be great. Hopefully the paths will eventually link up to the surrounding communities.
- Along the current paths in the community, we drive down to the river and use those paths as well.
- From sage hill to walmart loblaws
- na



- I walk around the raven on the paved paths between the divided sections of Sage Hill. I would like to see more green space between the Walmart, London Drugs, City Market that will encourage the community to gather and enjoy the outdoors
- More paths Park like areas with open green space and a lot of trees.
- Library, Swimming pool, Ice rink.
- Keep the green space!
- No
- Yes walk and rollerblade but we only have one pathway system that is all sloped and very small. Also the pond stinks in summer and attracts to many insects so I avoid it. I wish we had more pathway systems to explore and more trees and shrubs along our pathways. Also if we want to venture into Nolan hill we have to risk life and limb to cross Shaganappi trail where we do have a crosswalk but motorists seem oblivious to pedestrians on that road.
- I can to Walmart it's behind my house and I have to walk through an undeveloped land which I don't mind, i don't do it in the winter though because of the snow, I'm hoping that once that area is developed it'll be easier to walk there in the winter n the major buss loop (which is by Walmart). Crossing shaganapie to get to the sobeys area is no fun, i think padestoran crossing lights are needed. Also a green space/park would be nice to walk cycle too, I really appreciate all the trails around sage hill area
- "We walk/cycle/ rollerblade the beautiful pathways in the ravines
- We would love to see the green spaces preserved in the ravines especially, lots of available pathways existing. perhaps
- Making a loop around the ravine/ coulee when development is being done would encourage people to walk a little further"
- Pathways- more green space with pathways please
- Pathways that connect to somewhere to go instead of randomly dying. Pathways that cross roads in places that make sense and work. Safe crossings for major roadways like Shaganappi.
- Having more small shops near by would make me walk more. I do not cycle though.
- Constantly walking/jogging down existing pathways. Shame they don't connect. Would like to see connections to more green spaces and down to nose creek area paths in neighboring areas. Also to commercial areas as stated above.
- "We need proper sidewalks to access Sage Hill Crossing (Walmart, City Market etc). We also need a safe way to get to the Symons Valley Market while crossing 144th.
- Currently, we walk through the ravine."
- Off leash dog park. This has been a problem that I have been dicussing with many dog owners groups. If you look at your city map there are no new off leash dog parks in any community built in The last 15/25 years. Fix this, maybe offer areas like you have on northmount across for the old ywca/ (bible college now) fenced off leash park.
- I would walk more if the grocery store was just 5 min away.



Symons Valley Community Plan Amendment

Stakeholder Report Back
Open House and Online Feedback What we Heard
February 27, 2017

Can you meet all of your shopping needs in the neighbourhood? If not, what is missing?

- Yes
- Yes - more restaurants would be nice. No need for more grocery stores we have enough. Perhaps more small commercial for small mom/pop businesses, and some professional services (lawyer, etc)
- Yes, it's great. Maybe a movie theatre and a few more restaurants.
- A theatre, community centre, police department station
- Yes, I don't think there's anything missing
- Mostly.
- Yes. Do we need more? Still empty retail spaces in Creekside, Beacon Hill, and Sage Hill Crossing.
- I have no need for additional shopping. Maybe small shops (Cobbs bread etc)
- No. We need some clothing and accessory stores, with few restaurants and one (?) mall, will be icing on the cake. We need some several stores for everyday use and (?) places. IT service shops, bicycle shop would be great.
- Yes
- Yes, there is lots available.
- Plates & registry place.
- Locally owned businesses. We do not have a family owned (or any) coffee shop in Nolan or Sage Hill.
- More local businesses, local restaurants not chains, small coffee shop/bakery.
- Food/toiletries/gardening/household - yes. Clothing/consignment - no
- Yes, have pretty much everything a short drive away!
- Good restaurants, movie theatre/mall
- No. As stated above.
- We have a good balance and variety of business in the area.
- For the most part, yes. With all of the big box options for grocery, the area has a plethora of options.
- Yes
- Book store, pet store, clothing stores, movie theatre
- We are able to meet all of our shopping needs in the community, but more restaurants, and a movie theater would be nice to have.
- Yes, almost everything is within the neighboring communities.
- "healthfood store
- small mom and pops kind of stores
- non-chain restaurant/eating options"
- Almost only clothing shops are missing but Cross Iron isn't to far away.
- Yes shopping is good
- Bookstore, a convenience store for bus tickets, lotto, etc



Symons Valley Community Plan Amendment

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- I can meet all my shopping needs in my area of Sage Hill and would be very disappointed with city of Calgary if they take away the special quiet community of Sage Hill by adding more commercial buildings and multi-buildings/housing!!
- A loose leaf tea shop, a health food store is needed badly,
- No Frills.
- Yes, I think we have sufficient amenities. We just need better transit services.
- Car wash, restaurants
- Food wise yes the basics. Would be nice to have a butcher and a pub. No malls like I couldn't ever find a cobbler or clothing store near by I'd have to go up to beacon or crowfoot or market mall. There's no hunting stores locally either, not even on this side of the city as a matter of fact.
- "Yes I believe so, I can't think of anything at this moment.
- I would like to thank you for the thoughtfulness of this survey"
- More restaurants would be nice but I believe we have all the shopping that we need
- Pretty good already-- no great needs for more
- specialty retail, clothing, sporting goods, outdoor gear.
- Yes now with the development of the sage hill crossing/nolan hill shopping complex.
- "No.
- More small local businesses would be what I would like to see more of. The last thing we need is another fast food big chain location. With the farmers market burning down we are missing quality food resources. Our family would go there every weekend since it opened. The farmers market in symons was a neighbourhood gem that allowed for group gatherings and was a great place for seasonal family events. This is now missing from the area."
- "We have most of what we need very close by. I would love a wand car wash and a Dollar Tree!
- I was hoping for office space as opposed to multi family dwellings in my backyard. Had we known, we would not have chose this lot to build on."
- "Parking, add more parking, parking, really, I understand walking and cycling is your top priority but really, add parking, no one want to walk for 30min in -20, and the transit sucks 2.5 hours for my wife to get to the foothills hospital for work(one way) (it was her first and last trip)
- Parking, It is already an issues, look at 144ave in sage valley area next to all the 4 plex's"
- An ethnic grocery store is missing in the neighbourhood. For the most part, my shopping needs are met 85% of the time.

Other comments?

- Sage Hill Drive sees a large volume of traffic. The road needs to be repaired (lots of potholes) and all the 'street' parking is definitely a safety concern. The 'cement barriers' on 144 ave are small and a definite hazard, especially during snow and evening.

- This seems to be a better plan than the former one, would rather see this in place. Rather than some other options try to expedite BRT/ transit options as well as the library and other community facilities.
- I don't really understand why a smaller commercial development is needed at the corner of Sage Valley Blvd. and 37th St/ Sage Hill Dri. It makes more sense to have residential at that location seeing as how it backs on to a residential area.
- I do not like the idea of flooding the area with condo's. It messes up the market for resale value badly.
- Please clean construction area. Thank you
- I wish the City would have a better vision for the area then more and more condos and commercial spaces. Communities like Ranchlands or Tuscany have parks and coulees, which have a great appeal for residents.
- Please consider to stick with old plan and not to go with proposed amendment. Don't need more condo's/townhomes
- Need schools (I know that's a provincial matter): The plan for community seems well thought out.
- Pls take into account the wonderful, natural landscape of the ravine & surrounding area when developing (cutting into the landscape, ugly facades, too tall of street/parking lot: No 6 storey or high rise buildings (4 storey please)
- Disappointed to hear that notices were only sent out in a 400 m radius. There are so many more people and communities affected by this. Would have increased traffic and awareness. Where were the signs??
- There seemed to be a lack of awareness for this project. When Glacier Ridge had an open house there was signs put in the community. Not everyone uses social media and a radius of 400 m around the site is note enough.
- I cannot stress enough the importance of the opportunity that is being missed by not having a recreational centre/bus stop/swimming pool/play area/community garden.
- Wish before digging for new development if City could gage the overall srevicees and roads. Transit - C-Train and Police, fire & ambulance services would be a great idea. We desperately need schools designed and developed. Should help bulid them for county people as there are so many young families here.