



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

Project overview

In June of 2017, Hopewell Residential submitted an application to develop the former Hawkwood Farm with the intention of building a new residential community that includes approximately 890 new residential units. The proposal includes a mix of housing types including single detached dwellings, townhouses and apartment buildings (approximately 4 storeys). The proposal also includes new streets, public parks and public pathways.

The former Hawkwood Farm is a privately owned piece of land. The landowner has the right to apply to The City through a land use redesignation application, to change the way they use their land.

Engagement overview

There were four ways in which citizens could provide feedback on the application:

1. Online at calgary.ca/arboulake, which was open from August 21 - September 10.
2. By attending the open house on August 22 at the Arbour Lake Atria Retirement Centre.
3. By dropping-in to one of the open houses on August 24 and 25 at the Arbour Lake Residents Association.
4. Providing feedback on one of the two sounding boards, which hosted information and postcards for pick-up and drop-off. These were on the north and south end of the regional pathway off of 85 Street N.W. They were up from August 23 - September 10. The boards were updated weekly with a summary of what was heard from community members online, in person or collected from the boards.

What we asked

Community feedback on the application was sought to inform the review. We asked three questions about the developer submitted application. A map submitted by the developer was provided for reference for each of the questions. These maps can be found on pages [5](#), [13](#), and [33](#) as part of the verbatim comments.

- **Question 1:** Are there any pedestrian connections that are missing?
- **Question 2:** What do you think about the location of the apartment buildings? If you would move them tell us where and why. If not, tell us why you would keep them as they are.
- **Question 3:** Thinking about future development on this site, tell us about what additional park spaces, amenities, or programs you'd like to see included.

What we heard

There were 249 participants at the three open houses. In total we received 687 pieces of feedback in the form of letters, postcards, questions and comments. At the open house on August 24, a petition opposing the development was submitted with 24 signatures.



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Summary of input

The following section provides a summary of what was heard. All verbatim comments can be found in the pages below. The text appears as written with these three exceptions: when offensive language was used, when personally identifying information was provided, this is indicated in brackets. When there are italicized words this means that the drawings were described in more detail.

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Overall summary

- Participants were concerned about the loss of green space and the increase in density, which would mean more people to the area.
- Stakeholders were concerned about parking, wanting to ensure that adequate parking could be provided, with use of below surface parking.
- There was a lot of concern about the accessibility and traffic flow/direction in and out of the proposed development. Consideration for one-way traffic and emergency vehicles were both mentioned.
- They also shared concerns about strain on existing infrastructure services such as the Arbour Lake Community Hall/Association, the lake, and schools.
- Community members suggested the removal of the proposed apartment building units to free up public space and to also allow for privacy.
- Stakeholders expressed an interest in the development, including programmable green space and suggested the addition of another lake, Water Park, or other facilities such as Splash Park or off leash dog park.
- Citizens mentioned that public space options should consider better mixed-use pathways and also wanted to see better pathway connections. There was an interest in midblock access points to improve walkability, which respondents felt could be accomplished with the removal of some of the proposed units.



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- Building forms were of interest with a mixed desire for some businesses to be considered (such as daycare, coffee shops, etc.) and a strong desire to eliminate larger apartment buildings.
- Building heights were discussed with most respondents supporting two to three stories, with very few people wanting buildings with more stories. Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of site lines and privacy.

Question-specific summary of input

Connections	Location of buildings	Amenities
<ul style="list-style-type: none"> - Creating good connection to the rest of the community (schools, lake, shopping, etc.) - Increasing safe and accessible pathway use, specifically for kids and seniors who live in the other communities - Addressing parking and traffic concerns given the increase in population to the area - Sidewalks in the new community are needed - Fixing existing gaps, i.e. cut through by sushi place, no sidewalk from 85th to the bus stop - Maintaining the ease of pedestrian access the community currently experiences. They can walk to Crowfoot. Many said that walking is a very important activity so anything that supports this was important. 	<ul style="list-style-type: none"> - Concern about views being blocked for those living in the condos already - Many did not like the cluster of condos in the NE corner of the parcel. Some wanted them removed completely, some wanted to see them spread out, others wanted them moved south with the others, and one wanted them moved to the pond - Questions were raised about the grading of the soil and folks indicated that this would depend the impact the condo buildings would have on them - Overall there was a strong concern about the increase in density, specifically the number of people the development would bring, the impacts on traffic, parking, emergency accesses and near by amenities - Overall the sentiment was that 4 was maximum, the range of 2-3 stories was more preferable - The desire to decrease density and increase park space was voiced not just about the location of the NE condos but about the townhouses as well 	<ul style="list-style-type: none"> - The strongest voice was to preserve the area as is, not develop it and keep it as a wild life preserve, park space - In general there was an ask for more park and green space - Proper family playground - Off leash dog park area - Keep as much natural vegetation and wetlands as possible - Some wanted commercial space like coffee shops, restaurants at the bottom of the condos, others were against this - Adult fitness park - Make it feel like nose hill, make it a way to keep the current wild feel and wild life stay - Community gardens - Things that seniors can do, things that kids can use (play grounds, etc.) and then that also grows with them as they grow like playfields - Spray park



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Next steps

The feedback received during the first phase of engagement, in the form of this report, will be considered along with technical comments from The City's internal review teams prior to issuing the comprehensive Detailed Team Review (DTR) document. The DTR contains a list of recommended changes to the proposed plan. The DTR will be issued to the applicant by September 15, 2017, with a response from the applicant expected in mid-November.



Verbatim Comments - Question 1

- **Question 1:** Are there any pedestrian connections that are missing?
 - It would be great if city/builder oversee some street parking spaces for the area. Some condo units will have more than 1 car and we don't want them to crowd the rest of community's main roads for parking
 - In terms of access, I think it's great the 85th is not used for vehicle access. However, cars still can drive up into 85 st and do park in that area. With increased density, it would make sense to change 85 St to "Park by Permit" area. I would also make a comment regarding "green space" along 85 St which currently is a rubble area and cars use it to turn in the street causing no vegetation growth over the soil. That can be addressed by the city as well.
 - The only question I have is there enough itinerant parking for visitors in the area?
Thank you
 - No comment at this time other than where will all the people park who intend to reside in this proposed development? Being a pedestrian will be very dangerous in the future given all of the people (who will undoubtedly have cars) that the developer thinks will move into this area
 - This would most likely increase congestion as the traffic coming onto Arbour Lake Dr. would slow down and disrupts traffic flow. In my opinion Arbour Lake Dr. should be expanded in order to have more space and there should be only one point of traffic entry. However, I would greatly prefer it if no roads were built at



- all. They would increase congestion, noise and pollution, therefore overall decreasing the quality of life and general satisfaction of all nearby residents
- Do not build at all - too dense of housing in Arbour Lake. The pathway would only help those in this area
- No development!!!
- This project is too dense for the area and there is no elementary school for Arbour Lake. When I moved here this area was to be left wild so let not so many people in this small area. No more Condos and half as many single family homes. Maybe they should put up some gardens and yards
- Ensure pathway (red dotted line) is extended top to bottom. Traffic in the mornings is already an issue with the 2 schools and



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adding a lot more people (higher density) will make the issue worse. Not traffic lights!!

- Are road intersections to be roundabouts (not enough roads on trailer park side?) or T intersection. Will they be 2-way or 4-way stops? Or lights? If lights, install them immediately - don't wait to find out they're needed
- This space could be a mini Nosehill
- Provided nodes (two) and there location is not enough in case of emergency (fire, earthquake...) Considering their location beside high density area or housing
- I think Arbour Lake Road is too narrow to support all the traffic & exiting my condo complex will be more difficult
- The current bus stop is not near the entrance to the development. A pathway at or near the bus stop to the development would make sense for those who live there and commute with public transit. Currently there is not connection for the pathway circled, unless a path is completed in between the two current complexes this path leads to nowhere
- Nothing is "missing" there are too many roads - there are too many households planned. This should be scaled back to enable the current road to successfully manage the increased traffic; no to lights; reduce density so Arbour lake road can handle the traffic with out lights
- Will there be access via telus road?
- No, my concern lies with the ability of the current infrastructure to handle the increase in traffic
- Do not approve of any development
- An 'X' on the map would help. Are you working for a contractor? A developer?
- No
- Wouldn't walk in this area
- This will be a traffic nightmare!
- Cancel the plan
- Instead of a bunch of 'mini main streets' wouldn't be better a roundabout? (indicated the centre of the parcel)
- Yes. I think there are too many families or housing for only 2 main streets connecting to bigger streets. (extended the 3 dead end connection of the orange roads to connect to arbour lake drive)
- Yes, because will be a lot more families in that area and only two exits to the same street area. Drew connection to the condos off of the orange road on the NE side.
- What happens in an emergency? Night traffic - high traffic, safety concerns?
- Ok
- Please provide adequate sidewalks that are wide enough for 2 people to stroll side-by-side!! Most sidewalks in Arbour lake send 1 person off the edge
- The long single dwelling blocks would be inconvenient to walk between without 'short-cuts' for pedestrians
- Walk path would be great specially for families with kids. Instead of going on the main road. Place for kids to play [along pipeline]
- I do not want to see this natural habitat developed at all
- Entering Arbour Lake Rd at present from our condo (928) is very difficult with all the extra traffic it is just accidents waiting to happen
- Easter pathway (85th) is very busy. Move green space south and connect to new pathways
- More access to the main road - Arbour Lk Rd for (congestion) & emergency fire &



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ambulance etc. Drew 2 additional access points, one from the NE orange road dead end west, and the second from the SW orange dead end.

- Currently a lot of speeding along the 30 zone; connections to anywhere that is green; make the walks, safe, peaceful, easy for all ages to use - make sure there are sidewalks for walking & safety for the elderly. Don't want this (SE dead end) opened up. Will the Telus road be closed off? want it to stay closed. Set it up so that emergency (police and fire) can access it easily and that those services are there.
- Are the street connections appropriate for a community (Hawkwood Farm) within a community (Arbour Lake)? Park space will be used by new residents not current ones. A green space is really required to expose residents to wildlife, draining of underground streams; more kids driving to high school, and more using 30 km?? speed limit
- Add a path at the end
- With so many seniors living in the direct area, we do not need more traffic, cars, buses, etc. It would be totally unsafe
- Please ensure a 'shortcut' access from the housing to the former 85th St, which is presently a pathway, and maintain that 85th St pathway
- No opinion except more traffic creates more hazards for seniors in area
- Green space should be moved to pathways hub and to maximize existing green space for walkers/cyclists
- Exterminate rodents before any earth moving or deforestation occurs. Risk to established areas
- I like the pedestrian connections
- pedestrian connection (not for vehicles) would be very useful here and would encourage residents of the new community to walk to Crowfoot amenities - our ability to do this is one of the best things about where we live!
- a through line
- foot access to LRT on Telus Road
- Make two new accessible roads to the existing two
- Access to 85 St for walkers
- cycle hubs is where circle is indicated, from N/W & S/E
- Make a short cut walk way
- Please don't develop
- Please do not develop
- quicker access to green space; 2000 more residents is way too many for our small lake & this space. Suburbs = space
- No
- We don't want development
- nope
- I think it's good
- direct route
- Yes. No one open to old 85 e
- No!! Don't proceed at all!! Keep our space as it is
- No
- Wouldn't walk in this area
- It is a good location
- This will be a traffic nightmare!
- Cancel the plan
- Since many of us have lived in the "Country" since we were born, the feeling of living in the "country" is very important to us. The more of the "country look" the better" The less "noise" the better.



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- Where you are now. An X on the map would help. Are you working for a contractor: A developer
- Too much traffic (Personal info removed)
- This is a cycle path hub. Also not sure what that extra row of houses is for?
- This park should be extended farther south and a pathway constructed to connect the two green spaces."
- Pedestrians cut through the fence behind sushi boat as it is the most direct route to the Crowfoot LRT. Proper connector needed.
- Is there (between the existing and new proposed building) pathway or dead end? What about the separation between these buildings?
- Walkway along pipeline R/W? Or at least more direct access to planned paths from here?
- Walkway along pipeline R/W?
- Are their SIDEWALKS throughout? I don't like walking on driving surfaces - it's dangerous.
- Remove house and make it a green-space pathway connection.
- Remove house and make a green-space pathway connection.
- This should connect to the existing path that runs up to Arbour Lake School.
- Does this pathway connect to the existing North South pathway? It should but is not shown clearly.
- Why are there no connected streets? This closed off development doesn't tie into the surrounding neighborhoods; barrier to walking.
- There should be a path that allows you to access the path and green area through this row of houses, halfway along the block.
- There should be a pedestrian/bike path half way along this block to allow this block easier, more convenient walking option than car.
- Wouldn't it be better to create walking paths and off-leash park with swimming for dogs in the pond that preserve this green space?
- This is the entry point to a beautiful connector pathway. Not sure why the existing wetland with pathway wasn't left as was.
- Connections to existing pathway should be maintained. Is there an overlay error with the plan and the existing community map?
- You need street and sidewalk access to the row housing area. Non vehicle owning residence need a shorter walk to city transit.
- Backlane for this row of houses
- this xwalk should connect the path in black to the point of interest in dark grey.
- could you add a path for mid-block access to green space through these houses.. or remove houses.
- why do these paths end? presumably cyclists bike to the water then turn around? these should connect to roadway or other paths somehow
- should be a multiuse path or sidewalk to break these up if possible... access points on each side of the block.
- There is a beautiful mountain view from this path that would likely be gone with the row of houses here.
- We often see coyote pups playing near their den in the spring by a small lake that is roughly in this area.
- There's an unobstructed path from our house a few hundred meters away to a large, unsupervised body of water. Sounds enticing for a toddler



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- Will there be traffic lights or crossing lights for pedestrians?
- Condos on top of cliff have underground water structural issues. New buildings must be structurally strong enough to withstand same issues.
- New dwellings should not have access to the Arbour Lake community lake facilities because it is already at maximum capacity.
- New buildings should not exceed height of existing surrounding buildings. Pls don't change the skyline that residents paid money for.
- Thank-you for leaving a spot for public to enjoy the western view from.
- Let the new dwellings have this lake but no access to the maxed out Arbour Lake Community center lake.
- Ideally, it would have been nice to keep this land as a farm – as is. I was neat having a horse farm in the middle of a community.
- If city wants transit oriented development, put more EXECUTIVE condos not taller than surrounding dwellings (less low income housing–crime.)
- Thank-you to the city for accepting community feedback.
- Too much density in this area. Build low density estate homes instead
- Thank-you for keeping this public bike path.
- Building height needs to be minimized, do not affect surrounding building views
- A bus stop is located before & after and lots of seniors in this area. Pls add a marked crosswalk in this spot with a flashing light.
- Need access to walk to schools
- The park should be extended northward in order to provide direct access to large population in apartment buildings without crossing a road.
- Place in Calgary
- Missing sidewalk on this side of the road between existing condo and bus stop
- issue with entrance (exit and entrance) to manufactured home park and this entrance causing issues.
- concern with cars parking on both sides of road (similar to further north) due to insufficient parking in development
- different elevations between new houses and existing condos - privacy and water issues
- More green space would be nice
- Remove these dwellings and increase green space size.
- Provide lots of parking for the apartments including street and multi-level parkades. I live nearby and parking is already limited.
- cars drive too fast here.
- Remove townhouses (they are not sellable in this community). Replace with houses and more park spaces.
- Remove apartments. Replace with more green spaces/houses
- Remove apartments/townhouses. Roads and community ammenities (like arbour lake itself) cannot handle this much increase
- Apartments already existing in community are on market for months remove these from the plan and put houses/more green space
- None of these builds should have access to arbour lake. It is already at capacity.
- Multi use pathways are much easier to navigate for seniors and young children compared sidewalks. Such a disjointed pathway system.



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- Add a pathway to the north side of the development that connects with the 85 st pathway.
- Rather keep this entire farm area a green space, no houses, or at least extend this park to three times the size.
- How many cars added and where are they gonna go? Crowfoot is busy enough during rush hour and there should be a plan to manage the increase
- Crossing lights for pedestrians yes but no traffic lights please, consider a roundabout.
- not in the middle of the street. pedestrian access should be at corners and marked by lit Ped-xing.
- There are enough houses in arbour lake make this a park or green space for the residents and families to enjoy.
- Dog park for sure, there are so few off leash areas, we don't need more houses.
- We live in Arbour Meadows close. Our children need safer walk/bike access to the schools/park/lake
- No condos here please! Keep green space and add a pathway for kids to walk safely to school and lake
- Add pathway here so kids can get to schools playground & lake safely.
- I think that pathways should be limited in the wetlands area.
- Corner lots are nice though pedestrians will always wish they could have a pathway through. Think about kids walking to school for example.
- Great idea. continue the path around so kids can loop around it safely on bikes
- a small bike park would be a great addition to this. See Cecilia ravine in Victoria for a good example of a small bike park.
- Great to see mixed housing so close to c-train. keep it walkable.
- continue the pathway from the crosswalk through to the green space don't make pedestrians walk around long rows of houses
- connect this path to the townhouses and storm pond paths to avoid home made trails. Don't fence it.
- connect paths
- connect this path through for walkability
- There should be a walking path so kids have an easier time walking to their respective schools
- Needs to be more green space. Y'all barely giving us a playground's worth of greenspace in exchange for too many more houses with no parking
- Please increase pathways, parks, fruit trees, and decrease number of living units.
- Needs more greenspace for the wildlife that will be displaced.
- "Apartments condo units affected our area negatively.hope this does not go through.traffic issues,increased prowlings with the increase.
- . "
- Where are all of these people going to park? There is not enough street space.
- Appears to be not even close to enough parking. Need to be bigger parks and no apartments. Density in Arbour Lake is already at capacity
- Leave room for a school. Housing 2,120 residents means more kids and overcrowded schools
- This looks like a row of proposed houses. This is currently a right-of-way for utilities and a walking path. Will that change?



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- This area is absolutely beautiful and would be an ideal location for a dog park. It would be sad to see this area developed.
- This new residential area should be built as a separate community without any access to the Arbour Lake community facilities.
- No more multifamily condos in the area. Condos currently are on the market for a long time . Population density is too much for a small area
- A big indoor playground for NW kids instead of apartment buildings.
- Homes in the new area only for retired people, please.
- Needs much more green space. Too many dwellings in a small area.
- This park is too small.
- The density of the whole area is a big concern.
- Don't like they are adding another 20% of population to use Arbour Lake facilities.
- Where is all the parking for this high density of people. Expansion in schools. C-train parking and train cars?
- Remove four of the apartment buildings, leave it at two, and increase green space around them, and increase the house lot size
- Move the row housing further back from the street and add more curb side green space
- to much paved surface on the development, reduce the density (by reducing apartments and town houses) and add more green space
- this road needs to stay the way it is, reduce the density of the development to ensure that congestion isn't created
- to much density here, keep the apartment buildings to 1, decrease surface parking and increase green space.
- Remove this row of housing. Integrate into designated parkland to all full accessibility from the NE.
- No building at the curb, push it back and increase green space at the curb
- To much density, arbour lake school and the lake itself is above capacity
- there needs to be a pathway at the rear for people to get to the schools
- lots are way to close together, decrease density and increase lot sizes
- to much pavement
- given my choice I would like to see the entire area turned into a park with pathways running thru it, we could use a big green space.
- Where are they???
- Don't understand where you presently are projecting them right now. Can't indicate where if you don't mark them if your intention.
- Continuation of pedestrian pathway between the existing and new buildings
- Put a nice and memorable statue here, I believe Calgary has lack of spectacular items like statue. It should be public park too.
- The 85th St pathway should connect to the pathway to Tuscany LRT. The pathway could be built around the field of Arbour Lake School.
- too many single houses, too close to each other
- need more space for parking
- way too small for green space
- needs a marked crosswalk
- three-way stop needed to improve pedestrian safety
- shows a lack of cycling infrastructure
- "Open space is insufficient given the scarcity of suburban parks. '85th St' pathway is used & enjoyed heavily by the entire community.



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- need a pathway to schools
- need a pathway here for kids to walk to school and to their friends house in Arbour Wood
- offer a pathway along the nprth side of this develop
- no apartment building - too high density and parking issues, maybe row/town houses instead
- Green spaces are too small. There needs to be connecting paths to Arbour Wood area. Density of new residences is too high.
- Park areas need more playground areas for kids and should be larger...at least the size of the farm homestead.
- Kids already trespass on condos' private property to reach community schools. A proper path is necessary.
- Increase the width of this green space on the High Pressure Gas Line
- No more apartment buildings. This density is way too much for a lake community, and the lake size will not accomodate this many more people
- I do not like the idea of increasing the Arbour Lake population with 20%.
- Adding an exit onto this main road will cause traffic problems. Scrap this whole idea!
- Many use this for biking and walking dogs as well
- Many use this path is used to get to the Ctrain daily.
- Many students at Arbour Lake Middle School and St. Ambrose use this path to get to and from school in a safe and timely manor
- Adding ~20% more ppl will negatively impact availability of schools. 2016 prov. utilization: Citadel 96%, Arbour Lake 110%, R. Thirsk 90%
- Why Arbour Lake can't keep that green space and be a dog free park and hiking trails?
- The water table here is very high. I am concerned that building here will be difficult and the homes will have water problems.
- Keep this area as a green space, there are way too many dwellings as is already and it's going to be a nightmare for traffic and parking.
- This area should be expanded north and south to keep all of the existing trees/bushes.
- NO apartment buildings- there's enough of those in area. Build a child-care centre here with adequate green-space and another play area.
- Too many houses, too close together. A traffic nightmare and a fire hazard.
- This play area needs to be about 3 times larger if this is the only playground for the whole development.



Verbatim Comments - Question 2

- **Question 2:** What do you think about the location of the apartment buildings? If you would move them tell us where and why. If not, tell us why you would keep them as they are.

- I'm strongly opposed to this proposal for the following reasons: 1.) too high density housing for this area; 2.) not enough parking/ will create too much traffic in area; 3.) Not enough infrastructure in the area to support this high number of new residents eg. schools already overcrowded/not enough stores/ churches/ etc.; 4.) total destruction of natural ecology in the Arbour Lake community. This green space should remain untouched like Nosehill Park/Fishcreek Park. In the event this proposal goes ahead, please consider the following: I'm strongly opposed to the current proposal. It's poor planning to build the highest structures (and 4 of them no less) directly opposite from the other condo development that is already there (ie #88 Arbour Lake Rd). These were highend condos & purchased with views of the moutains the beautiful trees of Hawkford farm. Please encourage the developer of this new project to move these 4 highest condo building further down the street so that they don't obscure our views. Also encourage them to keep the Hawkwood farm trees - they are lovely and would also act as a noise buffer
- The #88 Arbour Lake Rd Condos are very valuable in the community of Arbour Lake. 1.)



Move building #1 [directly beside it] so that Arbour Lake condos facing (2) west, with a western view of the mountains are not blocked by the proposed new apartment buildings. Over the years, the condos with greater Western views have been purchased at higher prices and will lose that value if the view is blocked, it was nice to meet you Mike and hope you can consider our view point.

- The marked bldg [bottom right corner of map] is side by side of 88 Arbour Lake road Bldg. Based on googlemap, the proposed bldg is way too close to the existing condo. I think City should make sure that a reasonable distance is kept between new & existing bldg ex. [greater than] 15 m. Also, if the marked bldg is shifted - 50 m to north, both new and existing bldgs will be partially unblocked which could add to their quality and values.
- About the population density, having 580 condo units in such a small area would

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significantly change the demographics of the Arbour Lake community. Based on my research, the proposed density is about 135 person/Ha where as City is madates - 100/Ha. It would make sense to drop two condo buildings and add some townhouses that will have 'families' in them for the most part

- The buildings in the top left corner would be built over an area containing a lot of trees, and chopping them down and leveling out the land would have an enormous negative impact on the wildlife currently living in that area. We have observed coyotes and hawks [lenming?] as nesting specifically in that area and we have a lot of concern about the environmental impact. Their is also a wetland in that area of land and we are concerned about the environmental impacts if the wetland were to be removed
- Don't build at all - too dense of population lack of privacy for those in townhouses; road infrastructure not designed for this amount of people; overload on schools, lake access
- I would suggest adding another apartment where drawn. The houses in that location have very long properties and the land would be used better for higher density. The development is near public transit, amenities and the C-train. Higher density housing should be encouraged in these areas to use the land more efficiently. The current locations are good as they blend with the other apartments in the southeast corner of the development and do not tower over the street with the setbook in the north-west section of the development
- There should be no apartment houses, or condos. I wasn't asked if I wanted the

buildings. I was just asked where to put them. What happens to the wildlife? It would be like if someone showed up on your doorstep saying that they are going to knock down your house so you have 5 minutes to leave

- The position of the crossed highrise [Grey bldg top edge on map] will seriously affect the view of the condominium owners directly behind and have a considerable effect on their property values and resale.
- Move this building out completely [grey bldg top edge of map]. Too many people living in the apartment building X have paid premium price for units with a view. The two lower buiding are bad enough but give these people a break!!
- lowest altitude if to be located in front of existing bldgs 2.) lowest altitude to protect view existing building - in the existing location these are located on the highest part of the slope - thus likely after earth is moved will still be substancially higher than surrounding building. Note: original proposal was 5-6 stories - far too high - 4 more palitable but still high because of elevation of slope.
- If the elevation stays as is [grey bldg top left edge on map] it could be alright but if it is raised the seniors view will be blocked. Reduce the number of apartments in northeast corner
- Every development needs high-density housing. This looks reasonable. Consider bus stop locations in relation to them, and neighbourhood as a whole. They look pretty good now. Will any street parking be allowed on Arbour lake road. (it isn't wide enough now, but there shouldn't be any)
- I don't like them [3 grey bldgs top left section of map], they will block the views for the



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existing condos that have been there for 13 yrs. Suggest they be moved to the flatter area off the Telus road. More consideration should be given to people who have lived there. Keep existing groups of trees where they are to maintain some greenery

- I think the building are so close to building from 88 Arbour Lake and cause to cover view of previous buildings. In fact, new building totally cover old building. So new building should move or change design to another, for example reduce the height. thanks
- Density is too high with the plan. The transportation and road will be problem!
- As per any urban regualtions anywhere in the world there should be certain buffer between two buildings that is related to the height of those buildings for avoiding direct view into the existing buildings. In case of building X [bottom right corner on map] that is too close to the northern wing of West 88 condos, it will destroy their view and will have direct view into their apartments and violates their privacy
- 890 units - 2000 people!! How you can manage additional 2000 people in a old community built with recreational, amenities and infrastructure for a small residential population!!
- Why are you asking about the 'location' of the apartment buildings? I'm against having any apartment buildings in this land. This proposed plan is a very dense development plan. This community requires more green space. These buildings [bottom right section on map] are too close to 88 Arbour Lek Rd condos, many residents of this building are seriously considering moving out of this condo
- I would not like buildings at all
- It makes no difference, I'm not happy with the additional traffic & people in the area
- Would you consider putting 11 apartment buildings on the SE boundary? Then all the condos and assisted living building would keep their view; keep the single family & low roof tops
- There are too many - max two on the whole site & they need more green space around them and no above ground resident parking. Too many townhouses & they should be in the middle; houses are too close together. Crossed out 2 of 3 condo buildings in each cluster, kept 1 in each cluster. In the NW cluster kept bottom right, in SE cluster kept top one.
- I disagree with the location of the apartment buildings at the top of the drawings as they interfere with the view of the existing apartments. The apartments should be located together at a lower elevation so as not to interfere/block the view thereby affecting home prices
- I understand the original landowner left in her will the area be kept a natural area. To keep faith with her we must not put residences of any kind on it. In order to pay the considerable taxes, a portion of the land could be sold to provide tax money
- Since many of us have lived in the 'country' since we were born, the feeling of living in the 'country' is very important to us. The more of the 'country look' the better. The less 'noise' the better
- having & keeping the trees along the pipeline is important. What is the size of the pipeline? Larger pipeline provides a bigger barrier. Don't care what is built but some concerns



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about construction impacts. But you can't stop progress like this, keep a green barrier.

- It is a good location
- Too much traffic
- Need grade leads. As is - topography would dictate that view would be lost due to apartments & tall townhouses. Apartments should be on lowest topographic location. Why put high density units close to a senior's residence? Would single family homes not be more suitable?
- Do not approve
- The apartments on the north/west corner are directly in front of Arbour Lake retirement Bldg spoiling the view. Could they not be moved to the north east corner single family dwellings would be more appropriate I think.
- Will site be graded? 4 stories max from where? Will our view be obstructed? How long will building go on? How about noise & dirt? Any plans for commercial or retail?
- Where is the C-train? A larger area map would have helped
- I moved the three apartments to the right hand side of the map because they are right in front of our building and ruining our view of the mountains
- Is there water here? [grey bldg top left edge of map] Can't put a building if its not solid. Don't want to see any development here. This is only recent & need time to think. Ruins the living experience here. The beauty and the view is what keeps me here and can't go very far anymore. Do what is good for the majority of the people
- Move apartment bldgs, they obscure our view [grey bldg top left edge on map - moved to right corner]
- *discussion with 3 residents; 1.) because it blocks the view and don't want to be stuck in with apartments [grey bldg on top left edge of map]. Having a view is very personal. We moved here for this - that is one reason. Not being able to drive; Is smack up against the pipeline and would prefer a green space buffer like where the one seen in the right hand corner of the map
- That zone [bottom right section on map] is a big collapse during school ends time. Apt buildings busually bring more traffic so they interrupt less if they are far from the main streets. That would make less impact on the current traffic. Maybe a playground there would help to prevent the impact between what is now and what is it going to be
- 8000+ units is too many, in a community that is already extremely busy and populated; what about the ecosystem and wildlife that have lived there forever! They don't see the money the developer pays in penalty for ruining this.
- There shouldn't be any apartments at the top of the hill. All should be located in bottom right area. No apartments at all would be the very best, as the density on this land is way too high.
- I think it is too dense & should reduce apartment buildings but I'm okay with the project
- No apt bldg, on West side - leave hill & wetlands as a reserve area; less density - already too many condos in area; ensure more senior housing & care homes
- Save higher grading, for expensive single families homes?
- Save the higher elevation for single houses instead of highrise



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- I do not want to see this natural habitat developed at all [Grey bldgs top left section of map]
- Would like to see more single family housing with comfortable lot size and medium to higher value
- Possibly reduce scale or height of apartment buildings; open up ground floor area of buildings as public shops, restaurants, etc.
- I would reduce the number in the SE corner to 3 bldgs. It seems like a lot of population using one street connection
- Ok with the condos where they are; before they start construction - hopewell needs to have an open house starts, to share info on duct etc. and someone to contact
- PLEASE don't let the remaining parcel of Hawkwood farm be turned into condos. View obstructed, privacy eliminated, wildlife habitat destroyed. Traffic chaos; multiple birds of prey hunt/fish here; so much wildlife will be impacted! Indicated two coyote dens with one pup in the centre of the parcel.
- More apartment East. Such a small green space is useless anyways
- Remove highrise condos from in front of the Seniors condo (personal info removed)
- There is a hill. If you build the apartment buildings, it will be a high rise location, so I suggest to move the apt bldgs to the indicated location (next to storm pond)
- It's time this area into the 21st Century in suburban areas too! Please scrap this plan and build 4 high end condo and or rental buildings, 10-12 storeys, concrete and steel with plenty of underground parking, real convenient access to public transportation and develop the balance of this unique area, as a community park for these residents and the people living in the area now. At present you or I cannot purchase a concrete and steel condo or rent in a sophisticated modern (safe) building with great views. I'm very disappointed in this plan for more urban sprawl
- Move to right where the North building is higher. Use flat roofs to minimize obstruction of views
- No apartments - city needs to review already the lack of green space in Arbour Lake, as well as impact on surrounding residents the "5100' does not count as 'green space'. Also, there should be a playground or off-leash dog park here too, also need topographical maps for view impact
- Don't care for placement of high rise condo. It closes off the view for present residences and does away with the pond that has attractive wild life and birds of much interest of all. There will be no schools available as they are crowded already. Split and move NW condos, half to far NW and half to far NE part of the parcel.
- I do not want any apartment building on the proposed land. Let's build and use this piece of land for a beautiful park and give nature a change to develop.
- Keep circle where townhouses are and keep circle as single family & more green space. Also keep height of buildings so higher than 4. Keep hills lower to allow view of people who live here now
- Building 1000-950 Arbour Lake. Concerned about potential for north apt. buildings to block views perhaps replace with single family or green space. At least have greater setbacks from North PL. Remove houses from the park space, approximately 12 houses.



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- I would like to see the new single family buildings that will back onto the existing houses on the West side of Arbour Wood Mews be bungalows. That would retain some of the view for existing residents and provide much needed single floor homes for our aging population
- Major issue is density of development. Not opposed per se, but as an acquaintance of Mrs. Hawkwood/know she would not support this scale. 25% of developers proposal is more in line
- I would like to see bungalows built throughout the community. Specifically along the green I have circled above [along right side of map]. An ageing population would benefit from more bungalows available in new communities. This would also alleviate concerns of existing residences. I may just buy one myself.
- Will there be enough parking?? Can people park on Arbour Lake Rd?? please leave this park here [park on right edge of map] Please keep them below 4 stories; I really hope that the city is able to designate the 2 areas as wetlands. However then I would be worried that the high density areas would move to what is now single family homes. Overall I like the plan and process
- Existing wetlands should be preserved! Please do not exceed 4 storeys in height! A possible site for apartment buildings here (next to storm pond, instead of townhouses). Makes sense to be here close to LRT (SE condos). It would be great to keep west in views here unobstructed (referencing regional pathway location). This path (regional path) is heavily used for pleasure walks!!
- Reduce this building area [4 grey bldgs bottom right on map] to achieve more green areas beside the pond (including more recreation areas)
- Please do not put apartment buildings anywhere
- Scattered and not efficient
- too close to retirement
- Moving the apts & townhouses to opposite side for access to LRT is closer
- Or better still, get rid of it altogether. Whole complex is much too dense
- Get rid of 4 stories! 2 or less only
- No necessary build apartment change it to bungalow townhouse
- 2000 extra people is too too much! This level of population density takes away the pleasant suburban feel of Arbour Lake
- Please don't develop
- No
- No 4 stories, why so dense & built up? 20% pop. Increase in A.L. in only this space. Too much.
- no more mountain views for us if they stay there
- I [wound?] not have apartment
- Too many houses in small place
- they good
- I think they are too close to the school
- no apartments
- Having & keeping the trees along the pipeline is important. What is the size of the pipeline? Larger pipeline provides a bigger barrier. Don't care what is built but some concerns about construction impacts. But you can't stop progress like this. Keep a green barrier. (Personal info removed)
- It is a good location



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- Need grade levels. As is - topography would dictate that view would be lost due to apartments & tall townhouses apartments should be on lowest topographic location why put high density units close to a senior's residence? Would single family homes not to be more suitable.
- Do not approve
- The apartments on the north/west corner are directly in front of Arbour Lake Retirement Bldg., spoiling the view. Could they not be moved to the north east corner single family swellings would be more appropriate, there I think.
- Will site be graded: 4 stories max from where? Will our view be obstructed? How long will building go on:?? How about noise & dirt? Any plans for Commercial or retail?
- Where is the c-train? A larger-area map would have helped.
- I moved the three apartment to the right hand side of the map because they are right in front of our building and ruining our view of the mountains. (Personal info removed) Drew that the NW apartment buildings should be park space.
- Is there water here? Can't put a building if its not solid. Don't want to see any development here. This is only recent & need time to think ruins the living experience here. The beauty and the view is what keeps me here and can't go very far anymore. Do what is good for the majority of the people.
- Move apartment buildings, they obscure our view.
- Because it blocks the view and don't want to be stuck in with apartments. Having a view is very personal. We moved here for this - that is one reason. Not being able to drive.
- remove (top) building completely. How do you relocate a wetland? Preserve as a wetland with clear classification. No classification as wetland, it is runoff.
- consult with adjacent dev't (circled NW corner). Good close to transit and other amenities. Makes sense (SE condos).
- move NE condos to (NW corner), or better yet to south.
- keep natural environment (referring to NE condos) to balance and maintain/protect the wetland. (SE condos) ok make sense, max 4 stories.
- I personally like the large green space in this corner of arbour lake. I don't have a problem with re-purposing the space, so long as it's the land owners idea to sell their land. If the city is trying to buy them out, then to me it's a problem. Let the land owner sell on their own. Don't force this.
- It is private property. The City (or any one else for that matter) should have zero say how it is developed.
- I hope that this declined as we are losing so much history as it is with new development, This is a beautiful piece of the land that should be kept and used for historical use. It's a shame that the area will be torn down and one of the few areas within Calgary that has a large green space will be used for new housing. Even in this economy I am against this project
- The additional automobile traffic caused by the high density housing will be overwhelming. Single family and townhouses should be all that is used.
- Would ruin the view of existing apartment buildings. (2) Would scare off the wildlife in the area. (3) Do not want any more people in



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the area dependent on Arbour Lake Road for ingress and egress as there is enough traffic on this road already. (4) Already too many people from townhomes and multi-storey dwellings park on Arbour Lake Road. Additional parkers would just make for more congestion on Arbour Lake Road. (5) Would attract too many young families with children who would need to attend the schools in the area and these schools are already full. (6) This type of cheap housing is not desirable as it would devalue the properties of homeowners already in the area. (7) Infrastructure development in this area would likely be funded through an undesired tax increase to Arbour Lake homeowners.

- 4 Story apartments are going to increase the traffic and congestion on the road. The roads are fairly clear now and I enjoy the green space. I would prefer that higher density housing be moved to the other side or at least centred in the development, with the townhouses taking its place.
- The developer has stated, at an earlier Open House in Arbour Lake, that this piece of land would be levelled out and "dropped", in part to accommodate the placing of the apartment buildings in a way that will not impact the views and sightlines of the already existing apartment buildings at the top of the land. I suggest that the land not be levelled, and the natural contours and existing trees be left, and the apartment buildings be built instead down along Arbour Lake Road, or ideally, not at all. Single family housing should then be all that is built, and sited in such a way as to fit into the natural contours and elements, much like can be seen in neighbourhoods such as Rocky Ridge. This would, by necessity, result

in a much lower density of housing, a fact that the developer would naturally not be enthusiastic about, but a decision which would result in a much nicer addition to our community, as opposed to just filling the space "en masse" with housing for over 2000 people.

- Do the apartment owners also have a RV storage yard as to accommodate those snow birds.
- due to impact of other buildings, I don't think the apartments should go higher than 2, maybe 3 stories.
- I do not want to see any structures constructed on this property exceeding 2 stories. The large structures proposed in the NW corner of the property would block / interfere with views currently and since construction by the buildings along the north side of the north boundary line. Taller buildings should be placed at lower elevations along Arbour Lake Road. The construction in the NW corner would destroy natural habitats which have naturally supported wildlife since this was farmland.
- "If this development has to go through I am in agreement with the placement of the single family homes and townhouses. Would like the apartments designated on the west side to be townhouses and more parks instead of further high density in an already apartment/condo rich area.
- More townhouses would be better and then perhaps more park area could be planned for where the west side apartments/condos are scheduled to be built. OK with south facing apartments/condos but do not think the ones on the west side need to be built - more



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townhouses ergo less density would be good for the traffic flow and the community."

- No building should happen here. They community is at capacity and the infrastructure can not handle the increased load. From community facilities to roads to the shopping areas near by. Why can't we leave it as farm land and let people remember what the west is all about?
- "This extremely high density construction will ruin the desire for current residents to live in the area or use the facilities already over populated at Arbour Lake.
- I think the proposed townhouses on the west side of the large green space should be single family homes and the apartment in the lower east corner should be townhouses, simply to lower the density of the development."
- "These questions are presuming that I want this area developed at all, which I don't. Have to look pretty hard to even find the ""open space"".
- Why put the taller buildings close to the road? At least have houses close to the road and push the taller buildings further back. Why would I want to look at a bunch of buildings along the road? At least with the houses it would be a little more appealing and not so industrial looking. It won't make it feel so closed in if there are houses close to the road."
- I do not want them anywhere on that land. Why cant our community have a nice open space like Tuscany? These houses will cause more unwanted traffic for the already fairly busy road. This will cause the local schools like Arbour Lake and St. Ambrose to become even more populated and they are already at

an overload. What happens to all the wildlife? Why would I want to look out my window everyday and see more houses? Is our city that desperate for more housing that we have to destroy every bit of green space left? We should be proud, as a community and a city, of how we have been able to keep one of the last pieces of historic land in Calgary.

- I don't agree with any buildings (apartment or single family) at the South-East corner. I would like to see more green space / park for kids and the connection to the pond.
- These apartment buildings will bring in too much traffic for the surrounding roads to handle.
- I would move them to the back of the plot so as to not block views from the 1-2 storey homes.
- "A lot of tall building right up to Arbour Lake Road. Put the taller buildings farther back?"
- Easternmost apartment complex entry road is too close to street entry. It should enter off the new street. Same concern on western block as well."
- Too much medium density housing in the way of apartments. 890 residents in such a small area is going to impact the traffic flow in a major way. Lose 1 building and make the park bigger
- "Completely mortified at the plan to jam all those people together..."
- Cannot see how this is going to improve the neighborhood.
- People in Watergrove Mobile Home Park will be completely overlooked. Is the plan after this to get rid of the trailer park?
- What kind of plan is in place for traffic patterns??? It is already challenging enough



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to get out of Arbour Lake as the city chose to put in ineffective pedestrian lights instead of a traffic light between the middle school and St. Ambrose.

- Devastated by the overcrowding and loss of green space which makes the neighborhood more like living in downtown or by a main artery like Crowchild Trail."
- I would like to see the Single Family housing along the road and the apartments and townhouses farther back. Apartments deserve prime land as they house more individuals. Why always put them along the road. Be boldly different and put them back surrounded by parks. Don't create rich/poor. Single family are fine along the road, better curb appeal for Arbour lake,
- Don't have any concerns with the proposed apartment locations
- More importantly, where will a new school be located? Current schools house too many students already. This new development should accommodate a new school as opposed to only utilizing already crowded ones that already accommodate multiple neighbourhoods. Why are residents only being asked to comment on trivial matters as opposed to the City of Calgary asking us what's important to current residents?
- "I think the proposed density of this development is too high. The local schools and traffic infrastructure would have a tough time handling this volume of people. Has there been a traffic analysis of the impact of adding 2000 more people in there (I am assuming that 890 units would yield at least 2000 more residents).
- Where is the proposed parking for the townhomes and apartment blocks? The diagram is misleading with how green it looks around those buildings -- it would be a concrete jungle in there. Street parking along that main road for the townhome owners would cause all kinds of safety concerns, especially in winter.
- With the location of the single-family homes where they are, the existing tall apartment buildings to the north will peer down into those lots -- I expect that may be a tough sell. Maybe the apartment buildings should go into that zone instead? Better yet, PLEASE consider reducing the number of apartment buildings and consider a greater number of single-family homes. I worry a lot about my home value going down because of this increased density down the street."
- Building more apartments and townhouses will cause more cars on the road in the community, we don't need more buildings.
- I think they look good!
- no preference
- If I were to move them, the ones on the NW corner should be moved to the NE corner. This ensures the apartments don't hinder mountain views for any of the existing apartments to the North. (It would hinder city views, but that's fine.)
- They should be moved to the back of the plan as it's a lower elevation. Keep the apartment buildings away from the main road.
- It will be over crowded and vehicle traffic will be staggering in the Crowfoot centre
- I would move them to the very corner to allow for the upper houses to have a view through the valley in between. Also the apartments would probably be if it most from being on the



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Main Street as people most likely won't have cars.

- I think this is too high a density area. Hopewell developments are known for their small lots big homes with little space between houses and with no parking other than on front driveways.
- I am still at the Heartbroken Stage. Cannot believe this may happen yet. I researched for six months to find a retirement Condo. I avoided the High Density as I was experiencing some health issues. When I found Stonecroft with a view of the Hawkwood Farm I was home. Before purchase I called Land Titles to make sure that there were No Plans for the property. They assured me---No Plans. I moved in May 10th 2017. On the 11th I met a neighbor that told me about the plan. I am devastated of course.
- "Who is responsible to any damage that may occur with the retaining wall
- Are they removing the dirt from the ""mounds""/""hills"" or are they spreading the dirt
- The traffic is an issue...3 schools in the immediate proximity...is the road to be widened?
- No higher than 3 stories to be built for the condos.?"
- I would like to have all four condo buildings and all 66 houses at the south west corner removed for a larger park with trees so I can have a destination to walk to and spend time in with my dog. At least turn that southwest corner to a large green space connecting to the stormwater pond area to have a place for residents to walk and spend time in.
- This is a lovely space as it is, but if it is developed, I would prefer to see the entire area as a green space with off leash space and walking paths. Arbour Lake only has a few roads that provide access to the neighborhood and adding more residents will necessarily cause greater congestion. In addition, this green space contributes to the well-being of people here. People often comment on how they enjoy driving past the farm and seeing this area before heading home or out to work. With a sluggish economy and housing market, there does not seem to be any real benefit to adding several new residential buildings.
- I wouldn't build them in the first place
- The two existing buildings at 85St NW seem to have a lot of parked cars on 85St NW stub road. It would be prudent to examine why this is, should all the new buildings have parking requirements increased?
- I think the placement is terrible! All of those poor people in the condos and houses in the NW corner that currently have a wonderful view of the mountains will now be looking at apartments. And for every building in the space, what are you going to do about Traffic on Arbour Lake Road? This many more people waiting to turn left from Crowfoot Parade, and Crowfoot Ride onto Arbour Lake Road - - traffic is already horrible at those intersections trying to get into the neighbourhood. It will be even worse with 2000+ new residents.
- "Are you sure the water body is not spring fed? It has been a very dry year yet there is still water in the pond.
- If the pond is spring fed then the apartment complex may be on water saturated ground



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which may be unsuitable for high density housing."

- The apartment buildings could be apartments for retired people. The population is aging, and more new homes for elderly people are needed.
- "I feel the 4 story buildings will block the view of existing houses.
- Also, there are a lot of them in this small area will create lots of traffic considering there are only 2 roads leaving this new development.
- I feel should only limit 4 story buildings to 2-3 quantity and build bigger houses to limit traffic.
- There are already few existing higher storey buildings in the area."
- Apartments are located in a sensible area of the property - near to Arbour Lake Road, as they generate more traffic volume. Please limit the height to four storeys!!!! To my knowledge there are no apartment/condo buildings in Arbour Lake that are currently greater than 4 storeys. Residents of the condos, north of the proposed development site, deserve to continue to enjoy the view they purchased years ago!
- Please think about the condo beside this land. The proposed buildings are too close to that condo. This is a very dense development. We need to have more green space instead of seven four storey buildings. The assumption in this question is keeping the number of buildings the same and only proposing new locations for them. But I am against having such a dense development in that peaceful land.
- Would you consider no condos and just adding residential homes? This way there would be a smaller number of residents

moving in which would have less of an impact on traffic, parking in crowfoot, LRT etc. A suggestion would be another residential area like Arbour Meadows. Would be nice to have walking paths and playground. Perhaps tennis courts as well.

- I am not opposed to their location, but the height. I'd prefer 3 stories, and slightly less density overall. Adding 2000 people to only 40 acres, when all of Arbour Lake only has 10,000 people currently is too many. More green space, fewer town homes.
- Is there a reasoning to giving the apartments the west side of this area rather than the green spaces/houses with yards? Wouldn't it make more sense to give people with yards or people playing outside the benefit of sun exposure-- instead these apartments would shade the green space adjacent.
- I am more concerned about making the community very crowded. The roads are small. We only have access through two roads. It will make traffic look like hell in the busy hours.
- I would not have apartments, it would create too much traffic in the area
- "The application should be rejected for the reasons below:
- This is perhaps the last natural farm land, which is the treasured heritage from our great grandfather within the inner city. The historical heritage should be protected.
- Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear the bird singing, sometimes watch coyotes playing by just through the window. They do not deserve



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to be locked in concrete forest toward the end of their life.

- It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
- Our children can visit the miniature farm land just inside the city. What a privilege we have!!
- Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
- "The application of developing the former Hawkwood Farm should be rejected for the reasons below:
- This is perhaps the last natural farm land, which is the treasured heritage from our great great father within the inner city. The historical heritage should be protected.
- Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear birds singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
- It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
- Our children can visit the miniature farm land just inside the city. What a privilege we have!!

- Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
- "This development is very aggressive for the community and for the arbour lake community center.
- We are talking about 3000 additional persons that will be driving on existing roads and using existing public transit.
- This community is well known as a peaceful and save place to raise your kids. We certainly want to keep it this way."
- There are too many apartment buildings. Build low density.
- I believe the far bottom right condo should be shifted up, at its current location, it is almost on top of an existinf condo building. They're too close together.
- I do not feel any of this development should take place; keep the area as is in its natural state. Buildings should be minimized in both number and height!
- "I think we have too many apartment buildings and row housing in this area already!! Too much of that in one area causes too much traffic and lowers the suburban feel. This area was our only nature area down in lower Arbour Lake. This is showing way too much density! Too much row housing causes slums or transient populations.
- Also, the apartment buildings on the north end will be using up the highest land areas, which should be reserved for houses with views.
- This is certainly against Mrs. Hawkwood's desires!"



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- Would prefer to see the cluster of apartment buildings in the South be taller buildings (more than 4 stories) to maximize density close to the c-train.
- "Four storeys is the best choice, as it fits with the rest of the area visually. Any taller, and the people up the hill and to the east will be living in a canyon. I would like to see the building in the south eastern position removed. Surely three buildings in each complex would be plenty. More green space would be an improvement.
- Also, we live next door to this development, and are concerned with the anticipated increase in traffic outside our doors."
- The apartment buildings are fine as proposed.
- Keep all the apartments together rather than space out. Keeps value of detached homes up when they aren't looking at apartment buildings. I'd move them all to the south side
- Fine.
- Keep the green space. Green space is in short supply. Would rather see a park or a tree area than more development.
- The location of the apartment buildings in the NW corner is OK but the height should be limited to no more than 3 levels in order to reduce the much too high population density and to mitigate the loss of views suffered by the residents of existing housing.
- Location is good. Keep higher occupancy residences to the outer limits. This will keep the single family homes area quieter with less traffic, pedestrian and vehicle
- If the city is asking for suggestions or comments regarding the Hopewell development we would recommend reducing the number of proposed high-rise; certainly,

in regards to those placed on the northwest corner of the development, blocking views to the south of many home-owners currently residing along Arbour Lake Road (including the Retirement Village) whose patios have views of the ski area at COP and mountains to the west; property resale values will certainly be affected if high-rise be constructed there. Multilevel condominiums are also scheduled to be constructed in the SE corner of the proposed development which to our way of thinking is a logical area for multi-level units as there are a number of them there already and not inconveniencing anyone; the SE units are within easy walking distance of Crowfoot Center and the LRT and may take quite a number of cars off the road at commuting times. Might it be an idea therefore, if we must have high-rise in this development, relegate all multi-level units to the south east corner of the proposed development with some backing onto 85th street if necessary; some housing my need to be moved to accommodate this but this housing will find a new home in the area vacated by the NW high-rise. Also, provide easy access walkways leading into 85th Street from these high-rise and provide additional overnight parking on the SE side of 85th St which is currently restricted at this time.

- I suggest that you move them all to the back where the single family homes are located. The traffic on Arbour Lake Road will be accidents waiting to happen.
- I have no issues with them as they are with other condos. my issue is there entrances onto and off Arbour Lake road?
- I feel like if you maybe had a maximum of 2 buildings that would suffice and keep the rest



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of the area for the wild life that occupies there.

- 3 stories would be better, so the surrounding area does not lose the view.
- Where they are is fine as long as they are not blocking any views of the existing condos and houses in Arbour Lake.
- Take them out completely and make more green space.
- I would develop the land as one family detached homes. Roads are not adequate for multi family dwellings. Too congested the way the blue prints are drawn up. More green space is needed in this area. Why not develop it into a park? Although we Ave the lake... Arbour Lake has no dog park or family parks.
- "The area that the apartments are planned for houses coyotes.
- you are asking the wrong questions, these apartments will be an eye sore, and reduce the value of the current properties, in a very crowded neighbourhood. Destroying the natural habitat, biodiversity and unique features which we have just to put up more housing that no one wants. We have properties all over for rent and sale here, and they remain vacant."
- I do not think we need more high density buildings. Those that already exist in Arbour Lake are very difficult to sell. These too will be difficult. Plus the increase number of people and traffic will not be supported well in this community with its resources. Even the lake will be at capacity every warm day. This decreases the quality of life for all in the community. You will greatly lower the prestige of this community with this build.
- Keep the apartments next to existing apartments. People who bought single family homes in the suburbs didn't buy to live surrounded by apartment buildings.
- reduce triangle to 3 stories -
- There are way too many apartment blocks. There is no need for so many more condos or apartments in this area, and the density will be an issue! Drop the apartment blocks altogether, and listen to the input of the neighbors!!!
- Dont want this site to be built anywhere. Dont want the change of land use to be more housing in Arbour Lake at all.
- Maybe you should edit your survey before posting it; "Use the image as a reference guild." What's a reference guild??Just make s
- No more apartments or condos please. How about preserving these areas for more green space and park for wild life, children and pets? We need more pathways so kids in Arbour Meadows Close can access public and catholic schools & Lake without having to walk along the busy John Laurie/Arbour Lake road.
- The location of the apartment buildings is acceptable- they are not interfering with the wetlands areas. The townhomes and single family units are too numerous and take up too much of the wetland area.
- I would not build them at all.
- if anything move all the higher density houses to the south east corner so they're closer to the c-train.
- Either decrease number of houses, or decrease number of these. We need more greenspace, as do the animals.
- I would exclude a few apartment buildings and consider parking.If you are housing 2,120

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new residents means lack of parking and turning our community into a high density community with the streets filled with parked cars. Where are all these new residents going to park? I live in the houses nearby and our streets are already filled with park cars. Also, save space for a new school since adding 2,120 will crowd our already crowded schools.

- They should be removed completely and green spaces added. This is already going to add a lot of traffic to the area.
- There are too many apartment buildings in the proposal. Keep the development as single family dwellings only and eliminate the apartments. Use the extra space for parks and areas that people can enjoy
- There are too many of them. I would like at least two of them removed entirely, and replaced with more green space and some duplexes, starter homes, or smaller homes for retirees or empty nesters to downsize into.
- I would like the view of the Rockie Mountains to remain for the existing residents in the area. The apartment buildings are fine, as long as the view is not lost.
- I don't think that it is necessary to develop this area at all and there is certainly no reason to have apartment buildings and to increase the amount of people using Arbour Lake and living in this area. This area is a great natural area that should be left in a natural state for people from the community, school and surrounding area to enjoy as a park and dog park in the middle of the northwest. This area is a great location for a community garden as well for arbour lake residents to use and enjoy. This area should be developed into a park, dog park, and

community garden like the birth place forest that is in Silver Springs, N.W.

- "I am of a strong opinion that there should be no apartment buildings on this design at all, for the following reasons: 1) it will significantly increase traffic, as it will have a one road only access point, and 2) the existing houses and apartments will have their view of the mountains and/or downtown diminished. Further, I would like to point out that many of the townhouses on Arbour Lake road have been for sale for some time. More apartments, townhouses and condos are going to saturate the market. This is a predominately single-family home community.
- The location of the apartment buildings in the north-west corner is particularly terrible. That section of the property is on top of a hill, on top of an already elevated portion of the land. Unless the plan is to do significant excavation (awful), then those apartments will block the view from the old folk's home and the neighbouring apartment complex. To add a further note with respect to the old folk's home - many seniors walk the route near the existing Hawkwood farm. There are trees, birds and other wildlife, which undoubtedly draws people to walk the route. It is a beautiful property. It saddens me to think that, not only will this habitat be destroyed, but the seniors will lose out on the easily accessible scenery which the existing farm offers.
- If apartments are necessary, then I would suggest putting them all at the bottom of the hill, in the south-east corner. It is closer to the train station (which, I would imagine, is one of the main reasons a person would be interested in an apartment in this area) and



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will have less of an impact on the view of any existing property in the area."

- I am not opposed to the location of the high density buildings, as long as there is zero impact on the views from the existing buildings on the ridge above the space.
- It would be better if there were no buildings there at all and the area was kept as a nature park for everyone as currently there are coyotes, ducks, geese, birds, etc. who make their home there in the area. If it is built up, what will happen to the gifts of nature? There should be more ponds and less buildings if the buildings are to be built
- I would not build them in this area at all.
- Townhouses will increase the density of population creating a high traffic volume & raising needs for more schools & health care. It will lower the value of Arbour Lake resident's homes.
- I would prefer no apt. blocks but if they have to stay, no higher than 3 stories like the ones behind them and moved to the area east of the storm pond and next to Arbour Lake Road
- Too many apartments, for this small area. Nobody is buying the ones we already have. Make more green space. More single family dwellings. Give them their own recreational facility, don't overcrowd Arbour Lake facilities any more than it is already.
- I would like to see the Apartments moved away from Arbour Lake Road
- I would suggest moving the apartment building at the bottom right-hand corner of the map as it is directly opposite and very close to the pre-existing condo building outside the new development (88 Arbour Lake Road). Those living in 88 Arbour Lake Road will look directly into this proposed apartment building

(and vice versa) and it will also create a dark shadow corridor between the two buildings. Would it be possible to move it to the top group (where the houses have large gardens and the gas line and topography separates the new space from existing condos)?

Alternatively, could you move it slightly up or make the other 2 proposed condos larger?

- the location of the south apartment buildings will block view from the walking path and make the area feel closed in. they should be moved to the north (top) and positioned along the high retaining wall that is already there. the single family homes would continue down to Arbour Lake Road
- I don't understand why you have to put the apt buildings where, they will be intrusive to us who live back on to this development, they all should be lower where the other ones are and make the ones that are now residential. This city is typical for not treating residence with any respect. And I would like to know how the city will compensate for the great amount of noise we will have to deal with.
- The apartment building at the bottom right of the image will be immediately opposite a current high-quality condo building. This should be moved. If it is not moved it will significantly harm property values and quality of life in the current condo building, by destroying views, reducing privacy as the two buildings will directly face each other, reducing natural light (the condo units only have windows facing that direction, so there is no other source of natural light available). Thank you in advance for responding to residents' concerns.
- This building in the SE corner blocks the view of the Rocky Mountains and Hopewell should



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move, relocate the 4-6 storey building and not block the westerly view! Please!

- Four story maximum is preferred. I would limit the upper area to one apartment building and the lower are to 2.
- Apartment buildings should not be more than three (3) stories. Minimize the concrete jungle look!
- I would remove the houses from the pond green-space area and let it be natural, then take the remaining areas with houses and make them a combination of townhouses and apartments.
- I would suggest the upper NW corner blocks be right up in the corner instead of in the middle of the upper row. This is going to look stupid the way you have it and who would want to live in the townhouses or what ever they are supposed to be and have all the apartment traffic driving pass all the time. Got no to be a traffic disaster.
- M-C2 MF Site 4 buildings locations should be revised specially the south eastern block is to close to existing building causing problems such as privacy and covering the sun for lower levels. The lack of appropriate distance and pathway between to new and existing block would be a major problem for access of firefighting crew in case of fire.
- Place apartment buildings in the location which least obscures the view of the mountains from peoples homes that live East of the pathway. We have a beautiful view of the mountains. Keep the grade of the single family homes low enough that we can still view the mountains.
- The apartment buildings in the top left are going to obliterate the mountain views for a large portion of existing residents. No

offence, but having a city view is not why I moved to the existing condos and has no restorative value. Put the apartment buildings along the pedestrian road/path that runs along the right side vertically of this diagram. The view for those in the existing homes is already blocked by the hills and would be blocked by the proposed single family homes in any case. Keep the existing wetlands. They are too precious to the community, the environment and the beings that already occupy them. Restriction breeds creativity.

- build more condo instead of single houses if they wants to hold more people, leave more green space for entertainment.
- Lack of cycling infrastructure to and from the apartments. Folks living in the apartments need the option to cycle safely to and from shops and the LRT.
- "Nothing wrong with the locations. The NW and SE portions of the parcel are logical. What doesn't make sense is the shear number of units. The number in the NW should drop from three to two and the SE from four to two, just along Arbour Lk. Road. Furthermore, the developer told us at a open house that four stories was highly unlikely so, in their mind, probably three. In our estimation it should be no more than two stories.
- The question did not mention single family dwellings but they should be reduced by two-thirds. One to two blocks near the North apartments. Open space/park needs to be vastly expanded."
- "I do want apartment building, even 4 storey, Too high density, suggest row/town homes instead. If apartments have to go in move



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them all to the back/north side of the development. All the cars will start parking on the roads and people drive way too fast even in the school zones. We need police to slow traffic.

- Having apt building on the SE corner (bottom right) is to much"
- I do not like the idea of any of this land being developed. It should stay as a natural park space. There are too many dwellings. The traffic will be terrible and it will change the nature of the area
- Generally there are too many apartment buildings. Their number should be halved in the current locations. The large increase in local residences will put a strain on already very busy roadways and intersections. Roads coming into Arbour Lake from major roads....Crowchild and John Laurie are already very busy and it seems hard to see how they can handle so many more residences.
- All high-density housing should be at the south-east end of this development to facilitate access to transportation and other public services. Adding additional mid-rise buildings behind and beside existing condos will have a lesser effect on existing homes' property values and views, while also promoting environmentally-friendly practices like walking, cycling and the use of public transportation.
- The apartment buildings add way too much density for such a small area in the middle of what is already a developed dense zone
- "In my opinion, building more high density apartments (4 stories high) are not needed in the arbour lake community. This will create housing for far too many people (the

infrastructure currently in the arbour lake community is already at full capacity as evidenced by the fact that there isn't sufficient parking at the LRT station, the library, the leisure centre, the Safeway, etc.). The best possible solution would be to build higher quality bungalow villas that would be suitable for senior citizens who currently live in the NW area but who want to sell their houses and downsize into a smaller home, but who don't want to live in an apartment style condo.

- The 4 story building that are currently being proposed on the bottom right corner of the above map will result in all of the gorgeous, mature trees from the hawk wood farm to be cutdown. Furthermore, this will also result in the West condo development (88 arbour lake road) being too close to the new development. It will also completely destroy the views for the existing condo residents. If Hopewell insists on building high density housing, they should strongly consider moving the higher condos on the other side of the property."
- I think the apartments should be north of the houses. Or at least in a place where they will put as few houses in the shade as possible. This allows for the houses to put solar panels on their roofs if they desire. This also means outdoor parks/lawns are more likely to be used.
- You are taking a beautiful natural area and putting in housing. There is no need in Arbour Lake for more development. Leave this natural area as is!
- The set of 3 buildings to the north is close to a previously built complex so I agree this a good place for some larger building units to be built so would not be too invasive. I



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disagree with the number of 4 larger buildings to the south of the proposed building site as it will increase traffic to the area. This corner is incredibly busy as is due to the corner on Arbour Lake Rd NW and the buildings that have already been built there. Further, I do not see the parking for any of these buildings on this map site. Would that be constructed under these buildings, Or, along the roadway? Again, Arbour Lake Rd is very busy and the curve on this road can be very concerning especially in Winter when the area can be icy and the incline of the road seems to make it more slippery.

- Based on the endless "For Sale" signs for existing properties, adding more condos and townhouses seems like it will only worsen the problem.
- Is this a survey about what the residents think about this development or it is a fact that we are stuck with less green spaces and more concrete?
- I don't want multi story multi family buildings. I worry about the increase in traffic and the strain this will place on public services, especially schools.
- There should be no apartment buildings at all as there is already a VERY large apartment complex just north of the new development. The sharp increase in the amount of cars is going to cause traffic and pedestrian safety problems, and it's already risky to cross arbour lake drive in some parts. The apartment buildings are also going to block the view for the existing single-family houses which is going to drop their property values. In addition, the town-houses must be limited

to 2 stories high also to prevent blocking the view for the existing houses.

- In order to control the traffic volume, all of the apartment buildings should be kept the one area which is close to the boundary of the community.



Verbatim Comments - Question 3

- **Question 3:** Thinking about future development on this site, tell us about what additional park spaces, amenities, or programs you'd like to see included.

- Good as is
- It's a wild life habitat
- I would prefer to see the northwest corner left as green space
- Parks should be accessible to all
- Move the three apartments [Grey bldgs top left section on map] over to the right; park space [top left corner on map]
- Concern that if the topography is unchanged the future buildings have more impact, prefer it all being levelled off; 1.) concern that 3 storey is too high [row bldgs top left corner on map]. 1 or 2 storeys is better 2.) 2 storey would be better but more of a concern for the building over [Grey bldg top left edge on map]
- tall apartment building [grey bldg top edge] is directly across from our residence seinor (900 Arbour Lake) it would interfere with the view. Replace with single units for better view. [Move to top right corner or further south
- The marked [bottom right corner] 'green space' area beside 85 street is meant to be vegetated as it is covered by rather good soil However, due to construction of existing apartment, and more importantly because vehicles are using the soil area to turn, or park, no vegetation has grown in this peice of land. If City block the possibility of cars using this space for parking or turning by running past & wines it will have a chance of growing



some vegetation. If trees are planted it would be even better, it will add to the overall green space & the community

- I'm strongly opposed to this proposal for the following reason: 1.) too high density for area 2.) not enough parking (too much traffic already)3.) Not enough infrastructure to support all of these proposed residents
- (current schools are overcrowded) not enough parking as it is at LRT station/Safeway 4.) Total destination of lovely green space; this area is very swell & should be zoned for park/end[?]; I live at a higher-end condo at 88 Arbor Lake Rd. I currently have a view of the mountains & also overlookng the Hawkwood Farm. I'm on the 4th floor. I'm very upset with this current development proposal. Why build the highest building (ie 4 story condo/apartments) directly opposite a pre-existing high-end condos?? Please strongly re-consider moving the



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highest apartment building further down the block in the development. I'm also very opposed to cutting down all the trees that currently like the front of their Hawkwood farm. These trees are beautiful, in addition to providing a buffer for noise from the extremely high density development that you are proposing

- Leave it as it is. Green space. Allow the wildlife a place to live
- The whole area should be preserved as natural space as it increases the quality of life of all current residents and is a habitat for coyotes, hawks, and other wild life. The wetland and trees present in the area preserve air and soil quality and therefore should not be removed
- The whole thing should be a green space. This land is apart of our community and it should stay like that with 99% of people saying no to development is the company & City going to listen
- 2000 people in such a congested area are too many. This development does not take in consideration the nature of Arbour Lake. The movement[?] of people to the Crowfoot centre, the LRT parking and the local schools does not meet the original intent of the community. 7 condos in such a small area where 2 condos already exist is preposterous. The NW area has already developed many new communities and suffocating this is extremely unfair to the residents
- Half the number of single family homes is more than enough. There looks like too many condos and no commercial or playground area
- Although 10% is the minimum we can also put in more [wetland park on top right section & park space bottom right section on map]
- Put the lake back where it is today; Remove 10 lots - more park space; it looks like the developer is just being greedy (we all know they are)
- I would like to suggest [bottom right section on map] a facility for equestrian healing, park interactive not more housing; I enjoy the land with horses on it and natural resource for rehabilitation of mental health issues
- Concerned about: moving the water body will impact wild life. Consider keeping it at same location.
- I think there should be more park space in this area. Why does there have to be such high density? The Arbour Lake road is already very congested, especially in the mornings. Why not have 30% of the land be designated as park space? Indicated by wet land that those houses should be park space.
- Is a commercial site verboten? (it should be) too close to 7-11; vehicle access to multi-unit building should be from inner street, not Arbour Lake Road. (funnel all traffic through the two access points - would likely need signals).
- I would like this green area be conserved. It is lovely to have an oasis of green and peaceful space in a busy city as Calgary
- Again - keep it green! no buildings at all
- What wrong with leaving it as green space?
- Not in favour of any high rise (4 floors) condo, behind Calvana Village
- The whole density needs to be scaled back - too much for the area; Development should be put off until the house prices of current residents have rebounded - 1 pay \$3,700 a



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year in taxes, if I lose \$ on my houses sale in two years I will be [profanity]!! Crossed out NW town houses and noted should be changed to green space. Crossed out single family and changed to all to town houses.

- Would love to see more than 10% green space; My home is on Arbour Stone Rise and backs onto the large park and new playground. If a dynamic playground is not included in the plans proposed, then the park & field that 2 back onto will be the first play area that children from the new development will be able to walk to & there will be hundreds of them. Don't get me wrong - I love children - yet the density is so high for the new development that it warrants more green space than 10%. And some fantastic park equipment & sports area to keep the children closer to home. Thank you so much!
- The land should not be developed. Traffic and school infrastructure is insufficient to handle the increased population. Furthermore, this project will destroy valuable ecosystems of many plant and animals species. Finally, this development will negatively affect the views and values of many homes.
- See answers to question 2. As a resident of Arbour Lake, my wife and I do not want extensive restructuring of the natural area. The natural flora and fauna now occupying the site are welcome neighbours, we do not want to see disturbed. Please vacate the site. The proposal presented is entirely unacceptable.
- Ensure proper family playground is built in this green space. There is a lack of good playgrounds in the area and this would be appreciated by families in the area 2.)

Consider designating some area in these regions or a section near the pond for an off leash dog park. There are none nearby and it will encourage use of the development 3.) Plan to develop the area with Arbour Lake Road being lined with trees. For multi-family homes provide trees in the back for privacy. This will allow the area to still have the green look we as residents are used to, while providing privacy, noise dampening and wind breaks for the new residents

- It would be wonderful to have a pocket of commercial space for a couple of small businesses - a café, corner store, bakery, etc. Ideally next to a park space, with seating spilling outdoors. This would help create a community hub & help neighbours get to know each other
- Keep as much of the rational wetland and grasses as possible [pond on map] push to keep tree stands (originals) more green space & concerns of too high of density & more green space for walkways
- Leave the land as is!
- There are not enough green spaces. Really worried about traffic and how big the lake is, not to host 1000 and plus people; low grade to not block mountain views on eastern edge; pathways connections. Move small green space south & connect to pathways
- Change farm to park land (like Nose hill). Why build more condos when we have all empty condo's downtown. We need more space for wild animals that live there - nesting ducks, coyotes, moose giving birth. We have too many empty condo's now - but health wise increase the green space. Eliminate this too much, develop wet lands here, have park



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land here (crossed out nw condos and changed to wet land and park area)

- Reduce to +200 single family dwellings with 50% greenspace
- I would love to see coffee shops, mom and pop restaurants in the apartment buildings, a small micro brewery/pub would be fantastic. The park could have a playground and adult outside fitness equipment
- I would like to see the large multi-unit building utilize some ground floor space for cafes etc.
- Ensure wildlife is considered, and safe human wildlife interactions remain possible
- Density too high. Should be closer to city minimum of 8 units/acre = 320 units
- More single family homes! More green spaces and parks, walking paths; concerned on how this many residences is going to impact an already busy & small lake! No high rise apartments
- Make it feel like Nose Hill Park; try and keep the birds so they can stay; keep the natural feel
- Area circled [top left section on map] I would like it to moved to south of map and have single dwellings on top of map to go straight across to Arbour Lk Rd. Also like to see more green space! Kishley easthope calvanan village.
- I assume this is the full MR allocation and so extra park isn't possible. There are no playgrounds anywhere near here. Please consider a really good playground and not the minimum 2 piece tot lot. The closes one would be at the Arbour Lake school, but it's quite a distance away for small children and families to easily get to.
- Environmental impacts need to be seriously considered. The coyotes eat small animals ie rabbits that tend to over run the area. Hawks are nesting here. Ducks, geese [are?] the water ponds in normal years. Lovely sight. As it is 'Hawkwood Farm', it should remain as is with no house/home/apt development & be considered & heritage site
- Please consider the fact that the vacancy café in the adjacent and already functioning condos is about 15%. While the retirement residences across the street have a waiting list of 2-3 years! So plan for the two condo complexes at the corners to be retirement residences. With the population getting older, this will be a wise investment, plus it will benefit the community!
- Create a community garden to make something useful for residents - especially seniors in the area
- More park, less housing
- There are many forms of wild life. Condo's will look into my backyard, more green space. So much will be affected. We need to keep it a natural habitat & mountain view. I will look out onto all those house
- Keep the views for current residents
- Green area/dog park; Right now we don't have access to the land. But it will be great to have more green areas. Less units will be great. Traffic will be bad. If they want to develop 800 units. Is there going to be visitor parking? Or are they going to park on the street. There is going to be at least 1600 more people, what is going to happen to the lake?
- Lose the single family homes on the East [right edge of map] and move more green space to the eastern edge so people can continue to enjoy pathway



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- Reduce the number of units; build more estate homes and increase the lot size. I am concerned with traffic from the propose 2200 new people
- Build the condo on 85 ST; traffic too much; there is no park included in the plan; too much dentistry for the amount of land
- No highrise please! More single family housing
- Too high the density. Consider more single detach houses more green space, age-in-community concept
- I do not want to see this natural habitat developed at all
- Good drainage, any concern about flooding?
- Keep natural habitat [pond & top left section area on map]; we have lived here for 10 years and loved seeing our kids learn about natural habitat - the ducks, birds, coyotes, crickets. This land is unique & preservation is needed
- Leave hill & wetlands on west side as is - keep area as a reserve on Wetland park. Senior care facility - needed - more accomodations in condo areas instead of condos
- Preserve the wetland/hill area, as is, situated at the top of the hill [top left section on map]
- We see lots of coyotes all the times, lots of birds. (I even had birds on my vents a month ago and more neighbors had the same), a lot of bunnies eventhough the farm is there and noone has been after them there. I'm scared because I live just across the street and I have small children and there is a retirement house next to it. This community is already established so even our wildlife is use to us. So, now are we going to do this to them?
- As a mother of a toddler and a baby planning to live in this community for at least 2 decades I think to help the kids to grow healthy they need different types of outside fun. Here in Arbour Lake we have the lake, wich is getting tight for the families living already here. Also we have only 4 complete playgrounds counting on the schools. The rest are just swings or slide. These 4 are used everyday all the time. So please let's try to make a little farm or a bigger and better playgrounds!
- Please take into account the wildlife that is already living there. What will be their future?? Also you have to consider that with more families in our community is essential to have more recreation areas...!! Inside this area!!!
- Preservation of green space & wildlife; Maintain the topography, not all graded!!! Leave natural environment around storm pond to attract wildlife
- The 'pond' area that it would be there for drainage is just to pretend that we will have 'green' space. I don't see any aminities for kids like: baby farm, playgrounds, spray park, kids club. That gets me nervous because in Arbour lake there are always families (new families) coming. We have top rated schools so a lot of amilies come for that. Also, the lake is currently getting small for so many families growing.
- All of it
- None, no buildings, just farm
- leave it as natural as possible please
- park space here [along Arbour Lake Rd] this is too beautiful to devleop!!
- small playground & benches & pthas
- 1/3 park 1/3 single 1/3 multi



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- open space not large enough for park site??
- More green space. Do away with apartments. Area too dense
- Dog park, more green space at box indicated
- We need more open green space
- Park/playground where everyone can enjoy the mountain views
- Please don't develop
- No
- 10% green space? Not enough for the suburbs. Let's keep A.L. beautiful
- more green space, smaller/shorter buildings, wetlands, protection/interpretive walks/playgrounds
- Put a lot of green space, and parks
- More green space & off leash area
- There shouldn't be any more construction
- park
- Don't destroy farming
- park, green space
- Good as is
- It is a wild life habitat (Personal info removed)
- I would prefer to see the NorthWest corner left as green space.
- Parks should be accessible to all
- move the three apartments over to the right (Personal info removed)
- Concern that if the topography is unchanged the future building have more impact. Prefer it all being levelled off. 1. Concern that 3 storey is too high. 1 or 2 storeys is better. 2 storey would be better but more of a concern for the building over.
- Tall apartment building is directly across from our residence (Personal Info Removed) it would interfere with the view. Replace with single units for better view.
- See above.
- I don't believe anything should be built on this land, it should be kept as it is without any disturbances
- Walkways and bike paths should be offered.
- I do not want to see this area developed with any housing at all. There are already enough residents in Arbour Lake. Either leave the area undisturbed or make it into a natural area sort of park.
- Arbour Lake is missing a nice green space . The closest park is Bowness that we need to drive to. The Hawkwood Farm is a great location for a park which the residents would much appreciate, especially mothers with small children.
- I would like to see green space instead of the apartments and townhouses. This path is used by many seniors, pet owners and children and the green space is a valuable trait to the neighbour hood. I would love to see an off leash area, and a playground.
- "I, first and foremost, really don't believe that this land should be developed at all. In its present state, it is a truly unique, natural space. It is home to a variety of wildlife, wildlife that will be displaced by this development into the surrounding urban environment, almost certain not to survive. Fish and Wildlife put up ""moose in area"" signs on this land almost every year. Coyotes can be seen out with their pups. Hawks nest and hunt. There's an amazing variety of songbirds. You can hear the frogs in the pond. We have a chance here to do a remarkable thing, and should give consideration to preserving this piece of land as the urban, but wild, ecosystem that it presently is.



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- The developer, proudly stating at an earlier Open House, that a greenspace will be provided, complete with pond, shows a complete lack of understanding of what the community is being asked to give up in exchange."
- This is absurd. These are loaded questions. None of the residents of Arbour Lake want this to happen. This seems to be merely a formality that the city must undertake to move this plan forward, and I doubt that anything said during the community meetings or this survey are taken seriously. Arbour Lake is already a complete community. I am 100% against any development in this area, and if you were to actually ASK that question to current residents, the answers would undoubtedly be similar. Regardless of public opinion, I'm sure you're just going to approve this anyway.
- Here's a novel idea! Leave it the hell alone. This city has its head up its ass, selling out at every turn to developers who cram houses together to maximize profits. What's so wrong with leaving it just as it is so that the rest of us who are already crammed in to Arbour Lake can feel for just a few seconds that there are still some relatively unmolested areas nearby?
- This land should not include any more condos. To increase the population of Arbour Lake by 20% is insane. Our schools and roads cannot handle this plan!!!! Please only build to 1 - 2 story houses only!!!!
- Is there an area for a daycare facility as there are going to be several young people likely going to need day care.
- Community garden in the green space, better access for non-resident community members.
- I am totally against any development of this natural habitat area within the city. This property until recently has remained natural until the death of the previous owner. The property is now in the hands of the family members who do not share the same thoughts as the previous owner. So now it's time to cash out and destroy the natural beauty. The way these feedback forms are prepared indicates the City has made a decision to proceed with development and totally ignore the beauty of the natural habitat area.
- Bearing in mind most people do not even want this development, no more high density condos/apartments and eliminate some of the ones already in the plan - see above comment in Question 2. More open space, park area and keep more of wetlands and there are hundreds of birds and wildlife that use those wetlands not to mention a family of coyotes that have made this their home for many years. I moved into my condo in 2004 and have watched them raise their family every year and it will be sorely missed. Very sad to see this development and would really like it to be less high density and more townhouses and single family homes.
- Dont develop it. Leave it as farm land
- The extremely small green space on the eastern edge should be enlarged to run the entire length of the current 85th st multi use pathway. There is very little green space already in this part of Arbour Lake and this multi use pathway is very heavily used by residents, due to the enjoyment of the current Hawkwood land. The enjoyment of using this pathway will be completely ruined by building so many homes along this pathway,

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discouraging residents from being active. It appears Hopewell is attempting to maximize their profits without any attempt to provide value to current residents and doing the bare minimum required by the City of Calgary. This proposed development appears similar to one built in the 90s. Should the City of Calgary approve this proposed development with the current green space, it will have ignored all the research and urban planning guidance demonstrating the benefits of developing in such a way that encourages healthy communities and active living.

- Other than Arbour Lake itself and a few other green spaces, the area of Arbour Lake doesn't have much natural space to view or use (not like Rocky Ridge, Royal Oak, Tuscany, etc.). Why can't the area be developed as a green space for walking, picnics, left as a natural habitat, etc.? The traffic that will increase along Arbour Lake Road will become terrible and so congested in this area. What will happen to all the wildlife and generations of hawks in the area? I've lived in the area for 15 years and am so disappointed to see that this could be completely destroyed.
- I am totally against this development. This area has a few green areas, such as utility corridors, which enhance the peaceful livability of this area. The lake area is the major recreation park area. The lake is well used at present & crowded at times. If 2,000 more people were to inhabit Arbour lake eat, the lake area would become unappealing & be available on first come, first use basis & definitely not a relaxing enjoyable location. (over crowded & unsafe.) can the local

schools handle this influx? We have a great community. WHY RUIN A GOOD THING.?

- See the comment at the Q.2 too. The entire project is so dense. I don't see any connection from the North/North West (Gas line) to the South to the park and the continuing pathway to the South-East corner. It will be ease and nice green access to the shopping centre and LRT.
- The land should be left as a green space, add benches and pathways so that Arbour Lake residents can enjoy the outdoors.
- I would like a little cafe or coffee shop for the residents but also for all the people that will use these walking paths with their pets and children.
- I would like to see the developers given money to the ARLA for use on the lake's community building/ office space and protection of the lake property due to the increase in persons using the facility.
- some amenities such as convenience store and pharmacies, and possibly some restaurants (barring fast foods, we have enough of those everywhere).
- "The map is annoyingly small and misaligned with surrounding housing.
- What plans have been made for increased traffic? Will the two entry roads have lights, or just stop signs?
- Planned pedestrian crosswalk (controlled) somewhere along new development? Cars drive way too fast along that road."
- Location seems fine but there is too many residents in such a small area
- "There isn't enough green space! If there are 43 acres to be developed there needs to be at least 10 acres of



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- public green space and parks. The wetland area in the top left hand corner of your map should stay as is with a board walk through it. There should be major playground space for all the children which will be jammed into the townhouses and apartments unless you are planning to allow them so expensive they will be unaffordable to single parents or low income. There should be more cycle paths in our neighborhood as Royal Oak has and this is the perfect opportunity to put them in."
- "Way too dense for the space! Bike paths, parks, safe walk to LRT. At the moment traffic moves at dangerously high speeds along This stretch of Arbour Lake road. The sidewalk is a dangerous walk!
- Please don't create an 'upper' Arbour Lake and a 'Lower' Arbour Lake. This looks like dense rentals in lower Arbour Lake to me."
- The images do not address parking for the apartment buildings. I assume the yellow dots indicate parking for the townhouses. Will parking be maintained within the new development area or will parking be permitted on Arbour Lake Road? If so, should the road be widened? Overall I don't really have any concerns about what is being proposed.
- Again, residents are being limited to parks, amenities and programs. While those are important, you need to ask us what we value. We value education and our children not being overcrowded in current schools and not adding to this issue via the construction of almost 900 additional homes. As far as we are concerned if the City of Calgary does not make this a requirement, parks, amenities, programs, pedestrian access, and related is pointless!
- "I would love to see the habitat of the frogs preserved (in the marsh just in front of the seniors' home), as well as the red-tailed hawks that live in that field. The whole piece of land and the respect it showed for nature and the heritage of this area added substantially to the appeal of Arbour Lake for us -- I'm inclined to consider moving now, if they are now going to pack in that kind of density of housing, added to the trailer park across the street from it.
- If this goes ahead, I would prefer to see more green space/setback preserved along the main road, rather than a wall of houses facing the street."
- It would be nice if the area was instead used as a green space for public use, or even better an off-leash dog park! Even if it was only 1/2 of the area, say the left side keeps the town houses but then what is to be the "single family" side on the right could be kept as a park. I think a very high percentage of the Arbour lake community will be sorry to see this beautiful area fully developed.
- We need a dog park in Arbour lake so this area could be developed for that and green space for the public.
- the plan seems good
- "Make the parks and green space bigger. Ensure there are lots of trees planted. Ensure there is plenty of parking for the residents and visitors. Cars should be not overflowing into other parts of Arbour Lake.
- The City should build some public art, I think the giant blue circle is lonely and a giant blue square and giant blue triangle should be built. That is definitely the best way to spend tax payer money right now."



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- It would be great if part of the Hawkwood farm could be kept intact as a heritage piece. I also don't understand why Calgary continues to develop suburbs that have wacky, odd, and inconvenient street layouts. What's wrong with a nice old North-South, East-West blocks with pedestrian and cycle paths dissecting long blocks to increase walkability. I would also appreciate many more connections to existing paths at the borders of the development. Another key ingredient for success would be shop/retail space on the first level of all the apartment buildings. Would be great if you didn't have to walk to Crowfoot plaza for groceries.
- How are you going to deal with the overwhelming traffic
- I use that back road between the farm and the already developed houses. I hope to be able to continue to use this as a walking path to the train station it is a good short cut. Also not sure if there can be anything that the storm pond that can be used for. It would be cool to have a wetland or something to go see there
- "I do not think the lake can accommodate 800 ++ new members. It is already crowded.
- Arbour Lake community is over 25 years old and in need of repairs to crumbling sidewalks,
- pothole roads, unpainted developer fences, poor landscaping maintenance, aging
- poplar trees, etc. The city could start putting some money into making some improvements to the existing Arbour Lake community before it plows money into a new development."
- I am still hoping for a Miracle of change and will attend Open House. Already we have enough Traffic in our neighbourhood and I often witness cars ripping through our Play Ground Zones on Arbour Lake Rd. I am confident that this is an issue for many of our residents. I look forward to more information and discussions, Catherine McCarthy
- Other neighborhoods have large green safe spaces to walk, run and enjoy with friends, family and pets. In Arbour Lake, a prestigious neighborhood, we do not have that. I have grown so tired of driving to other areas and neighborhoods to walk my dog and enjoy the outdoors. We are in close distance to trains and buses to help with the environment and yet, I am not able to enjoy my neighborhood at all because we do not have a large green space with trees and benches to enjoy. I have to get in my car to go and do this and I hate it. It makes the current transportation set up almost silly since recreation is also a commute.
- If this space is developed, please consider adding in park space and walking paths. Also, given the limited parking for businesses in the area, it could be helpful to ensure that there is street parking that people could access without too many restrictions.
- This land should not be developed for multiple reasons. Multi-family dwellings are tough enough to sell without adding several more to the market. The land is a nice natural area for the community (I am not an Arbour Lake resident but am still against this). And the existing roads cannot accommodate this many more residents.
- I think that you should ask the residents if they want 2200 people living in this small space? Why can't the family, who have developed a lot of the NW make this a dog



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park? Perhaps think about community, rather than just making money?

- Arbour Lake cannot sustain this development. The builder as most builders in the City will cram as much as they possible can within the existing building codes of the city regulations which need to be changed. I look at this development as a fire hazard. One house fire or apartment fire will be devastating. Access into Arbour lake will be more congested and stress the existing infrastructure. The community lake cannot sustain another 2000+ people. Currently, the lake is at maximum capacity all year around. It was constructed based on development of Arbour Lake in its current state This property was initially willed to be park space. It would be more appropriate as park and or wildlife sanctuary. This property is home to much wildlife such as coyotes, rabbits, birds, deer etc., which we have currently enjoyed as residents of Arbour lake. Where are the plans and details as to how the construction is going to be performed and the safety of the current residents. There are schools in direct vicinity of this planned development, how are children going to be protected and the residents with large construction equipment entering this already developed area.
- "A pedestrian study of the 85 StNW connector pathway to Crowfoot LRT should be considered. It is a major walking, running and biking route. Will the developer assist with improving the pathway?"
- The retaining walls on the northern end of the development need to be included due to their poor visual appeal. What will the topography of the site look like upon development?"
- "I do not see that you want to keep the big trees standing. Do you know that hawks have their nest in one of them? Do you know that we need as many trees as we can to protect our environment? And also do you know that hawks cannot build their new nest on a different tree? They will die. So I want to ask how you help to save the environment ? All trees should be kept growing. I can see that they keep trees in other communities and they build around them.
- How all people from this corner will commute? The road is very busy without new houses."
- I would like to see more green space. The farmland is absolutely beautiful - why ruin it for More houses and condos that the city clearly doesn't need!
- "In the 10% land area set aside for public use, is the feature labeled 'storm water pond' included in the ten percent? Should it be?"
- If the feature labeled 'storm water pond' were found to be spring fed. It would make it a permanent water feature and therefore should it not be excluded from the 10% ""LAND AREA"" calculation? Water area is not by definition land area."
- "The density of the area seems to be too high. Arbour Lake is a big community as well. My idea is about separating this area from Arbour Lake with roads on both sides as a new, different community with no access to the Arbour Lake beach. Also, all schools in Arbour Lake are full, so a community for retired people could be fine.
- There is not enough green space included. The park is too small. I would like a big inside playground for kids to be built on the right



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corner down instead of the apartment buildings.

- In conclusion, I believe that people's opinion matter."
- "The stormwater pond should be visually appealing as it will be on the side of main road.
- A nice play ground can be installed in the area above storm water pond."
- Would like to see the 10 proposed houses that border the NE corner of the park removed to increase the park size. Mrs. Hawkwood wished the whole property to be a park, (heard this by word of mouth from someone who knew her) so let's honour her wishes and make the park a large, inviting green space with multiple uses for all ages to enjoy!
- City should have bought this property from the owner and then turned into a park for all the residents to enjoy. Arbour Lake does not have a park and needs more green space. This development is too dense and is specially a terrible plan for the residents of 88 Arbour Lake Road (the condo right beside this land). Many of us are seriously considering moving out of Arbour Lake.
- I would love to see walking paths, water, tennis courts would be really great. A playground would be well received in this area as currently the closest one to us in arbour meadows is the new one by the middle school.
- The proposal is far too high density. This will cause traffic nightmares. It will also over-build Arbour Lake. The existing amenities in the community (shopping, lake, parks, roads, schools) cannot handle this number of additional residents. The only way this could

possibly be successful is if the multi-family (not apartments) is all 45+ or 55+. This plan also requires more park space to accommodate this many residents, and it would be helpful to also provide some retail space. Arbour Lake already lacks opportunities for social connections, and this plan will exacerbate the isolation. The other things that's missing is bike paths, specifically along Arbour Lake Rd NW. Pathways should connect cyclists and pedestrians to the LRT station and the pedestrian bridge over Stoney Trail.

- I am a board member of the community association, and we are trying to establish a community garden and possibly a small storage shed. (We do not have any access to any storage other than our own homes right now. We DO NOT access the hall at all.) It would be much easier to implement a garden in this new area than trying to find existing space with affordable access to water. It would also place the garden closer to the condos (those without any yard of their own).
- Would prefer a walking path that separates the back yards of houses. As well, there is only one green space that is in the SW and a tiny one on the east side. I would like to have a green space that runs along arbour lake road on the NW side as well. Instead of the apartments... this space would be in front of the dark grey amenities.
- Low income housing please! This is desperately needed in Calgary. (15 year Arbour lake resident, with kids who lives right next door to development on Arbour Stone Rise NW)
- There will need one more school. Widening of the roads (it takes 15 min to drive around

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schools in winter). More buses. The lake is already very congested in summer time, at the point that the current residents may sometimes give up and leave. Can another lake area be develop in the new community to accommodate new residents? Or increase in the arena to acces the lake. I feel like the quality of life in the community will decrease significantly by suddenly adding 2,000 more residents. Calgary has others areas to expand to, with proper road and school planning.

- This development will destroy the habitat Nessus art for the birds and animals who live there. It will also create too much traffic.
- "The application should be rejected for the reasons below:
 - This is perhaps the last natural farm land, which is the treasured heritage from our great great father within the inner city. The historical heritage should be protected.
 - Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear the bird singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
 - It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
- Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
- "The application of developing the former Hawkwood Farm should be rejected for the reasons below:
 - This is perhaps the last natural farm land, which is the treasured heritage from our great great father within the inner city. The historical heritage should be protected.
 - Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear birds singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
 - It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
 - Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
 - "1. Traffic in and out is my main concern. Does the develop done a traffic analysis?
 - 2. Housing density is my second concern (it relates to all other points). Housing density should be maintained "consistent with" the pattern already well established for the area or lowered if traffic can not be handled.



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- 3. Access to the lake. This is already over-taxed, so adding many more families (who don't have yards to spend their time in) will add a disproportionate new burden.
- Access to the Community Hall. This facility is far-undersized already. There was some talk a few years ago to expand the facility, but not sure what happened to that. Developer needs to contribute to needed expansion.
- There is NOTHING but downside for the existing residents, by adding these new homes. Thus, the planning must minimize the burden as much as possible.
- Open houses, on Thursday or Friday were packed, with no available parking, so I left.
- 80% should be green space.
- Will there be adequate parking for all tenants? I don't think there is enough green space for the apartment buildings. Where can they go to relax and walk their dogs?
- I'd like to see lower density homes. I'm concerned about the impact to traffic on Arbour Lake Road. This road is already very busy with many speeders.
- Develop this area!!
- Keep it green and natural - no new buildings!
- As mentioned above, the density in this area should not be any more than across the road in Arbour Mews. We already have plenty of row and apartment housing in this area.
- "1. Traffic in and out is my main concern.
- 2. Housing density is my second concern (it relates to all other points). Housing density should be maintained "consistent with" the pattern already well established for the area.
- 3. Access to the lake. This is already over-taxed, so adding many more families (who don't have yards to spend their time in) will add a disproportionate new burden.
- Access to the Community Hall. This facility is significantly undersized already. There was some talk a few years ago to expand the facility, but not sure what happened to that idea.
- There is NOTHING but downside for the existing residents, by adding these new homes. Thus, the planning must minimize the burden as much as possible.
- At PM on Thursday, the place was packed, with no more parking available, so did not attend."
- I think the park space is fine, there are plenty of existing parks/playgrounds nearby as well.
- Don't build it? We don't need more homes jammed into that area, it's overcrowded already and there won't be enough parking. Make it a green space, or add more unique stores, or a dog park.
- I would really like this space to attract young families to the neighbourhood so amenities for families with young children. Playgrounds, peaceful scenic areas to engage with community members. Maybe some bicycle paths and a bike/skate park. Access to schools is a must and this school be for cars, bikes and foot traffic.
- "Is there a playground? What is going to happen to the local schools - is there room for the increase?"
- Remove the southeast apartment building and put a small community centre in that area.
- PARKING! Serious problem in this area. Cars are all over the place. Will there be enough for everyone in those multi-family buildings? Not on 85th, please!"
- I think the proposed development plan looks great as it is now, with a good balance



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between different types of residences and green spaces.

- would like to see villas in place of town houses, there is a need for small senior residences in the city for those seniors who are not ready for condo life but would like to be able to do some yard and perhaps have a vegetable garden, time to move away from the villas of yesteryear and provide better choices for healthy seniors who are forced to live in homes much too big for one cause there is nothing available for them to downsize
- Park location is fine but I hope there's a playground built there. It would also be nice to have a wading pool or splash park in the NW!
- I'd like to know where you think you are going to park all of the cars. Snow removal looks like a massive challenge.
- If the area is going to be highly populated I would love to see more family friendly spaces such as soccer field, baseball diamonds or even a splash park would be amazing and would help ease some of the crowding at the lake. Bike paths along the entire area vs just the green space. Also apartment buildings are ugly. Would love to see them gone and just add town homes or duplexes
- Make the area a protected green space. There is abundant wildlife in this area
- The home lots along the street just north of the park appear to be very narrow. As most homes have 2 cars, there will not be enough room for parking on the street. Reduce the high density of homes along that block and eliminate the 11 western lots so that the park can be extended northward across that street.
- A splashpark integrated into the parkspace. This would ease congestion at the community lake.
- This location is such a wonderful opportunity for prairie parkland to be preserved, which would be a much more fitting legacy to the Hawkwood family than more housing. The community of Hawkwood has a lovely area of parkland with paths going through it, with a treed ravine and a hill with a view. There are currently no areas in this part of Arbour Lake with walking and bike paths (not to mention the fact that vehicles routinely speed down this part of Arbour Lake Rd at 60+ km/hr, which makes walking down this road unpleasant, and dangerous for young cyclists). It would make for such a beautiful part of the community to preserve the treed area from the proposed Open Space park on the east side down to the Stormwater Pond. This area is home to many species of birds, including a pair of hawks that make their nest here every year, coyotes, and wetland creatures, and I enjoy its beauty immensely when I walk past it.
- The proposed construction of multi-level condominiums are way in excess of what would be harmonious to the locality as realistically, there is no ideal way of forecasting how many people would eventually occupy the many units sold in these complexes and heaven forbid, the number of resident owned 2nd or even third cars that will migrate to Arbour Lake Road looking for a place to park. If the question is where additional parking could be allocated the answer is "best of luck!" The proposed development is boxed in on all sides by suburbia and other than line both sides of



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Arbour Lake Road, travelling west from the south east corner of the development, I see no way to accommodate the flood of excess cars within this development; knocking out some houses from within the complex and create an area within the development could be an idea but most unlikely to occur I will admit. There is a small area on the east side of 85th street at its southern end that could accommodate some additional parking; it is currently restricted at the moment and would need asphaltting because drivers get stuck trying to park there during winter.

- I suggest that the apartments be taken out of the development and that the number of unites be reduced. I can't imagine the traffic, with all the extra school buses and the two car families.
- what worries me about the development of this site is that it currently has wildlife (coyotes) that keep the rabbit population in the manufactured home park under control. with the development of the land, the coyotes will disappear and the rabbits will flourish in the home park.
- Traffic signals at the entrance to Watergrove park.
- I'd like to see the wildlife protected. I understand development happens but I feel like the many birds, plants and animals will suffer if a large development is placed without any spot for them. I'd also like to see a special monument or plaque in place telling about the historic hawkwood farm and why it's important to remember it.
- "I do not have an change questions but rather I do not want the project to proceed in any shape or form.

- (personally identifiable information removed)
I wish to submit my intervention to the proposed project as submitted by Hopewell Residential, for the above-named venture.

ECONOMICS

There is already an over supply of this kind of housing available in Calgary. As a result; multi-family residential units like mine are dropping in retail value. Adding more units across the fence from me would only stand to reduce my resale value even lower. The media reports that our prices are down significantly at this point.

I know of two units in my building that have been on the market for 4 years and not sold.

There are also 4 empty ones tht have not rented. COMMUNITY IMPACT The Arbour Lake Middle School is already operating at 10% over it's designed capacity. Adding 2,100 residents to this area would be unacceptable. The shopping areas at Crowfoot are now packed most of the day. Getting a parking space is difficult. Adding another potential 1,000 more vehicles to the area would acerbate this problem even more. The traffic pouring out of the two, designated exit/entrances onto Arbour Lake Road would be an opportunity for more accidents and pedestrian injuries.

- The Arbour Lake Community facility is standing room only on the summer weekends. The parking lot is full and spills onto the local streets. ECOLOGY
The farmland has been a sanctuary for birds and wildlife for who knows how long. The trees and ponds are alive with active life. The coyotes keep the rabbit population in check. Without them the rabbits would move



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into the residential areas and would have no natural predators to keep them in balance. Multiple birds would lose their nesting grounds.

The quality of life for us humans would be diminished by taking away the valuable green space and trees.

The developer says they will provide green space. Basically, a patch of grass surrounding a drainage pond. Not the same. In Calgary, we pride ourselves on quality of life for our citizens and having rich green space is very important for that.

SUMMARY

To destroy such a heritage asset for the sake of unwanted and unneeded housing would be a shame. They don't make anymore land like this. To trade it away for a future (inappropriate language removed) would be a disgrace.

- I have gathered over 200 names on a petition from residents in this area. They have signed their opposition to this development.
- To put it bluntly we don't want it!
- We urge the City to not grant the developers a rezoning permit.
- Let's find a better use for this property."
- Looks like the residential is taking all space, not allowing space for any amenities. Looks very congested. I do not mind the development but this just looks like every inch is taken with homes all too close together.
- Remove the row housing to the left of the storm water pond and increase the amount of green space as we are already losing enough green space by getting rid of most of the farmland.
- The whole area should be turned into park space. Arbour Lake is already too full, we are already considering moving out of the

community. It should be turned into park space and an off-leash park for dogs.

- Develop the side walk along that side of Arbour Lake Rd, add bus stops, fix the bulging man holes on Arbour Lake Rd in that area.
- "A proposal of 2000 people in such small area is ridicule! Even worst if you think they will be within an existing residential area built with infrastructure and services thought for less people.....Hopewell need to build another lake or Community entertainment because there is no way they can fit in the existing one!!
- Another point of view...seriously Calgary need such a big further building development? A nice off leash park is not even better, since we don't have one here in Arbour Lake? (Inappropriate language removed)
- How do you plan on accommodating all that extra traffic and the extra kids that will need schools to attend?
- Considering the proposed "high" density, what plan is there to accommodate the extra traffic on the already congested two access routes? What is the plan to accommodate more people in the already congested lake facilities (lake and the community center are already beyond their maximum capacity). Density should not be any higher than what exists in the rest of Arbour Lake. Submitted by (personal identifying information removed)
- Living in Watergrove Mobile Park I wonder about the driveways in and out of your development..I wonder could it be made into a one way within this new development to ease up traffic opposite watergrove exit/entrance??



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- More natural habitat and green space for the children in the area would be an asset. habitat for the wildlife that will be driven out.
- I think the high density (townhouse and apartment) areas should be replaced with more single family residences which are in high demand and extremely sellable. And this would allow for more greenspace as well. There is NOT enough green space in existing plan!!!
- "Extend the small green space farther south and make it connect via pathways to the big green park, by losing one house in each row and using the land for a pathway. This way the new green space will actually connect via pathways to the existing multi use pathway. It is difficult for seniors with mobility issues to go up and down sidewalk curbs, as well as families with young children on bikes or walking. It is much safer for everyone to use pathways vs sidewalks. Here is a chance to actually make a useful pathway network, rather than the disjointed pathway system that exists within the City of Calgary.
- Keep the big green space natural, rather than turning it into a grass field that nobody uses. The area already has two schools with large grassy fields directly adjacent (Arbour Lake School and St. Ambrose school). These large fields are seldom used unless there is a sporting event planned. Most of the time, they just sit empty and unused. This indicates there is no need for another bumpy, dog (inappropriate) filled, grass field. Residents enjoy the existing Hawkwood farm for the nature and serenity of the natural space. Keep the new green space natural so that people using the pathways can enjoy nature. This also saves on the cost of maintaining the grass field."
- Please do not add street lights to the pathway on 85th St, as suggested by one of the City of Calgary staff at the Open House. People have been walking this pathway for many years with no need for streetlights. This is not a 'pathway improvement'. This is just adding more light pollution and having a street light directly outside of the bedroom window of residents that live along the pathway will negatively impact these residents.
- open space as shown is adequate if it includes play structures for kids and is well-fenced. allow some of the listed green space as off-leash-dog-park too.
- There should be more park spaces in the area and not packed with houses. I would love to see the entire area a huge park since a community needs that, but at least half of it should be on one side, to have some breathing space and not be full of houses. For example, the park around the pond should be increased to cover at least twice the area, placed instead of the houses to the northwest or instead of the houses to the north or east. The residence should definitely not have access to the lake because it is already over filled, obviously they would pay less fees.
- "There is a high need for an off leash dog park in the area, and more green space for walking and biking, soccer, etc. I believe the proposed green space is entirely inadequate and should be at least doubled.
- Overall, I am very opposed to this development. This will leave Arbour Lake with no character whatsoever, just a mass

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bunch of houses and condos, no soul, nothing unique about it. Losing the precious little green space we have in the NW is very tragic. It would be nice if the developer listened to the people instead of going after the money!! How about staying true to the Hawkwood ranch, and turn the area into a horse riding facility for the city, and add a community garden!! Now that would be something people would be interested in. Right now the proposal looks like the same old, same old as everywhere else where homes are packed in as densely as possible:(very sad and disappointing!"

- Dont want this site to be built anywhere. Dont want the change of land use to be more housing in Arbour Lake at all.
- Maintain half this property as green space at least. The last thing we need in this area is more people. The amenities here are already beyond max'ed out! There is no off leash dog park in this neighbourhood and it is sorely lacking. People use sport fields as off leash areas because there is nowhere else to go in this community despite the large number of dog owners. So disappointed that this land is being developed. Bow down to the all mighty dollar.
- Just make sure that it fits in with the existing development in terms of aesthetics.
- Get rid of the apartment buildings. They will not sell anyway!! Instead, leave green area. Put convenient, well planned pathways please! Arbour Meadows Close needs more pathways for kids to safely get to schools and lake. Also, a cool park with swings, slides, Christmas tree, is needed close to Arbour meadows close. We have nothing on this side for our children to enjoy outdoor time safely.
- I feel that there are too many units. Wildlife makes its home around the pond, and I think there should be a larger greenspace area that is left in its natural state, rather than landscaped into something unnatural
- Green space and walking paths would be nice. We bought here just over a year ago because we love the lake and road access to work. The potential of having a couple thousand more residents crammed into this space is very disappointing.
- kids play areas perhaps leaving more room for green space around the storm water pond to include a small bike park, walking path all the way around the storm pond. plan for people walking across the property to/from the schools to the NE of it, to the shopping accessible directly E of it via the pathways/streets that connect to the back of the shopping area.
- Day programs for kids/families, assistance to low-income and homeless populations, playground with swings, definitely swings, and an increase in protection/shelter for all the wildlife you're displacing.
- I would like to see more bike and walkways, more park and green space. This is boring and unimaginative. It looks like a potential slummy area for kids to be bored and get into trouble. A grab for more taxes for the city and not enough areas for children and families or other residents of Arbour Lake to enjoy nature. Such a shame to lose this beautiful area. There are so few left in this city.
- EXTREMELY concerned about parking. There will be numerous cars parked on Arbour Lake RD NW if more parking is not provided for these housing units. This is an extremely high traffic road and having parked



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cars will make it more dangerous. This road is a hill on a bend and during the winter parked cars will add hazards to the icy roads. Also, would like to see a school added.

- Should be a bike park, play areas for kids and at least 4 tennis courts.
- I don't like the idea of this massive development and would have preferred a park with walking paths.
- I'd like the whole site to be dedicated as a park for the area dedicating the space to the owners that managed to keep a beautiful area this long in the middle of an urban area. It would be a much better use of space than building more apartments and space that adds to the urban landscape. By developing this space it will only add to the parking issues and cram more people into an already congested area.
- I would like to see outdoor exercise equipment, a green-space on a hillside suitable for sliding on snow in the winter, and possibly, a skateboard park.
- The area really needs an off-leash dog park. This park could also include an area for enjoying the mountain view.
- Hopewell has not taken care of the fences already built in arbour lake that are in the process of falling down!! why would they take care of this development? most of the businesses in the area are busy enough without adding a whole bunch of other people.. traffic parking ect
- Ideally this would remain just as a green space that would be an off leash park for dogs and a community garden. If it had to be developed it would still be better to leave a majority of the land as a public green space off leash park and community garden.
- I would like to see an increase to the amount of green space in the area. I think the city and community could benefit from a larger park area. The stormwater pond is not a usable area for residents but makes up a large portion of the green space.
- It would be nice to leave it as a small forest. The big open forested space is home for a lot of animals in the area such as foxes, the occasional deer, rabbits, gophers, birds, etc, and allows them to get away from human activity. It is the only decent green space we have in Arbour lake and beyond and it would be a shame to get rid of it. It is also a nice break from staring at houses.
- This area should not be developed. I am tired of the city of Calgary allowing development in so many green spaces. Continually changing the designation of land use here has been going on too long. Stop the development and leave green spaces for recreational use.
- "I think at least 40% of this property should remain park/green space. The farm is one of the only places in the entire community of Arbour Lake with trees.
- Also, since this survey provides virtually no meaningful opportunity for feedback, I am going to use this space to express my personal feelings about this development. While I understand that it was a private sale, and that the City is thereby limited in what it can do to determine the outcome of this development, I would urge that this development is harmful to this community and the City. For myself, I certainly hope my circumstances allow me to re-locate by the time construction begins. Development will create an enormous disruption to the otherwise quiet enjoyment that this

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community offers. Further, I am concerned that the influx of properties will diminish the value and desirability of my home, should I choose to sell. Finally, I understand that there are benefits to building in spaces within the city that already exist, rather than sprawling outward, but it pains me to think that this beautiful, natural, green space is going to be levelled. Isn't there some way that this land could fall under some kind of "heritage site" protection?"

- "Based on the current density in the area, an increase in green space must be considered. I would like to see public access space closer to 40 or 50 % of the development.
- It is unclear if this falls within the ALRA - will the green space be public or require lake access? In either case, has there been consideration towards a community space - such as a town hall for events, gatherings, and rentals?
- I am not at this time opposed to the development - and currently own but am not a resident in the area. My concerns fall primarily with community amenities and infrastructure to support the increased population as well as the expected timeline for construction. I am particularly concerned regarding the demand in the area and the ability to sell/fill the space with this many additional people. Supply and demand plays a major role in my stakes."
- More park space. It was so nice to have the green space of the farm that it will be a big loss to have it all developed. The more green space, the better.
- It should all be park space with a few more ponds for the ducks, geese, and other gifts of nature that like to use these areas as a

habitat. Local programs in the park space for residents of Arbour Lake and area would be great as there are many of us who walk instead of drive and something close to home would be appreciated so much. There is a beautiful view of the mountains from the land for all to see and I am sure this was one of the things that attracted the original buyer of the land and made it a farming area. We need more green space in the Arbour Lake area. PS. If it is build up, will the city put in a public school for the lower grades as there is only a jr. high, a sr. high and a separate school currently in the area, and NO public school for the young children of the area.

- I can hardly believe the site will be so intensely developed. I live in the immediate area and the park space is very limited. This area served as an impromptu open green space and provided site lines across landscapes at least vaguely natural. Once the area is developed in this way there will be no open green space left in the region except roadside allowances and fake ponds. I know it doesn't matter but I have always been completely against this development. It should have been left as a farm.
- I want the traffic light on Nose Hills with Hawkstone Dr to have a left turn traffic light when coming south to north.
- I think it is much to dense for starters, too many people and vehicles for the area. As it is we have many cars parked on the only road in this area. With over 900 units, I can't see how ..all the cars, trailers, etc. can be accommodated. I am very sad about the whole thing and the loss of this beautiful area. I realize that the land is privately owned, and they have the right to sell but a smaller



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number of homes, fewer apartments, and more community space would make it a more pleasing addition to Arbour Lake. Also worried about the addition of so many new residents to the Lake and schools.

- Give this area their own recreational facilities, more parking, green space and access to schools paths. You've not added any major accesses to this already slow area. There is one way in and one way out for potentially over 1600 vehicles a number of times a day. This is a low income housing area. In a few years this will become a run down area for Arbour Lake. What have you done for the seniors in the area?
- I would like to see additional park space and less units. Once again a bad accident happened on Arbour Lake Road at the Mobile Home Park on September 6th. With the huge increase in traffic these accidents will be an on going occurrence.
- There should be additional playgrounds for children. They need to be spread through out the development rather than just in a central location thus encouraging their use as the children will be closer to their houses.
- The full area would be better served in the community if it was left natural as possible with no high density buildings!
- There should be a pathway from the storm water pond up to the existing condos/town homes/retirement centre. More green space and park and better connections to existing Arbour Lake. How will Arbour Lake Road handle all those extra cars?
- "1) Why not add a community centre for the new residents, including an extensive year 'round enclosed child play area? A basketball

court, climbing wall, volleyball - support Participaction!!

- 2) Select appropriate and many different tree types for this climate! Spruce/coniferous trees would show well, with lots of privacy year 'round, and benefit the high density development.
- 3) Please ensure all residents have sufficient parking to keep their vehicles off the roads when not in use. Otherwise, it will look like a used car parking lot ... an appearance that is disgusting in many Calgary communities! Every single residence should have a garage for one to two vehicles.
- 4) Parking must be prohibited on Arbour Lake Road to allow normal flow of traffic.
- 5) "I would remove all the houses from the perimeter and turn that land into a woodland pathway, starting at the lower apartments, going up to the open space and continuing up and around the back to the other apartments. This could be a space like the Silver Springs woodland pathway park, fully treed and quiet, peaceful in the midst of the crowd.
- Along Arbour Lake Road, line it with BIG trees so we don't miss the 'old' property so much."
- I would redo this whole unsightly mess and just build bungalow type villas like in Scenic Acres on Simlar road (Westchester estates). The way I see this current plan it is going to look just like the disasterous unsightly mess we have been blessed with in NW on north side of 1A highway at 12 mile coulée road. Looks like cheap breeding pens. I don't understand why NW Arbour lake needs more starter homes that become rentals not looked after and downgrades the homes people take pride in. Arbour Wood is becoming a low



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class area to live because of all the homes being bought for rental revenue properties. Can you imagine the problems going to be created by adding more of these cheap places. We are going to be in the class of Forest Lawn. Go look at Glen Eagles or even the Avalon development along Nose Hill. This would at least help give the area some class. A few apartment blocks are fine as long as you have underground Parking. The mess you have proposed where is the parking and are there front drive garages?!!

- In my opinion, two Entry/Exit for this density of residential buildings would not be enough, specially in the time of emergencies like fire, when every body wants to escape the area at the same time. Location of higher density buildings next to designed Entry/Exit nodes would aggravate this problem.
- We need to keep the farm as a parkland where the community folks can wander around & enjoy the scenery and love of nature
- There is not enough green space. Way too many residences are being built on this spot. This will cause overcrowding in our neighborhood from both a traffic perspective as well as access to the lake
- Many of us are retired in the area. There seems to be plenty of family activities but not much for older adults. We enjoy walking and would like to see the green space remain as natural as possible.
- Keep the wetlands. There is no need for a development of this density given economic conditions that were not forecast when the city created the MDP and they are not likely to quickly change in the opposite direction. Population growth has slowed substantially,

home inventory has been rising and the MDP also calls for sustainable development that includes consideration to natural features. Somehow this seems to have been lost in this plan.

- Please consider vehicle parking space for those condos. It is always to have more green space in the community.
- More safe bicycling infrastructure: painted bike lanes or even separated bike lanes. This is within biking distance to the shops and to the LRT so help citizens bike safely and separated from cars.
- "That would be great to have a hockey rink. We have a lake in our community but can't play hockey as often as we want because the lake is often closed in winter (as they explain due to the weather conditions).
- In summer time the rink can be transformed to the basketball court."
- "Having traveled around Canada over the summer this proposal was on my mind whenever I noticed parks in other cities. Our City has always struggled with the ratio of parks to urban sprawl. At the very least this development should be reduced to half with an eye of keeping the existing pathway (85th St) as a corridor to the LRT. This parcel is too precious to NW Calgary. The entire community utilizes it and views it as an oasis of nature & wildlife. Even though we knew once Mrs. Hawkwood passed there would be pressure to develop, we didn't think it would be so ambitious.
- Look forward to further conversations."
- "Connecting paths around the neighbourhood - not just stop and start somewhere else. We need paths for kids to walk from one end to



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the other end and have access to schools.
We need green space.

- We'll these new homes have access to the lake? If not they need something. If yes, then we need something like a spray pad for young kids to enjoy a neighbourhood pool as the lake will be overcrowded for safety.
- No dog park - there is enough trails by stoney trail to walk dogs were people leave their poop behind."
- Would love to have an off leash dog walking park included.
- The whole space should be a natural park
- "I would like to see the green space around the pond doubled. It would be great to have picnic areas where family can spend time as Bowness park is very crowded. This would also require parking areas for people who are enjoying the green spaces.
- An off-lease dog area would be very useful along the old road way."
- The density of housing in this development is obscene. As I type this, more than fifty residential properties are currently available for sale within the bounds of Arbour Lake (as listed on MLS - this number excludes any "for sale by owner" properties). Arbour Lake School is already at capacity and the classrooms at Robert Thirsk High School are packed beyond their capacity as well. There is not room for more people in this community, and there is no need to build additional properties when a market evaluation shows that there is more than enough existing supply in the community to meet the demands of those wishing to move here. Instead of building more unwanted cookie-cutter homes, the Calgary Heritage Authority should designate the Hawkwood

Ranch as a historic resource that acknowledges our community's agricultural past and that preserves that history, and the natural area, for future generations of Calgarians.

- "My initial comment is that I am very disappointed this property has gotten to a development proposal stage. When I purchased my condo, which overlooks this land, my understanding was Mrs. Hawkwood's request was that it never be developed. I paid a premium for my condo and have already lost value on my property. At a minimum, please ensure those of us who overlook the property, do not lose the view we paid a premium for.
- There is also the loss of wildlife and natural lands. I know this is not a concern to a developer or to the City of Calgary, but I am deeply saddened that another green space is proposed to be developed. In a recent article in the Avenue magazine, it was stated from a survey that Calgarians valued green space above all other characteristics. If the development does go ahead, I would like to see more green space, which would include widening the green space where the High Pressure Gas Line is located.
- I also have grave concerns about the additional traffic as a result of this development. There could be approximately 1,800(based on 2,200 new residents) additional vehicles on Arbour Lake Road NW as this is the only entry and exit for the development.
- The LRT is already very busy. How would it handle the additional population? How many additional buses would be required which



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would also increase the traffic on Arbour Lake Road NW?

- The Arbour Lake Residents Association facilities are already extremely busy. There is no room to expand. How would it handle the additional population without negatively impacting the current members of the association? Another 2,200 residents seems unreasonable to those of us who currently reside in the area.
- The YWCA is also bursting at the seams. How will it handle the increased population?
- There is a concrete retaining wall on the south side of the condo buildings which overlook the proposed development. School children already trespass on the condo's private property. This is not only dangerous but with the increased number of children who will be trying to take a short cut to school, it will become even more dangerous. What would/could be done to block this access?
- There is concern over whether, during construction, there would be an impact to the foundations of the condo buildings on the escarpment. What would the City do to ensure this didn't happen?
- In summary, I love the community of Arbour Lake and am hopeful the City of Calgary will ensure this proposed development does not negatively impact the many positive aspects we, as residents, have come to expect and enjoy."
- Less density, more walking paths and green space
- "I would like to see a high-end villa development that is gated. This would allow for a lower density of people, while still

allowing the owners of the Hopewell development to make a good profit.

- I think it is very important to keep as many of the mature trees as possible that currently exist by the current farm House. By strategically building the bungalow villas around the existing trees, more of natural beauty of the site could be maintained."
- I don't think grass should be put in for lawns or public areas. A drought-resistant ground cover would be much better for Calgary. Something home owners do not have to mow constantly (a waste of time and effort) and can water as little as possible. I also think there should be space for a community garden. Food is such a fundamental need, I think communities should be built with it in mind. Also it's a good gathering space. A good space for a community garden is where it is sunny. And if there's space a community orchard could be great.
- You are taking a beautiful natural area and putting in housing. There is no need in Arbour Lake for more development. Leave this natural area as is!
- With future development plans, please confirm that there will be more green spaces considered for the area, especially to the north of this building site map. Please don't allow for retail to join the already built apartment buildings. The Crowfoot area already has a well-established site for stores and shoppes. Also, do not increase the number of roads within the area of this map. Please consider 2 more bus stops to placed along Arbour Lake Rd to help deal with increased foot traffic.
- The park space should be connected with the northern section of the development. Walking



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routes need to be interconnected paths, not dead-ends. If more people are added, lake/community hall access needs to be restricted OR there needs to be a plan for expansion. The lake is already very crowded and undersized.

- Why this major keep destroying Calgary? Is he going to add one of his ugly and expensive arts?
- The loss of this green space, even though it is private land, will be difficult for the current wildlife that live here. I would like to see an additional park to help with the loss of the trees and wetlands.
- The open space (park) on the east side of the development should be expanded to include all of the trees/bushes that are currently there. The area by the storm-water pond currently proposed for townhouses should be made into a green-space park. There should be a child-care centre built instead of apartment buildings.
- There are coyotes and other animals that use the farm as a travel corridor. We see them at night in the Arbour Lake School field or in the farm field. I have also seen them in the green spaces at Arbour Crest. And in Royal Oak. I think it would be nice to have a continuous wildlife corridor for the safety of these animals. I like that there will still be a pond. This is walking distance to the LRT so I think higher density is okay. The location of the apartments is fine. It looks similar to the condos, apartments, and other houses in the area. The developer should also buy the trailer park.
- Beside storm pond where houses are should be removed to make the bigger green space.



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Verbatim Comments – general comments

- Suggesting to develop park land cause there is no park in Arbour Lake community
- No No No No No go away Hopewell
- We desperately need a dog park in this area!
- Kids playground equipment; fitness equipment similar to other green space by ball diamonds & soccer field
- A quality full playground (not a tot lot) - there are not any nearby
- traffic & increased density concerns
- No apartment bldg!
- No apartment buildings. We do not want any apartment buildings
- less density maybe less apt
- Not senior friendly
- How many children
- Estimate of 1800 cars & motorcycles far too many
- I strongly disagree to build apartment residents
- Just say "no!"
- What is the impact of construction & wind on existing residents? 3 years of dust & garbage
- Need more policing
- We need a dog park
- Too compact will increase traffic, don't want this development, love our wetland
- (inappropriate comment removed)
- Density too high say no!
- Traffic already too heavy for the roads
- Its ok to say no to this development
- pedestrian shortcuts halfway along long residential blocks to increase walkability
- Too many people not enough parking
- No streets, street connections pathways; we do not want this development
- Speak for yourself. I am in favour
- Density too high for area
- Not nearly enough green space
- please ensure pathways are included (as planned & maybe add more)
- The road is just one side. And there are too many people (new people) It will cause traffic
- Concerns of - negative effects of bulldozing & vibrations affecting existing property & structures
- Concern of rodents - being moved and ending up in established neighbourhoods
- Coyotes - what happens to them?
- Concerned about over utilization of the lake. It is already overcrowded
- Too many units in the place
- No residential or commercial development. Park land only
- Do not rezone! Keep as is
- It depends if your going to get rid of the farm then plz rezone
- leave the ranch as green space
- None!! Don't do it!! Keep our farm!
- We are so fortunate if we can keep green space; please such a precious area - keep it for the future of Arbour Lake
- No no no
- No!
- No no no
- Do not build
- Leave it as a natural park! Wildlife is important
- Arbour Lake development Calvanna Village Resident; 6 story condos are going to cut off: mountain view, sunshine. Destroying nature trees, plants animal habitat; too many units for the space, congesting the streets which are only one lane either way; Overtaxing the



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schools, Arbour Lake Recreation, business areas; Noise - too much traffic; Bad design with only one entrance and exit, what if there is an emergency; Too many people in a small area. Please reserve the natural habitat on the gas line area - which will help cut off noise and dirt. We & many others chose this place to live because of scenery and quietness

- My thoughts about the Hopewell Development proposal in Arbour Lake: 1.) I'd prefer this land be entirely managed as park / open space in a manner that enable survival and propagation of it'd natural native wild flora and fauna. This would mean very minimal access by people. Authorized people access ultimately means random pathways, bikeways and habitat damage. It would be excellent to manage the area as Inglewood Sanctuary is now managed with one point of access, no vehicular traffic beyond an entrance parking lot and select barrier fencing to protect against intrusion to sensitive ecosystems. 2.) I object to added residential development in Arbour Lake a.) The lake and its associated facilities in the Community cannot handle the proposed increase in user demand without a significant loss of quality experience for all users and possible overload of aquatic and biological systems therein. However, the Residents' Association will probably willingly accept all the additional annual lot reviews. b.) The alignment, curvature and width of Arbour Lake Road is not suited to a major increase in vehicle use or access and egress driveways. Vision is obstructed due to the curve and on-street street parking, the presence of two school zones and the abnormal linkage of this short residential road link between the two

busy commercial/connector roads on each end, both of which serve Crowfoot Centre. For the two condominiums already on the north - east end of the curve, visibility for exiting drivers is very much compromised by a combination of the curve of the street and the on-street parking. Additional traffic from the proposed development would be positively hazardous. c.) An increase in residences on Arbour Lake would compromise the function of two lighted intersections bringing traffic from Crowchild Trail and through the Crowfoot Station parking lot. D.) Increased population will result in excess demand at those commercial places now at capacity much of the time (McDonald's, A&W, Tim Hortons and probably others). E.) Development as proposed would cause neighborhood disruption, construction noise and associated activity for possible 3 years, an unwanted annoyance for existing nearby residences. F.) Vistas of open space and the panorama beyond to the River Valley and mountains will be greatly compromised and largely lost to present residential properties and only partially usurped by newly developed properties. 3.) I recognized that the City of Calgary's first priority is Growth. Unfortunately the same is true of 99% of its residents because no alternative has been considered or advanced to maintain and increase the standard/quality of living. Also, unfortunately, Growth's greatest detriment is LOSS OF UNDEVELOPED LAND and sprawl onto historical OPEN SPACE. The true result is more crowding, less real undeveloped space per capita and compromised quality of living. Our grandchildren will be deprived of the richness of natural amenities now available



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just as we are not privileged to have the low density and extensive spaces our parents had.

- To whom it may concern, We would like to provide you with our comments regarding the Arbour Lake Road, Hawkwood Ranch Property Development LOC2017-0160; Like the many people that live on Arbour Lake Road and fortunate enough to oversee the Hawkwood ranch, we will be sorry to lose what has been a wonderful experience observing the flora and fauna that has been prevalent on the ranch for so long; in our case perhaps even more so for my wife and I have diligently photographed the many rare wildflowers found there and also, videoed the birth of moose and deer and the many nesting habits of the prolific birdlife that make their home on the ranch every summer and on into the winter. It will be stressful to witness the exodus of this haven of multiple lakes and tree groves and suffer the loss of its hawks, owls, waterfowls, nesting birdlife, coyote families, deer and flora.

Understanding that the loss of Hawkwood ranch is now inevitable, we in Arbour Lake cringe at the thought of what increasing the density of living by some 2,120 people (likely many more) and as yet unknown quantity of cars, will mean to those already living here. There are only two ways to exit the ranch area one being through controlled school zones and play areas, no doubt already operating to capacity, and the other exit via a single traffic light at the bottom of 85th Street; I am glad that my wife and I, now retired, will not have to join the crush of traffic attempting to leave for work in the morning during school bus arrival and parent drop-off times. Also, having underground parking, we will not deal

with the issue of where all these same new residents to the area will park their second or perhaps even third car, food for thought indeed; after all, in today's multi-cultural society, how many people will eventually take up residence in high-rise apartments? As for ourselves, we anticipate paying fewer visits to our already overtaxed facilities at the Arbour Lake residential area!! Most likely, for those many condominium owners who paid increased apartment values for the privilege of having a view to the mountains and overlooking the Hawkwood ranch, the loss of property value will have its greatest impact; the location, height or even existence of high-rise apartments in the proposed development, will certainly effect such owners well-being, life style and hopes for future property sales. At a recent gathering at Arbour Lake community centre, re the Hawkwood Ranch Proposals, the developer indicated that high-rise will be located at the northern edge of the property directly in front of the outlook of many who now live facing mountain views to the west. It is our hope and I'm sure we speak for all those residents in Arbour Lake Road, that council will seriously consider disallowing the use of high-rise altogether; either that or restricting the height of such buildings to four levels maximum or best scenario of all, place the positioning of such high-rise at the southern edge of the development directly adjacent to Arbour Lake Road and alongside the already existing four level high-rise who will then be placed within short walking distance to Crowfoot shopping and the LRT which in itself may help ease morning/evening commuter traffic congestion. Thank you for



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giving some consideration to what we have to say re the Hawkwood Ranch development.

- Questions: What is the city's regulation on population density on recreational areas as well as residential areas? What do you intend to do about an already maxed out infrastructure (ie. Amount of vehicles trying to get in and out of Arbour Lake or already overloaded sewage systems, etc.) What do you intend to do about schools? Many surrounding schools are already maxed out without more families to add to the problem and there is no public elementary school in Arbour Lake to date.
- To have amenable neighbourhoods. Things that connect existing and those and new residents
- For the apartments to have views as well
- Green spaces - recreation for kids, playgrounds; playfields to play soccer, basket ball, tennis courts
- Likes the park spaces, hopes they are open to everyone
- Buildings could be obstructive where they are
- If the coyotes will be moved?
- I am saddened and disappointed that Hopewell's poorly considered proposed changes for the "Arbour Lake farmland area," show no awareness of the importance of preserving untouched this last and most precious natural environmental area remaining in the Arbour Lake community. If implemented, Hopewell's unnecessary proposals will destroy all vestiges of the last

natural area in Arbour Lake containing native trees, rich grasslands, wetlands, ponds and lake area... all a critical refuge for many varieties of wildlife with well established homes and for the bird population returning to this area each spring. The destructive impact of Hopewell's project would lead to; the complete levelling of the undulating natural landscape of this Arbour Lake area farmland, the removal of the existing trees, grasslands, ponds, and diminishing or removal of the existing springs and pond. The removal of well established native trees, grasses and the natural habitat critical for the well being of the many wildlife well established in the farmland area. Each spring, we see the migrating birdlife returning to establish new homes. Again Hopewell's proposed changes for the development of this Arbour Lake farmland area will destroy this most precious and well established natural wetlands and wildlife in our Arbour Lake community. If approved Hopewell's proposal will be to the detriment of the wider area citizens in providing unnecessary new housing in Arbour Lake and a return of profit for a small number of investors. I remain fully opposed to Hopewell's project. I would call upon the City of Calgary to deny this land development request and to develop plans more appropriate to preserving this unique are of the Arbour Lake community for now and future generations of the citizens of Calgary.



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Verbatim Comments – session evaluation form and comments

The following table summarizes all of the session evaluation forms we received at the three open houses. It is followed by comments received.

Session Evaluation Form					
Circle the statement that best describes your opinion	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
The open house was a good use of my time	17	21	8	10	2
I'm satisfied with the opportunity to participate and provide input	15	29	5	2	2
I received enough information to provide meaningful input	14	22	8	5	1
I understand how my input will be used	3	14	8	4	2
This open house was an effective way to collect my input	4	15	5	4	3

- I just hope it is taken into account. I hope \$\$\$ does not rule the day
- Excited for this development and looking forward to knowing more about home and prices
- It was too much noisy inside open house so I can't understand exactly what the staff answered to my questions
- I would like to suggest you make a presentation first. After presenting, it is a good way to have a time for questions and answers individually
- I already received all the information by mail & on-line. It is so loud in the meeting room, I can't hear staff or other local residents.
- Perhaps but possibly channeling this through the Arbour Lake Community Assoc. And Resident's assoc. would better assess the feeling of how a development of this scale will impact and be received by this community. However; post-it-notes are not my way of contributing to a contentious development issue.
- How can I conclude if it is 'meaningful'? I will submit views that I consider to be meaningful
- No; I already reviewed the proposal considered the impacts and compiled



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comemtns (suggestions) prior to this meeting. Nothing here helps, or adds to my information

- We need to keep it a natural habitat
- I'm concerned about traffic - wildlife; to many people mountain view
- No my input should have been considered
- Good to be able to ask questions
- and knowing more info to come during process
- Good to get residents involved
- It gives the people a chance to be heard
- Great ideas come from participation
- Great communication by Mike
- Was good to speak with Mike Davis
- I am 'assuming' that my input is going to be used!! Expect.
- The Hopewell development has already been designed and City of Calgary staff indicate that little can be done to make changes that actually impact residents
- Participating and providing input is useless if there is no opportunity for input to lead to change
- I understand input will not be used
- Unfortunatley you have to wait in line to speak to City of Calgary employee instead of also haivng a presentation & question & answer time. The regular info I received at last Hopewell info & in mail
- I really do hope that this process is legitimate & not just a pacifier that aids the developer
- Awkward info on posters & must wait to engage possible knowledgable employees from planning dept.
- hopefully
- slow to gather my thoughts & say what I need to say
- Hopewell has sent links to 'provide input' before purchasing the land. These links did

not work. City told us we could provide input through another link, which also did not work

- We were told today there will be development than we originally disputed; I felt like this is a done deal. None of our input was considered, there were so many people here (to object), no one could hear anything
- No! We would like a vote
- I don't see a sheet to list why we don't want this! The questions are biased.
- I feel the City will proceed with this development no matter what the public input
- I do not agree with this develoment at all
- It appears that in discussion with City personnel that this will proceed in some manner
- I have provided my input but don't have faith the City wil listen
- Very helpful
- hopefully will be taken into consideration
- good reps from City of Calgary!!
- It is important because the people affected (the community) felt to be included in this important decision
- this open house was beyond my expectations. Thanks a lot for taking the time to know the opinion of the Arbour Lake residents
- Thanks to the City of Calgary for the opportunity to let us know the plans for this land in a very detailed way
- Its very important that the City of Calgary takes consideration on people who can really get affected. Thanks!
- It was beyone my expectations!
- We had a chance to meet and greet the City officials
- I met Mike Davis and he showed sincere interest with our concerns. Thank you



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- It may be an effective way to collect input, but will the input be listened to? Majority of feedback has been a resounding No to this development
- Good to be able to ask questions directly - transportation, parks
- I'm sure my input will not be taken into consideration. The City wants development and the developer wants to make money
- Thanks for the open house
- It is obvious by the questions that this was not an "open" engagement
- I don't feel our voices are being heard, that this is too much density for the area - impact on traffic/schools etc.
- This process makes me feel that the city is appeasing us and don't really care about what we think
- No one hear was hear to listen - "just answer the questions"
- It would have been best to have a presentation at the beginning and then in 30 min intervals for those who join later. All the info in this open house was already available online
- But I'm not happy with the way the open house was organized
- Leave it as it is
- What the (inappropriate language removed) was this about?
- Little communication with City employees
- I strongly feel this parcle of land stay green space!
- just hand outs - with plans
- Who knows if my comments will be considered
- Not sure yet. Will voices be heard and listened to.
- A townhall format with opportunity for people to listen and speak
- no, the questions presented were biased towards - this has been decided, not its time to placate the neighbors