AGENDA

INFRASTRUCTURE AND PLANNING COMMITTEE

April 15, 2026, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Councillor A. Chabot, Chair
Councillor J. Pantazopoulos, Vice-Chair
Councillor M. Jamieson
Councillor D. McLean
Councillor N. Schmidt
Councillor R. Ward
Councillor J. Wyness
Mayor J. Farkas, Ex-Officio

SPECIAL NOTES:

Members of the public are encouraged to follow Council and Committee meetings using the live stream calgary.ca/watchlive

Members of the public who wish to speak at a Standing Policy Committee may request to do so using the form at calgary.ca/publicsubmissions

Committee Members may be participating remotely.

1. CALL TO ORDER

2. OPENING REMARKS

3. CONFIRMATION OF AGENDA

4. CONFIRMATION OF MINUTES

   4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2026 March 11

5. CONSENT AGENDA

   5.1 PROCEDURAL REQUESTS
   None

6. POSTPONED REPORTS
(including related/supplemental reports)
None

7. ITEMS FROM OFFICERS OF COUNCIL, ADMINISTRATION AND COMMITTEES

7.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.2 Calgary's Flood Resilience – Historical Background (Verbal), IP2026-0351

7.3 Flood Resilience Land Use Bylaw Amendments, IP2026-0212

7.4 Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002, IP2026-0337

7.5 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001, IP2026-0322

7.6 Playground Sites Levels of Service, IP2026-0034

7.7 Corporate Capital Prioritization Framework, IP2026-0155

7.8 Infrastructure Insights Report – Spring 2026, IP2026-0261

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

9.2 ITEMS FROM OFFICERS OF COUNCIL, ADMINISTRATION AND COMMITTEES

9.2.1 Proposed Acquisition (Stoney 1 – Ward 03) North Calgary Infrastructure, IP2026-0308
Held confidential pursuant to Sections 19 (Disclosure harmful to business interests of a third party), 28 (Local public body confidences), 29 (Advice from officials), and 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act.*

Review By: 2030 April 15

9.3 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT

MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

March 11, 2026, 9:30 AM
IN THE COUNCIL CHAMBER

UNCONFIRMED

PRESENT: Councillor A. Chabot, Chair
Councillor J. Pantazopoulos, Vice-Chair
Councillor M. Jamieson
Councillor D. McLean
Councillor N. Schmidt
Councillor R. Ward
Councillor J. Wyness
Councillor M. Atkinson
Councillor H. Clark
Councillor L. Johnston (Partial Remote Participation)
Councillor D.J. Kelly
Councillor K. Tyers (Partial Remote Participation)
Councillor A. Yule

ALSO PRESENT: General Manager D. Morgan
General Manager M. Thompson
Deputy General Manager T. Mahler
Leader, Legislative Services M. A. Cario
Senior Legislative Specialist J. Palaschuk
Senior Legislative Specialist C. Doi
Legislative Specialist A. Lennox

1. CALL TO ORDER

Councillor Chabot called the meeting to order at 9:32 a.m. on 2026 March 11.

ROLL CALL

Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Pantazopoulos, Councillor Atkinson, Councillor Clark, Councillor Kelly, Councillor Yule, and Councillor Chabot

2. OPENING REMARKS

Councillor Chabot provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor McLean

That the Agenda for the 2026 March 11 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

For: (11): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Clark, Councillor Kelly, and Councillor Yule

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2026 February 11

Moved by Councillor McLean

That the Minutes of the 2026 February 11 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

For: (11): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Clark, Councillor Kelly, and Councillor Yule

MOTION CARRIED

5. CONSENT AGENDA

5.1 PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS OF COUNCIL, ADMINISTRATION AND COMMITTEES

7.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

7.2 Deferral Request – Bridgeland Properties in response to IP2023-0508 from Q1 2026 to Q1 2028, IP2026-0213

Councillor Schmidt introduced a group of Grade 6 students from Rundle Academy (Ward 8), along with their teacher, Carly Whitteron.

Councillor Tyers (Remote Member) joined the meeting at 9:36 a.m. on 2026 March 11.

Jaydan Tait, Attainable Homes Calgary, addressed Committee with respect to Report IP2026-0213.

Moved by Councillor Atkinson

That with respect to Report IP2026-0213, the following be approved:

UNCONFIRMED

That the Infrastructure and Planning Committee recommend that Council defer Report IP2023-0508 from Q1 2026 to Q1 2028.

For: (12): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Clark, Councillor Kelly, Councillor Tyers, and Councillor Yule

MOTION CARRIED

7.3 Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2026-0189

A document entitled "Policy Title: Budget Spend Authorization and Delegation" was distributed with respect to Report IP2026-0189.

The following speakers addressed Committee with respect to Report IP2026-0189:

1. Kathy Oberg, B&A Studios
2. Chris Andrew, B&A Studios
3. Ben Mercer, Qualico Communities
4. Tara Steell, Dream Asset Management
5. Jay German, Ronmor
6. Brett Friesen, Hopewell Residential

Councillor Johnston (Remote Member) joined the meeting at 11:13 a.m. on 2026 March 11.

Moved by Councillor Pantazopoulos

That with respect to Report IP2026-0189, the following amendment be approved:

That with respect to Recommendation 1, the following words be removed after "2029":

", with flexibility to advance the timing based on the overall prioritization process and consideration for other critical priorities and capacity".

For: (7): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor Schmidt, Councillor Atkinson, Councillor Clark, and Councillor Yule

Against: (6): Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, Councillor Kelly, and Councillor Tyers

MOTION CARRIED

By Unanimous Consent, Committee modified the lunch recess to begin following the conclusion of Item 7.3.

Moved by Councillor Jamieson

UNCONFIRMED

That the Infrastructure and Planning Committee reconsider its decision to amend Recommendation 1 of Report IP2026-0189.

For: (12): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Johnston, Councillor Kelly, Councillor Tyers, and Councillor Yule

Against: (1): Councillor Clark

MOTION CARRIED

Moved by Councillor Pantazopoulos

That with respect to Report IP2026-0189, the following amendment be approved:

That with respect to Recommendation 1, the following words be removed after "2029":

", with flexibility to advance the timing based on the overall prioritization process and consideration for other critical priorities and capacity".

For: (6): Councillor Chabot, Councillor Pantazopoulos, Councillor Schmidt, Councillor Atkinson, Councillor Clark, and Councillor Yule

Against: (7): Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, Councillor Kelly, and Councillor Tyers

MOTION DEFEATED

Moved by Councillor McLean

That with respect to Report IP2026-0189, the following be approved:

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to consider the required operating and capital investments needed to enable this Growth Application (GA2023-001) in the prioritization of investments for the 2027-2030 Business Plans and Budgets, with major capital investment beginning in 2029, with flexibility to advance the timing based on the overall prioritization process and consideration for other critical priorities and capacity;
2. Direct Administration to consider investments required to advance infrastructure planning and design work related to this Growth Application (GA2023-001) in the prioritization of investments for the 2027-2030 Business Plans and Budgets, with investments beginning in 2027; and
3. Direct Administration to consider any future capital and operating investments (2031+), as required, for this Growth Application (GA2023-001) in the prioritization of investments in future Business Plans and Budgets.

UNCONFIRMED

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, Councillor Kelly, Councillor Tyers, and Councillor Yule

Against: (3): Councillor Schmidt, Councillor Atkinson, and Councillor Clark

MOTION CARRIED

Committee recessed at 12:10 p.m. and reconvened at 1:12 p.m. on 2026 March 11 with Councillor Chabot in the Chair.

ROLL CALL

Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Pantazopoulos, Councillor Atkinson, Councillor Clark, Councillor Johnston, and Councillor Chabot

Absent from Roll Call: Councillor Schmidt

Moved by Councillor Pantazopoulos

That the Infrastructure and Planning Committee recess this meeting at 6:00 p.m. and reconvene at 9:30 a.m. on 2026 March 16.

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Clark, and Councillor Johnston

MOTION CARRIED

7.4 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2026-0191

Kathy Oberg, B&A Studios, addressed Committee with respect to Report IP2026-0191.

Moved by Councillor Wyness

That with respect to Report IP2026-0191, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the required operating and capital investments needed to enable this Growth Application (GA2024-008) in the prioritization of investments for the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider future capital and operating investments (2031+), as required, for this Growth Application (GA2024-008) in the prioritization of investments in future Business Plans and Budgets.

For: (6): Councillor Chabot, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, and Councillor Johnston

Against: (4): Councillor Pantazopoulos, Councillor Schmidt, Councillor Atkinson, and Councillor Clark

UNCONFIRMED

MOTION CARRIED

7.5 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003, IP2026-0027

Moved by Councillor Wyness

That with respect to Report IP2026-0027, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-003) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2025-003) in the prioritization of investments in future Business Plans and Budgets.

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, and Councillor Johnston

Against: (1): Councillor Atkinson

MOTION CARRIED

7.6 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2025-004, IP2026-0192

The following documents were distributed with respect to Report IP2026-0192:

- A public submission; and
- A presentation entitled "BELVEDERE 17 GROWTH APPLICATION".

Bob Clark, Prime Land Developments, addressed Committee with respect to Report IP2026-0192.

Moved by Councillor Atkinson

That with respect to Report IP2026-0192, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-004) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2025-004) in the prioritization of investments in future Business Plans and Budgets.

UNCONFIRMED

For: (9): Councillor Chabot, Councillor Pantazopoulos, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Johnston, and Councillor Yule

Against: (1): Councillor Jamieson

MOTION CARRIED

7.7 Reserve Bids for Properties in the 2026 Real Estate Public Auction, IP2026-0214

Councillor Johnston (Remote Member) left the meeting at 2:55 p.m. on 2026 March 11.

Moved by Councillor Schmidt

That with respect to Report IP2026-0214, the following be approved:

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2026 Real Estate Public Auction as outlined in Attachment 3.

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Kelly, and Councillor Yule

MOTION CARRIED

7.8 Advancing Business-Friendly Construction, IP2026-0200

A public submission was distributed with respect to Report IP2026-0200.

The following speakers addressed Committee with respect to Report IP2026-0200:

1. Kayode Southwood, Canadian Federation of Independent Business

Councillor Johnston (Remote Member) joined the meeting at 3:16 p.m. on 2026 March 11.

Committee recessed at 3:17 p.m. and reconvened at 3:47 p.m. on 2026 March 11 with Councillor Chabot in the Chair.

ROLL CALL

Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Pantazopoulos, Councillor Atkinson, Councillor Johnston, Councillor Kelly, Councillor Yule, and Councillor Chabot

Absent from Roll Call: Councillor Jamieson

2. Bob van Wegen, Marda Loop Business Improvement Area
3. Dan Kohse, Calgary Chamber of Commerce

UNCONFIRMED

Moved by Councillor Schmidt

That with respect to Report IP2026-0200, the following amendment be approved:

That a new Recommendation be inserted as follows, and that the remaining Recommendations be renumbered accordingly:

2. Direct Administration to engage with third‑party utilities to explore how elements of the Business‑Friendly Construction Policy could be extended or adapted to utility work on City of Calgary initiated capital projects with a report back to be included in the 2026 Q3/Q4 Infrastructure Insights Report; and

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Kelly, and Councillor Yule

Against: (1): Councillor Johnston

MOTION CARRIED

Moved by Councillor Atkinson

That with respect to Report IP2026-0200, the following be approved**, as amended**:

That the Infrastructure and Planning Committee recommends that Council:

1. Approve the Business-Friendly Construction Policy CP2026-05;
2. **Direct Administration to engage with third‑party utilities to explore how elements of the Business‑Friendly Construction Policy could be extended or adapted to utility work on City of Calgary initiated capital projects with a report back to be included in the 2026 Q3/Q4 Infrastructure Insights Report; and**
3. Receive this report for the Corporate Record**.**

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Schmidt, Councillor Ward, Councillor Wyness, Councillor Atkinson, Councillor Kelly, and Councillor Yule

Against: (1): Councillor Johnston

MOTION CARRIED

7.9 Progress update on The City's 10-year Capital Infrastructure Plan, IP2026-0009

Committee recessed at 6:03 p.m. on 2026 March 11 and reconvened at 9:35 a.m. on 2026 March 16.

ROLL CALL

UNCONFIRMED

Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Pantazopoulos, Councillor Tyers, Councillor Kelly, and Councillor Chabot

Absent from Roll Call: Councillor Schmidt

Moved by Councillor Ward

That with respect to Report IP2026-0009, the following be approved:

That the Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, and Councillor Kelly

MOTION CARRIED

7.10 Park Maintenance Levels of Service, IP2026-0032

Councillor Chabot left the Chair at 10:57 a.m. on 2026 March 16 and Councillor Pantazopoulos assumed the Chair.

Councillor Chabot resumed the Chair at 10:58 a.m. on 2026 March 16.

Councillor Kelly rose on a Point of Order.

The Chair ruled on the Point of Order.

Moved by Councillor Kelly

That with respect to Report IP2026-0032, the following amendment be approved:

That Recommendation 1 be amended by deleting the words ", to meet, at minimum, Customer Level of Service (CLOS) ratings as previously endorsed by Council (*Connect*: *Calgary's Parks Plan),* where regional parks are rated at least 'Good' and local parks are rated at least 'Fair'".

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, and Councillor Kelly

MOTION CARRIED

Moved by Councillor Kelly

That with respect to Report IP2026-0032, the following be approved**, as amended**:

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to implement the Option 4 service level for maintenance of Calgary's actively maintained parkland**;** and

UNCONFIRMED

2. Direct Administration to consider the required operating investments needed to enable this level of service for parks maintenance in the prioritization of investments for the 2027-2030 Business Plans and Budgets.

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, and Councillor Kelly

MOTION CARRIED

7.11 Accelerated Poplar Tree Replacement and Sidewalk Repair Program Update, IP2026-0033

Committee recessed at 12:02 p.m. and reconvened at 1:02 p.m. on 2026 March 16.

ROLL CALL

Councillor McLean, Councillor Ward, Councillor Pantazopoulos, Councillor Atkinson, Councillor Johnston, Councillor Kelly, Councillor Yule and Councillor Chabot

Absent from Roll Call: Councillor Schmidt and Councillor Wyness

Councillor Kelly rose on a Point of Order.

The Chair ruled on the Point of Order.

Moved by Councillor Kelly

That with respect to Report IP2026-0033, the following be approved:

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to use this information to help develop a concrete quality level of service target and associated funding requirements for Calgary's sidewalk network, no later than Q3 2026.
2. Direct Administration to use this information to help develop a tree condition level of service and associated funding requirements for Calgary's urban forest network, no later than Q3 2026.
3. Direct Administration to report back, through the concrete and tree condition level of service reporting, on progress made to address poplar tree–related sidewalk damage.

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, and Councillor Kelly

MOTION CARRIED

8. URGENT BUSINESS

UNCONFIRMED

None

9. CONFIDENTIAL ITEMS

9.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

9.2 ITEMS FROM OFFICERS OF COUNCIL, ADMINISTRATION AND COMMITTEES

None

9.3 URGENT BUSINESS

None

10. BRIEFINGS

10.1 Quarterly Briefing on the Effect of the Rezoning for Housing on Calgary's Housing Supply, IP2026-0206

10.2 Utility Infrastructure Capacity Update, IP2026-0216

11. ADJOURNMENT

Moved by Councillor Ward

That this meeting adjourn at 1:51 p.m. on 2026 March 16.

For: (8): Councillor Chabot, Councillor Pantazopoulos, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Johnston, and Councillor Kelly

MOTION CARRIED

The following Items have been forwarded to the 2026 March 31 Regular Meeting of Council:

CONSENT AGENDA

- Deferral Request – Bridgeland Properties in response to IP2023-0508 from Q1 2026 to Q1 2028, IP2026-0213
- Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2026-0189
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2026-0191
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003, IP2026-0027
- Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2025-004, IP2026-0192
- Reserve Bids for Properties in the 2026 Real Estate Public Auction, IP2026-0214
- Advancing Business-Friendly Construction, IP2026-0200

UNCONFIRMED

- Progress update on The City's 10-year Capital Infrastructure Plan, IP2026-0009
- Park Maintenance Levels of Service, IP2026-0032
- Accelerated Poplar Tree Replacement and Sidewalk Repair Program Update, IP2026-0033

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2026 April 15 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR CITY CLERK

UNCONFIRMED

Planning & Development Services Report to Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0212

Flood Resilience Land Use Bylaw Amendments

PURPOSE

This report seeks Council approval to amend the Land Use Bylaw 1P2007 (the Bylaw) to align development regulations with updated provincial flood hazard mapping and City-led river flood-induced groundwater risk mapping. The amendments are being brought forward now to support safer and more resilient development in Calgary's river communities, leverage the value of recent engagement and provide regulatory clarity following finalization of provincial flood maps in 2025.

PREVIOUS COUNCIL DIRECTION

At the 2017 April 10 Combined Meeting of Council, Council adopted the Flood Resilience Plan and directed Administration to conduct a land use planning and policy review and update, ensuring land use regulations work in concert with upstream and community flood infrastructure (Attachment 1). This report and recommendations fulfil that direction.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 June 23 Public Hearing Meeting of Council; and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 5).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Land Use Bylaw amendments will ensure development regulations reflect current flood hazard and groundwater risks, accounting for flood mitigation infrastructure now in place while strengthening public safety and providing clearer, more consistent outcomes for Calgarians in flood-affected areas.

HIGHLIGHTS

- While the Province produces maps identifying areas prone to hazardous overland flooding, municipalities are responsible for regulating land use and development standards in those areas.
- The Land Use Bylaw 1P2007 regulates development in flood hazard areas, considering local conditions and Council priorities for public safety and resilience.
- In 2025, the Province released updated flood hazard mapping and introduced a new approach to defining flood hazard areas, including a new High Hazard Flood Fringe and Protected Flood Fringe.
- The City has also developed its own new groundwater risk maps and is recommending adding a Groundwater Flood Fringe (GFF) alongside updated provincial flood hazard areas.
- Collectively, the new River Flood Maps are proposed for insertion in the Bylaw to replace the current and now outdated Floodway, Flood Fringe, and Overland Flow maps.
- Bylaw amendments are also proposed that support the new River Flood Maps and are better aligned to current flood risk and the significant investments made to protect communities from flooding since 2013.

- The amendments propose stronger safeguards in the highest risk areas while allowing continued growth in lower risk and protected areas, providing a balance between safety and city-building needs.
- Proposed amendments were developed through a multi-stage public engagement as part of the Calgary River Valleys Project.

DISCUSSION

Background

Flood hazard mapping is developed by the Province for overland river flooding. These maps are based on the 1-in-100-year (1:100) flood event, which is linked to a river flow-rate that has a 1 per cent likelihood of occurring in any given year. It does not mean that this size of flood event will only occur every 100 years. These maps are used by municipalities for planning and to make local land use and development decisions.

The flood hazard maps officially form part of the Bylaw. The Bylaw also contains rules that regulate development in the areas on the maps. These maps and rules have been in Calgary's Bylaw since 1985 when mapping for the Bow and Elbow River was first produced.

Periodically, the Bylaw must be amended to incorporate updates to the flood maps or regulations. This happened in 2012 when mapping for Nose Creek and West Nose Creek was released, and in 2014 after the June 2013 flood event. The City may also develop its own hazard mapping, to reflect local conditions and meet Council priorities for public safety and resilience, including for groundwater flood risk.

After the 2013 flood, The City advanced a series of studies and actions to reduce river flood risk. As of 2026, Calgary's flood damage potential of a 1:100 flood has been reduced by 70 per cent. Although our city is more resilient than ever, our river communities remain vulnerable to varying degrees of flooding, and development regulations in flood hazard areas remain essential to ensure safety and address residual risks.

To ensure the regulatory updates reflect both technical evidence and Calgarians' priorities for their river valleys, Administration established the Calgary River Valleys Project (CRVP) in 2023 as a multi-year planning and engagement forum to understand how Calgarians value and want to shape their river valleys including areas impacted by flooding. Administration used the CRVP engagement to gather input on the updated 2025 River Flood Maps and proposed flood resilience regulations.

Making careful decisions about how we plan, develop and build in flood-affected areas is fundamental to protecting and enhancing resilient river communities. Accordingly, CRVP outcomes will inform aligned amendments to the Calgary Plan and the Bylaw amendments contained in this report. This ensures Calgary's guiding documents consistently address development, planning and investment in river valleys and areas impacted by flooding.

New Provincial Mapping

In 2025 November, the Province released new flood hazard mapping for communities across the province, including Calgary. In the past, this mapping identified the Floodway, Flood Fringe and Overland Flow areas. The new maps include updates to the location of the Floodway and Flood Fringe areas, as well as introduce two new hazard areas: the High Hazard Flood Fringe, where water is deeper and/or faster than the rest of the Flood Fringe; and, the Protected Flood

Fringe, where a community is protected by a permanent flood barrier designed to at least the 1:100 level (e.g. Sunnyside and Downtown flood barriers). The maps also reflect the flood protection provided by the Springbank Off-Stream Reservoir (SR1), which has reduced the flood hazard area along the Elbow River downstream of the Glenmore Reservoir and to a lesser extent along the Bow River downstream of the confluence with the Elbow.

New River Flood Related Groundwater Mapping

Administration is also proposing a new flood hazard area to address river flood related groundwater risk, which can affect buildings beyond the mapped overland flood hazard areas. As updated Provincial flood mapping reduces or removes some overland flood hazard areas, groundwater represents a key residual flood risk that must continue to be identified and managed. The introduction of a Groundwater Flood Fringe improves awareness of groundwater risk and applies practical, achievable, and readily implemented building design requirements - easiest to incorporate during new development or redevelopment - to reduce vulnerability to basement flood damages. This is consistent with a comprehensive flood resilience approach used in other jurisdictions.

Proposed Land Use Bylaw 1P2007 Amendments

Collectively, the new provincial mapping and the Groundwater Flood Fringe map are recommended to form an updated River Flood Map for Calgary and are proposed for insertion in the Bylaw to replace the current and now outdated Floodway, Flood Fringe, and Overland Flow maps (Attachment 5). A summary of the River Flood Map changes is contained in Attachment 2. Information on the new mapping by river reach and impacted communities is contained in Attachment 3.

This report also proposes Land Use Bylaw 1P2007 amendments to the river flood area regulations to:

- support the implementation of new River Flood Maps,
- reduce risk to property damage through building and development regulations,
- protect public safety by ensuring that development occurs in a manner appropriate to the risk level in the respective flood hazard areas.

All properties in the River Flood Map area will be subject to changes in development regulations that reflect the identified levels of flood risk. The proposed regulations are structured to provide both general building floodproofing regulations which apply to all River Flood Map areas, as well as hazard area specific regulations aligned to an area's risk profile.

Building Floodproofing Regulations
Building floodproofing regulations are scaled to acknowledge existing buildings. New buildings must meet all regulations, while existing buildings will be subject to the regulations only when a building addition is proposed, with requirements applied on a sliding scale based on the size of the addition. Floodproofing regulations include having the main floor and mechanical & electrical equipment located above the Designated Flood Elevation (DFE); setting windows, doors and building penetrations at appropriate flood safe levels; having sewer backflow valves, sump pumps and water alarms installed; and designing building area below the DFE to prevent structural damage from floodwaters.

Flood Resilience Land Use Bylaw Amendments

Hazard Area Specific Regulations
In many communities, flood risk has been reduced by major investments such as reservoirs or flood barriers. Where this is the case, the updated maps and regulations reflect that lower risk. In areas where flood protection has reduced risk (Protected Flood Fringe), the proposed regulations are consistent with the Groundwater Flood Fringe**.** The focus is on minimizing damage from groundwater flooding through new development processes. In these areas, building floodproofing regulations will apply, aligned to a new groundwater designated flood elevation (DFE).

The strongest regulations are proposed in the Floodway and newly defined High Hazard Flood Fringe (HHFF). In HHFF areas, land use regulation remains the key mechanism for managing significant flood risk and guiding safe, resilient development in areas with limited flood protection. For this reason, these areas are not suitable for living spaces below the DFE, added density including secondary suites, vulnerable uses, or increased building footprints which can increase the velocity of floodwaters. Special allowances for vacant lots are provided.
In the Flood Fringe, it is also proposed to not allow living space below the DFE due to life safety risk.

A summary of amendments and regulations can be found in Attachments 4, 5 and 6.

Implementation

Administration is recommending an effective date of 2026 June 23 to provide regulatory clarity following finalization of provincial flood maps in 2025. City staff will continue to support residents, businesses, and other interested parties by providing clear information ahead of the implementation of these regulations. Administration is already preparing updates to internal systems, training staff, and providing guidance to ensure a smooth transition to the new regulations.

If Council approves the recommendations in this report, the River Flood Maps and regulations will be included in the new Zoning Bylaw. Updated policies aligned to these regulations will be included in the Calgary Plan.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- ☒ Public engagement was undertaken
- ☐ Public/interested parties were informed
- ☒ Dialogue with interested parties was undertaken
- ☐ Public communication or engagement was not required

Three stages of public engagement were completed between 2023 and 2025 through the Calgary River Valleys Project. Prior to release of the final flood maps, engagement gathered input from Calgarians on river-valley values and priorities to help inform policy and regulatory direction. Draft flood maps and potential regulatory approaches were then shared for input with the public; this feedback informed development of draft regulations proposed for inclusion in the Bylaw, which were presented alongside the finalized mapping for feedback in the third stage.

Engagement focused on communities and property owners affected by flood risk and was open to all Calgarians. The engagement process included in-person events, online surveys and info

sessions, and targeted outreach to interested parties, including community associations, development industry and flood advocacy groups.

The City also worked closely with the Province during the development of the flood maps and coordinated local engagement within provincial timelines. Summaries of engagement results and how feedback was considered are included in Attachment 7.

IMPLICATIONS

Social

Supports social wellbeing by improving public safety and reducing the risk of harm to people living in flood-affected communities. Clear, updated land use regulations also help residents better understand flood risk, make informed decisions about their homes, and build long-term resilience at the household and community level.

Environmental

Development setbacks protect riparian areas that stabilize riverbanks, provide space for high flows, and reduce flood-related erosion and damage. By regulating development in flood-prone areas, these measures increase long-term resilience to increasingly frequent and severe flood events, supporting Calgary's climate-resilience objectives.

Economic

Supports economic resilience by providing clear and consistent land use regulations that reduce future flood damages and uncertainty for property owners and builders. Aligning development with flood risk also protects public and private investments and helps avoid long-term repair and recovery costs.

Service and Financial Implications

This work can be completed with existing base operating funding.

No anticipated financial impact

RISK

Not approving these amendments would introduce the following risks:

- Outdated or inconsistent flood mapping would continue to drive unclear and inconsistent land use decisions, increasing the likelihood that development does not reflect current flood risk or the benefits of existing flood protection investments.
- Approving development that is misaligned with flood risk would increase exposure to public safety concerns, emergency response challenges, property damage, and long-term recovery costs.
- Failure to meet Council direction and Flood Resilience Plan objectives.
- Loss of momentum and confidence resulting from extensive public and interested-party engagement and the commitments made to complete this work.
- Divergence from the direction of other flood risk municipalities in Alberta that have adopted updated flood hazard mapping and implemented similar development regulations.

Approving these amendments would introduce the following risks:

Planning & Development Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0212

Flood Resilience Land Use Bylaw Amendments

- Introduction of a new Groundwater Flood Fringe may increase education needs and near-term compliance costs for some landowners (may be offset by avoided flood damages and lower insurance costs).
- Stronger development regulations in high-risk areas place increased requirements on development.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Changes to River Flood Areas
3. Summary of Implications by River Reach
4. Summary of Proposed River Flood Area Regulations
5. Proposed Amendments to Land Use Bylaw 1P2007
6. Proposed Amendments to Land Use Bylaw 1P2007 – Redline
7. Summary of Engagement
8. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve
Nicole Newton	Climate & Environment	Approve
Kathy Davies Murphy	City & Regional Planning	Approve

Author(s): Arysha Lalach ,Sarah Marshall, Sandra Davis, Planning and Development Services.

Background and Previous Council Direction

Background

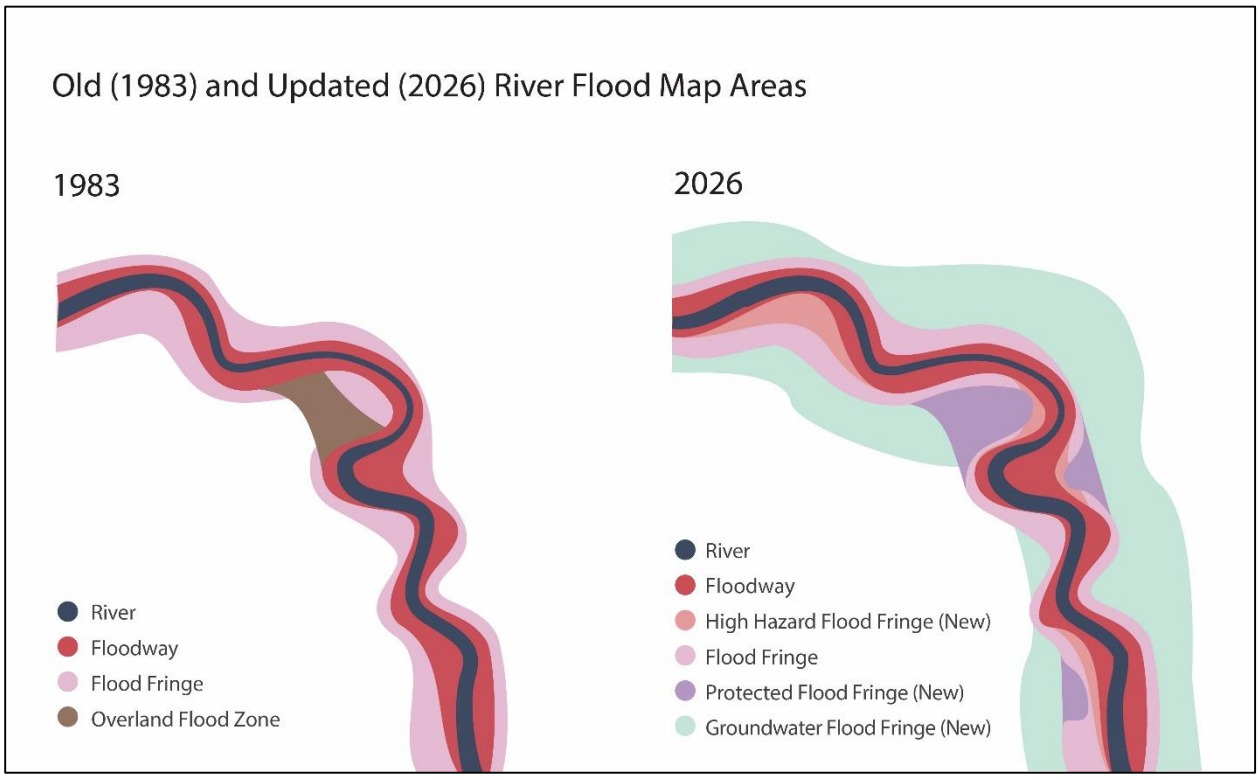
In 2014 June, the Expert Management Panel on River Flood Mitigation delivered 27 recommendations to Council aimed at achieving a safer, more flood resilient Calgary. As part of those recommendations, The City completed a comprehensive Flood Mitigation Measures Assessment in 2016, which examined measures to reduce Calgary's river flood risk. The Assessment recommended that upstream mitigation (e.g., reservoirs) on the Bow and Elbow Rivers, combined with community mitigation (e.g., flood barriers) in select locations on the Bow River and property-level mitigation (e.g., building flood proofing) would be needed to prevent flooding in Calgary similar to a 2013-level event. On 2017 June 26, Council approved The City's flood resilience plan (PFC2017-0462).

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2017/4/10	UCS 2017-0266	Flood Mitigation Measures Assessment Report and 2016 Flood Resiliency Update At the 2017 April 10 Combined Meeting of Council, all six recommendations contained in report UCS2017-0266, were adopted. Of pertinence to this report is recommendation 5. That Council direct Administration to: 5. In alignment with Provincial mapping and policy updates, conduct further investigation on land use policy and building regulations for areas prone to flooding.

Summary of Changes to River Flood Areas

This attachment describes the proposed changes to Calgary's River Flood Map, and provides the definition for each area, what has changed between the old (1983) mapping and new (2026) mapping, and number of buildings within each hazard area.



River Flood Area (1:100)	1983 (Current) Flood Hazard Mapping	2026 River Flood Mapping
Floodway	**Definition**: Provides the pathway for flood waters, generally characterized by: o >=1 m depth, and o >= 1 m/s velocity # **Buildings:** 71	**Definition:** The river channel and adjoining lands where the water is deepest and fastest, generally characterized by: o >=1 m depth, and o >= 1 m/s velocity This is the highest- risk flood area and is generally unsuitable for development. **Change**: Effectively the same as 1983 mapping with slight differences, predominantly along the Elbow River reflecting the completion of the Springbank Reservoir. # **Buildings:** 8

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High Hazard Flood Fringe (HHFF)	**Not included.**	**Definition**: Areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe, generally characterized by • >=1 m depth, and/or • >=1m velocity **Change**: A new flood hazard area representing the second highest level of flood risk, characterized by deep and fastmoving floodwaters similar to the Floodway. HHFF areas were previously portions of the Flood Fringe. The HHFF area was introduced to identify significant flood risk in established communities without expanding the Floodway, allowing the Development Authority to apply community-appropriate regulations while maintaining public safety. In Calgary, the HHFF is identified primarily in Bowness, and to a lesser extent in Bridgeland and some industrial and park lands along the Bow River. # **Buildings:** 282
Flood Fringe	**Definition**: Typically, shallower and flows more slowly than in the floodway. # **Buildings:** 5195	**Definition**: Typically, shallower and flows more slowly than in the floodway **Change**: Boundaries have changed and area is reduced citywide due to reduced risk along the Elbow River and inclusion of Protected Flood Fringe. Building and development are permitted, subject to design requirements that reduce the risk of flood damage and risk to life safety. # **Buildings:** 337
Overland Flow	**Definition:** Areas that would be inundated by shallow overland floodwater. # **Buildings:** 879	**Not included.**
Protected Flood Fringe	**Not included.**	**Definition**: Areas where a flood barrier mitigates overland river flood risk to at least the 1:100 flood level, and that could be flooded if dedicated flood berms fail or during a flood larger than the barrier was designed for. **Change**: New area introduced by provincial mapping; buildings in this area previously in the Flood Fringe or Overland Flow. # **Buildings:** 1592

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Groundwater Flood Fringe	**Not included.**	**Definition:** Areas adjacent to a river or watercourse that are impacted by high groundwater during a 1:100 flood **Change:** New city-defined area. Some areas previously within higher risk flood hazard areas on the Elbow River (e.g. previous Floodway, Flood Fringe or Overland Flood Area), and others newly within this area. # **Buildings:** 8120 *(1500 of this total previously within Flood Fringe or Overland Flow Areas)*

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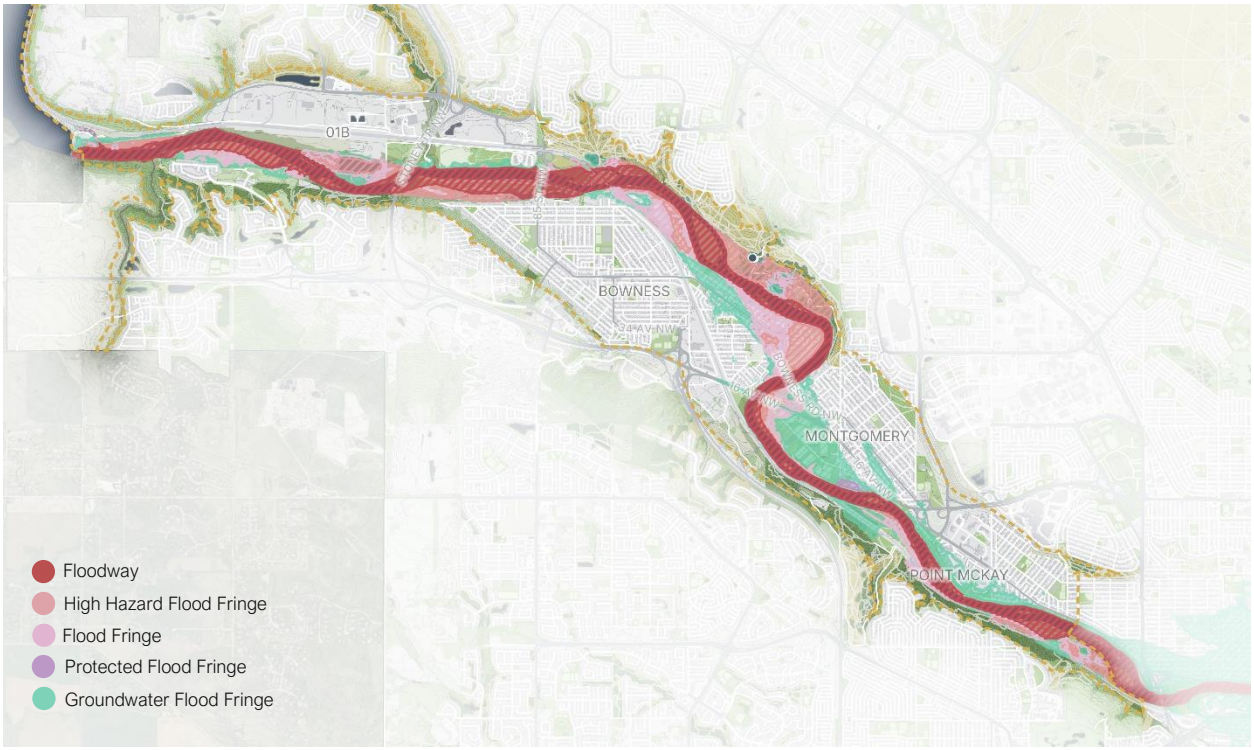
Summary of Implications by River Reach

This attachment provides additional information about the implications of new River Flood Maps by river reach, divided by Upper Bow River, Central Bow River, Lower Bow River, Elbow River, Nose Creek and West Nose Creek, and Pine Creek. Each river reach is presented as a fact sheet, and includes:

- a map,
- a list of communities found within River Flood Areas by Ward,
- a summary of changes and key impacts,
- the number of buildings per river flood map area, and
- types of buildings found in overland and groundwater flood areas.

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Upper Bow River



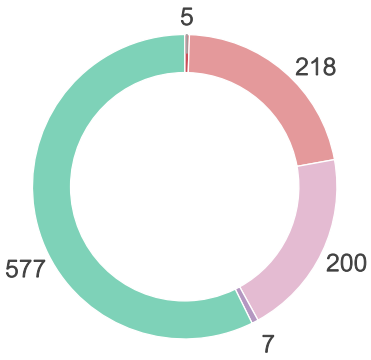
Communities by Ward

Ward 1: Bowness, Valley Ridge
Ward 7: Montgomery, Parkdale, Point McKay
Other: Bearspaw, 12 Mile Coulee

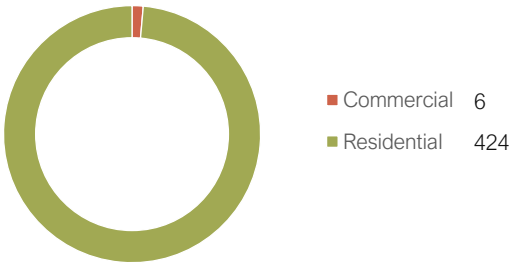
Summary of Changes & Key Impacts

- High Hazard has a large impact in the community of Bowness, where significant potion of community is both depth and velocity driven risk. Some additional properties are captured in the updated flood mapping.
- Parts of Bowness Montgomery are captured in the groundwater flood fringe.

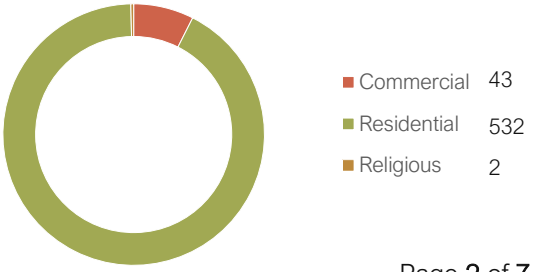
Number of Buildings in each River Flood Map Area



Types of Buildings in Overland River Flood Areas

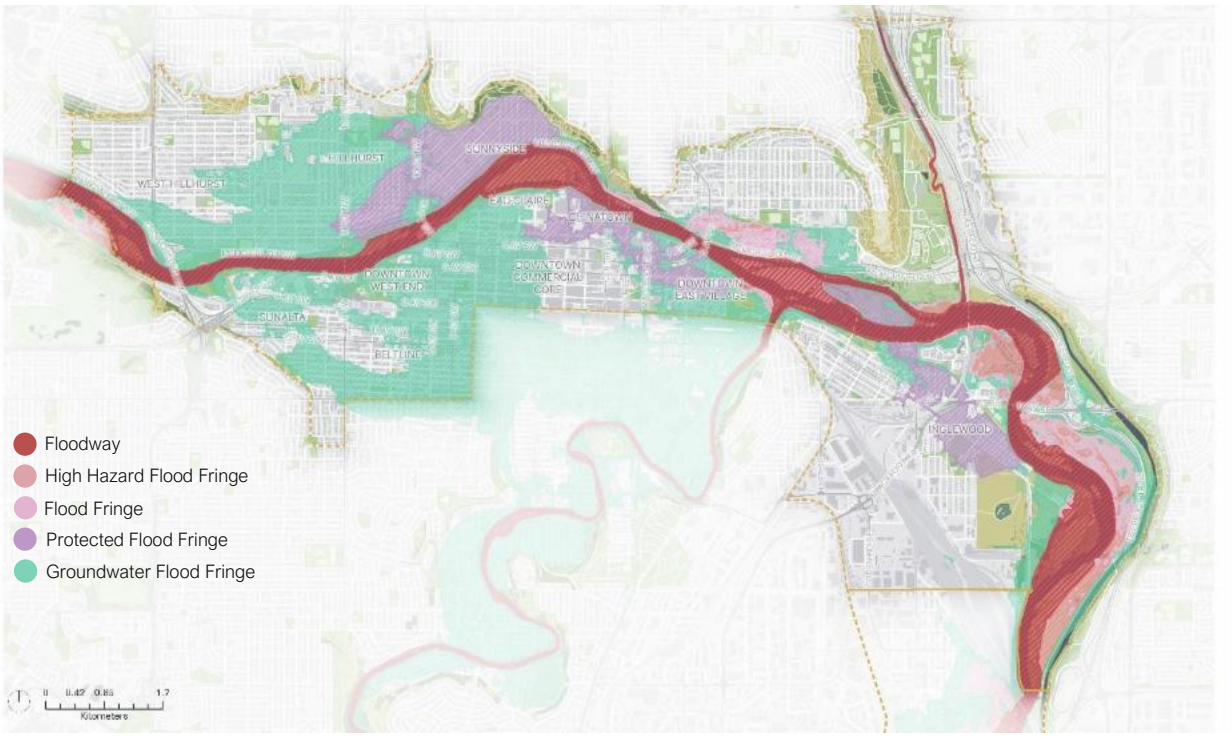


Types of Buildings in Groundwater River Flood Areas



ISC:UNRESTRICTED

Central Bow River



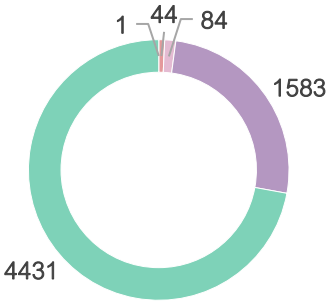
Communities by Ward

Ward 7: Greater Downtown Area, Hillhurst, West Hillhurst, Sunnyside
Ward 8: Sunalta
Ward 9: Bridgeland/Riverside, Inglewood

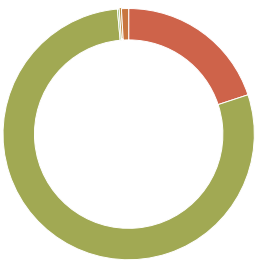
Summary of Changes & Key Impacts

- Community flood mitigation incorporated including Sunnyside, Downtown, Zoo Island and Inglewood flood barriers.
- Large groundwater extent from Downtown to West Hillhurst.

Number of Buildings in each River Floor Map Area

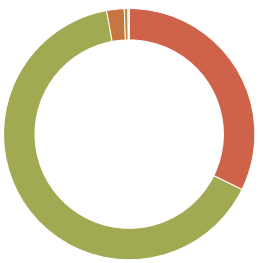


Types of Buildings in Overland River Flood Areas



Commercial	347
Residential	1369
School	4
Religious	5
Parking Garage	16

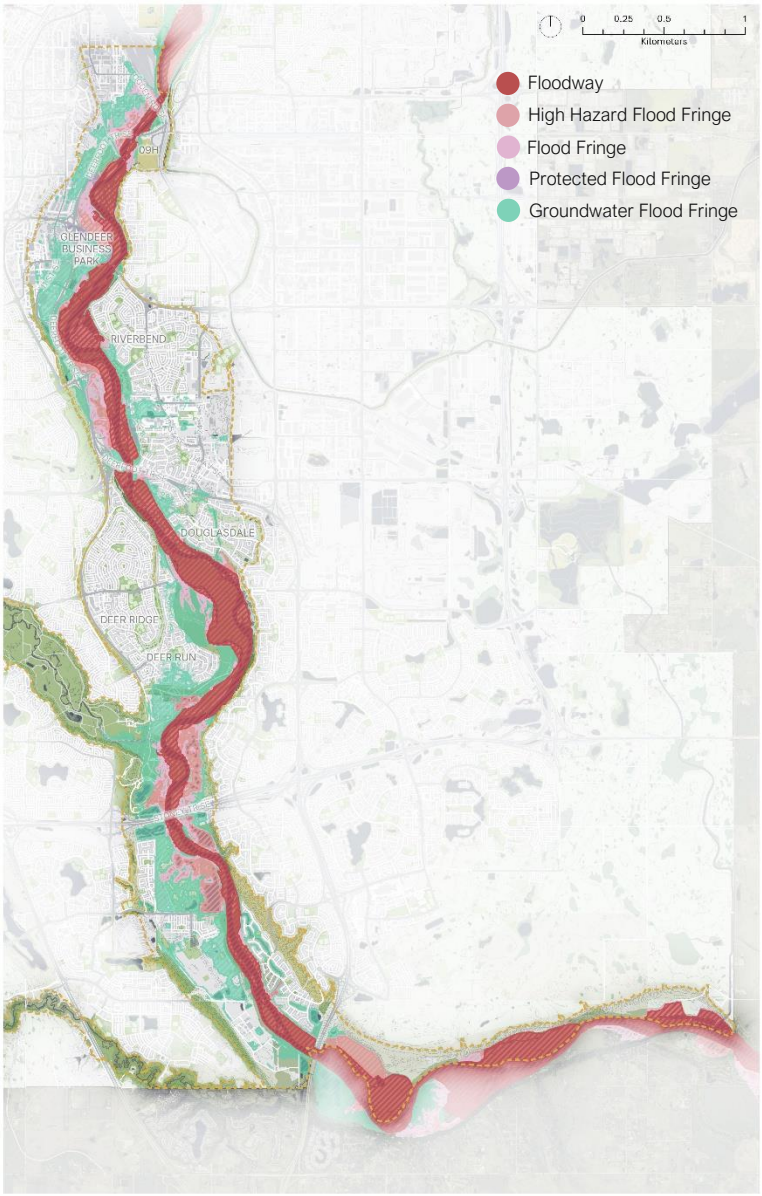
Types of Buildings in Groundwater River Flood Areas



Commercial	1430
Residential	2873
Parking Garage	100
Religious	21
School	7

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Lower Bow River



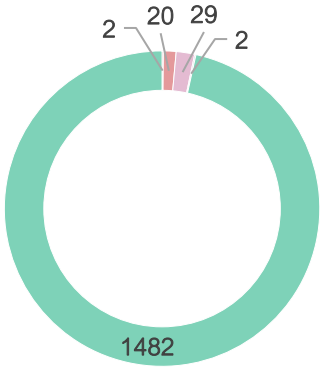
Communities by Ward

Ward 9: Allyth/Bonnybrook, Highfield
Ward 11: Douglasdale/Glen, Glendeer Business Park, Riverbend
Ward 12: Ricardo Ranch
Ward 13: Pine Creek
Ward 14: Chaparral, Deer Run, Wolf Willow

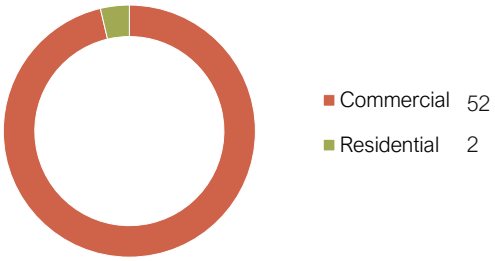
Summary of Changes & Key Impacts

- Most buildings impacted within this area are captured in the groundwater flood fringe.
- Some industrial and FUD captured in the High Hazard Flood Fringe area.

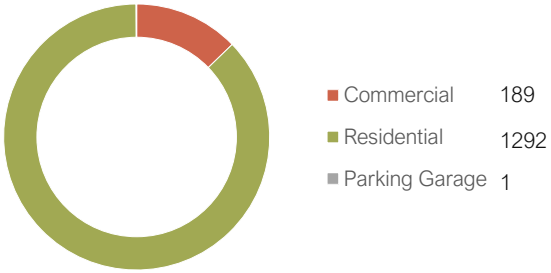
Number of Buildings in each River Flood Map Area



Types of Buildings in Overland River Flood Areas

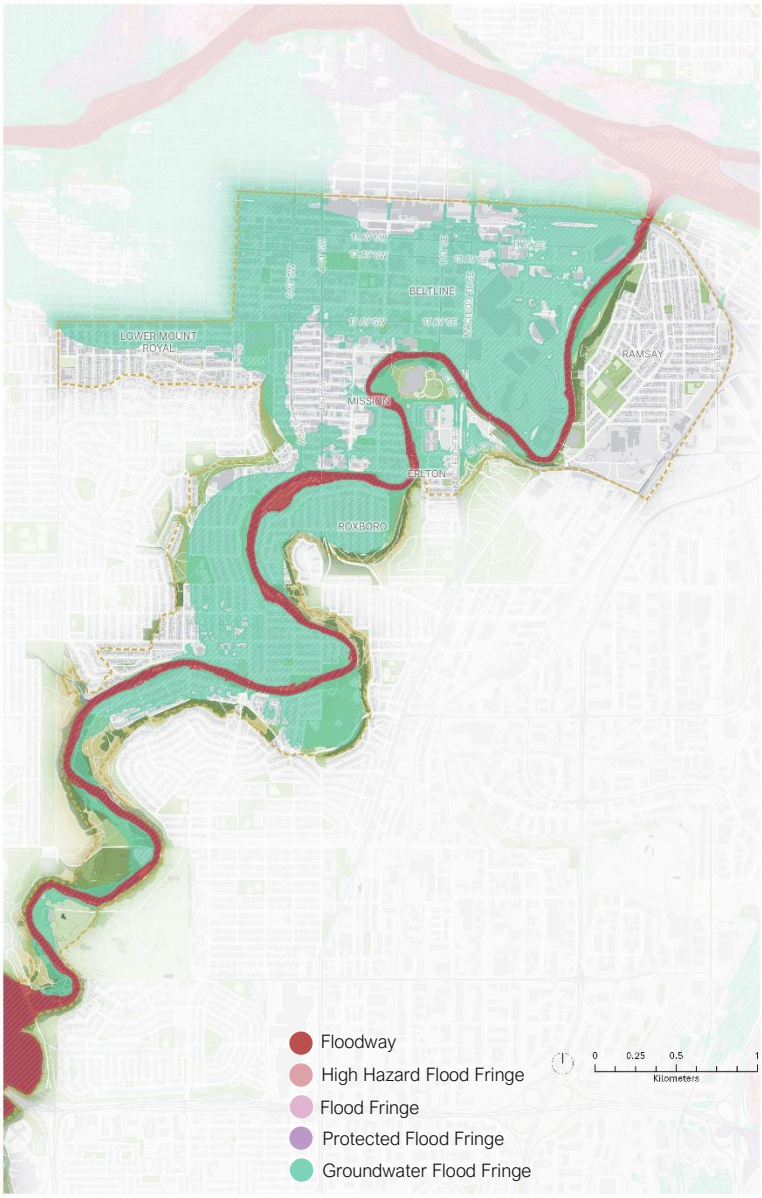


Types of Buildings in Groundwater River Flood Areas



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Elbow River



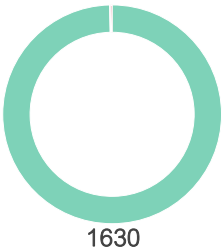
Communities by Ward

Ward 8: Beltline/Victoria Park, Cliff Bungalow, Elbow Park, Elboya, Erlton, Lower Mount Royal, Mission, Rideau Park, Roxboro
Ward 9: Ramsay

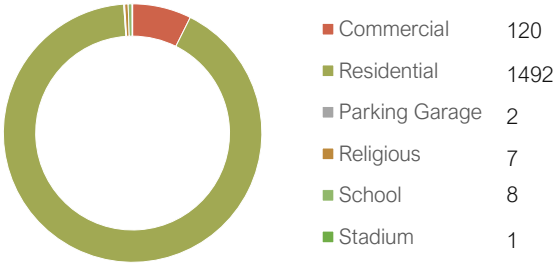
Summary of Changes & Key Impacts

- The Springbank Off-Stream Reservoir (SR1) began operations in 2025. Communities on the Elbow River downstream of the Glenmore Reservoir are now protected from floods up to 1:200.
- The floodway has decreased in this area– retaining a setback is critical to addressing development encroachment.
- Groundwater is a key residual risk. Areas previously captured as “flood fringe” or “overland” are now in the groundwater flood fringe, with some new areas through Beltline captured as well.

Number of Buildings in each Flood Area Category

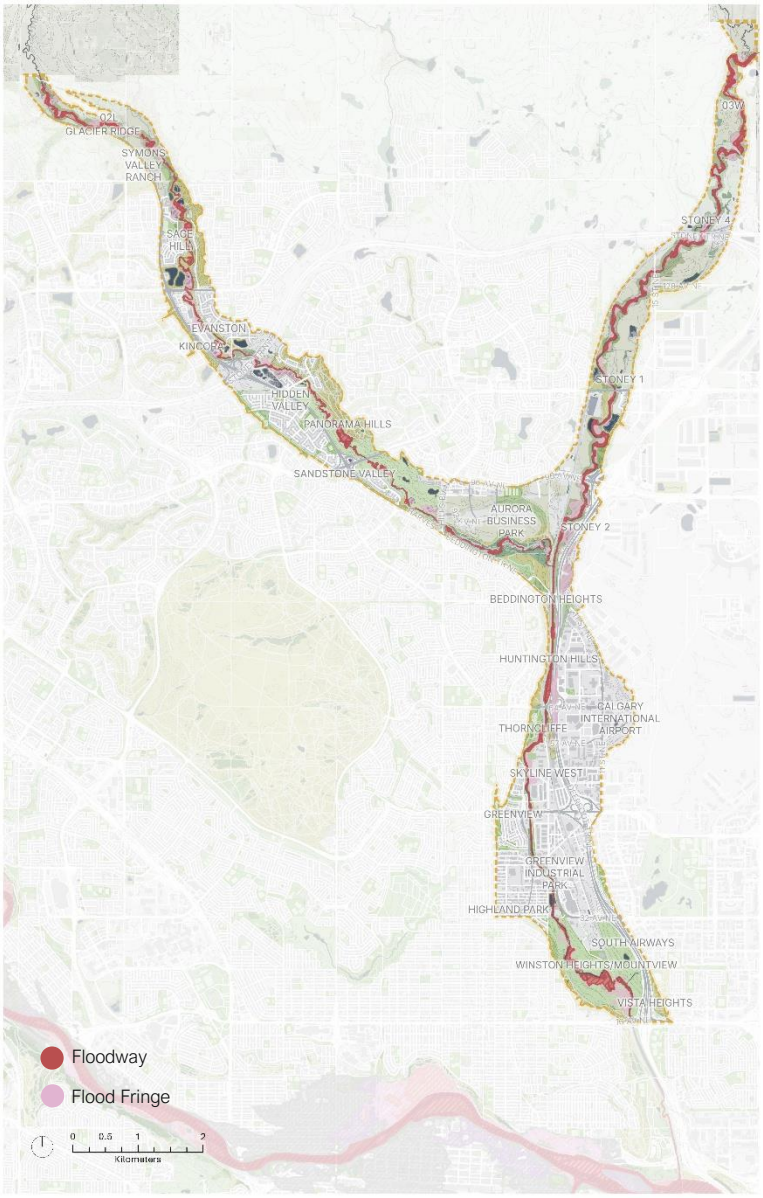


Types of Buildings in Groundwater River Flood Areas



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Nose Creek and West Nose Creek



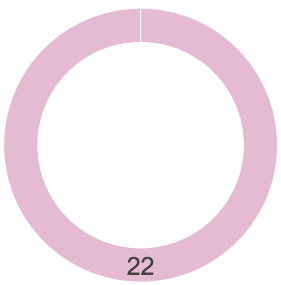
Communities by Ward

Ward 2: Evanston, Glacier Ridge, Kincora, Sage Hill, Symons Valley Ranch
Ward 3: Aurora Business Park, Hidden Valley, Panorama Hills, Sandstone Valley
Ward 4: Beddington Heights, Greenview, Greenview Industrial Park, Highland Park, Huntington Hills, Skyline West, Thorncliffe, Winston Heights/Mountview
Ward 5: Calgary International Airport
Ward 10: McCall, South Airways, Vista Heights

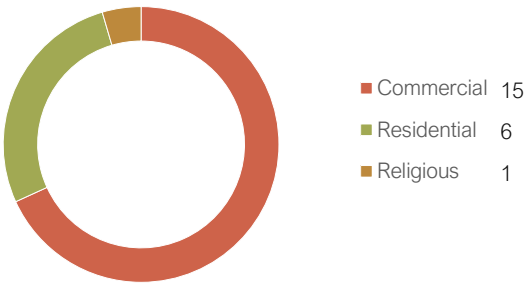
Summary of Changes & Key Impacts

- Only floodway and flood fringe areas exist along Nose Creek and West Nose Creek. Groundwater flood fringe has not been mapped for creeks.
- These areas have not changed significantly since 2012 mapping.
- Flood areas impact a small number of buildings.

Number of Buildings in each River Flood Map Area

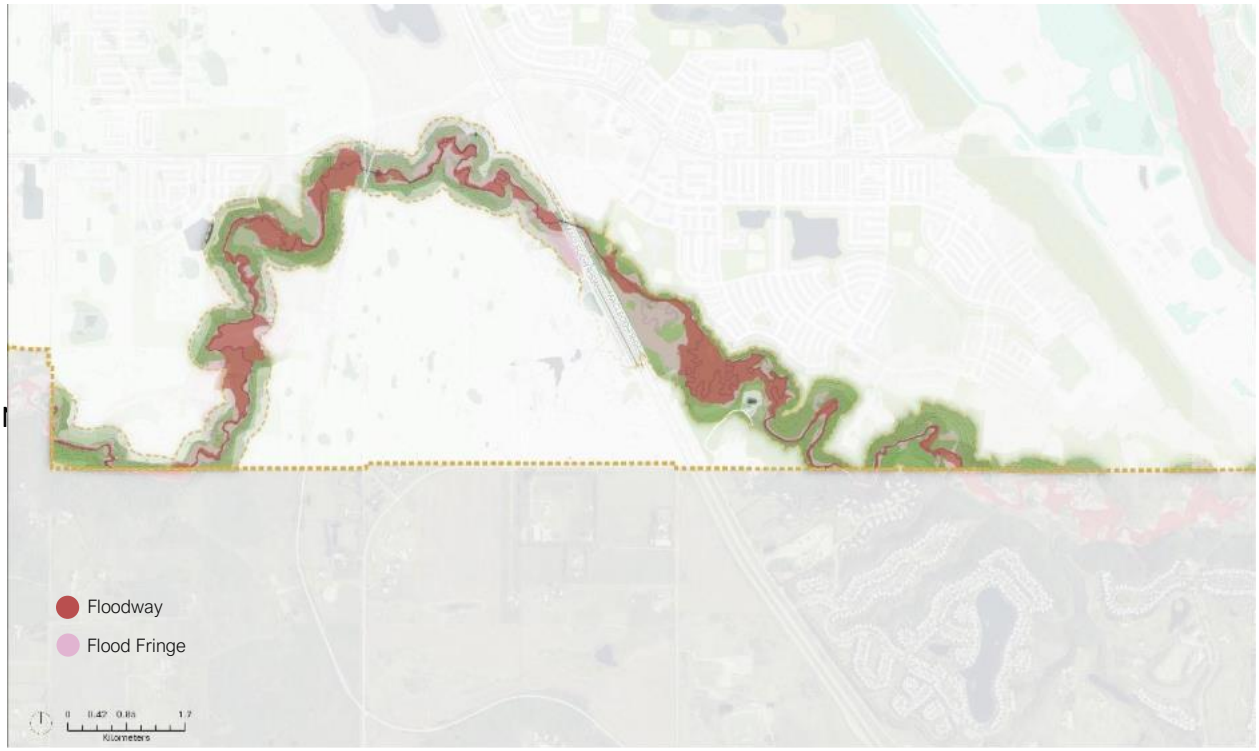


Types of Buildings in Overland River Flood Areas



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Pine Creek



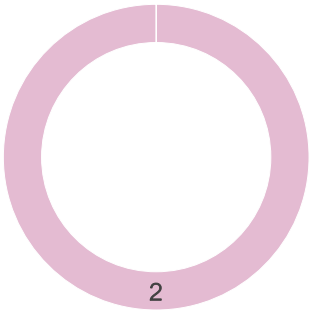
Communities by Ward

Ward 13: Pine Creek

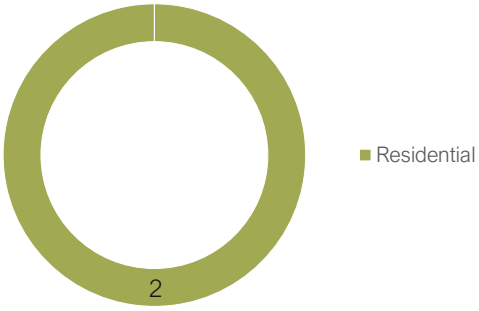
Summary of Changes & Key Impacts:

- Only floodway and flood fringe areas exist along Pine Creek. Groundwater flood fringe has not been mapped for creeks.

Number of Buildings in each River Flood Map Area



Types of Buildings in Overland River Flood Areas



ISC:UNRESTRICTED

Summary of Proposed River Flood Area Regulations

This attachment provides a summary of the proposed regulations to support understanding of the proposed amendments to the Land Use Bylaw 1P2007 ('the Bylaw') (Attachment 5).

General Definitions and Consistency Updates

Terminology updates have been made throughout the Bylaw to ensure aligned language with the updated River Flood Map areas. The following **new** definitions are also provided:

SECTION	Defined Terms
13(49)	"**designated flood elevation**" means an elevation that references the water level that is expected during a flood of a magnitude that has a one per cent chance of occurring in any year as identified on the River Flood Maps.
13(61)	"**flood fringe**" means the areas identified on the River Flood Maps.
13(62)	"**floodway**" means the areas identified on the River Flood Maps.
13(72.1)	**"groundwater flood fringe"** means the areas identified on the River Flood Maps.
13(73.3)	**"high hazard flood fringe**" means the areas identified on the River Flood Maps.
13(96.1)	**"occupied space**" includes all areas of a **building** that are: (a) used for dwelling or business including, but not limited to: (i) bedrooms; (ii) living areas; (iii) kitchens; (iv) **basements**; and (v) commercial spaces; and (b) does not include: (i) entryways; (ii) crawl spaces; or (iii) areas used for parking and loading.
13(113.1)	"**protected flood fringe**" means the areas identified on the River Flood Maps.

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13(121.1)	**"river flood area**" means the collective area made up of the **floodway**, **high hazard flood fringe**, **flood fringe**, **protected flood fringe** and **groundwater flood fringe**.

Part 3, Division 3 Updates

This section is intended to amend the existing "Part 3, Division 3: Floodway, Flood Fringe and Overland Flow", and provides updated regulations aligned to new River Flood Area maps.

Building Setback Rules (Section 56.1)

These rules are retained from the existing Bylaw. The purpose of these rules is to prevent development encroachment against rivers. The River Flood Maps now delineate the six metre (m) setback line to support clarity for applicants and reviewers of where this setback delineation is.

River Flood Areas (Section 57)

Summary of rules applicable to all River Flood Areas

SECTION	Topic summary and description of rule	Proposed Land Use Bylaw Rule
56	**Regulates building setbacks to the Floodway** *The building setbacks apply to all parcels adjacent to the floodway.*	(1) Unless otherwise referenced in subsection (2), ***buildings*** must be set back a minimum of 6.0 metres from the ***floodway***. (2) Where a ***parcel*** was vacant on July 22, 1985, all ***buildings*** must be set back the greater of: (a) 60.0 metres from the edge of the Bow River; (b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek, Pine Creek; or (c) 6.0 metres from the ***floodway***.
57(1) 57(2)	**How the rules are applied to parcels or buildings partially in the river flood area.** *The regulations are applied to only the portion of the parcel that falls within the specific flood area.*	(1) Where any portion of a ***parcel*** is located within the ***floodway***, ***high hazard flood fringe***, ***flood fringe***, ***protected flood fringe*** or ***groundwater flood fringe***, the regulations apply to only that portion of the ***parcel*** located within that area. (2) Where a ***building*** or any portion of a ***building*** is located in the ***river flood area***, the regulations for the most restrictive area in which the ***building*** is located will apply to the entire ***building***.

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	The regulations for the most restrictive area that a building is located in apply to the entire building.	
57(3)	**Types of structures exempt from meeting the building floodproofing measures.** *Building floodproofing measures do not apply to small structures (such as fences, balconies, patios, sports ramps, hot tubs, garages) or temporary buildings.*	(3) The flood mitigation measures referenced in subsection (6) do not apply to: (a) a ***fence***, gate, ***deck***, ***balcony***, ***landing***, ***patio***, ***skateboard and sports ramp***, air conditioning equipment, satellite dish, hot tubs, above ground outdoor swimming pools, or an **Accessory Residential Building** that does not contain a **Backyard Suite**; (b) a temporary ***building*** that is: (i) not placed on a foundation; (ii) located on the ***parcel*** for less than 365 consecutive days; and (iii) removable from the ***parcel*** within 24 hours; and (c) a change of ***use*** in a legally existing ***building***.
57(4)	**How building design rules apply to existing development.** *Existing buildings can remain as they are, but new changes cannot increase flood risk by adding more living space or new suites in areas most vulnerable to overland flooding (Floodway, High Hazard Flood Fringe, Flood Fringe).*	(4) The flood mitigation measures in subsection (6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** to an existing ***building*** in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe***: (a) does not increase the floor area of the legally existing or approved ***occupied space*** below the ***designated flood elevation***; (b) does not include a new **Secondary Suite** below the ***designated flood elevation***; and (c) meets the requirements in subsection (5), if applicable.
57(5)	**How building design rules apply to additions, re-development and new development.** *Building development rules described in subsection (6) apply based on a sliding scale of development. Existing development or additions <10 per cent of gross floor area (GFA) do not need to meet rules. New development, re-development, or additions >75 per cent of GFA must fully meet rules. Additions that increase GFA by >10 per cent - <75 per*	(5) The flood mitigation measures referenced in subsection (6) do not apply to additions to ***buildings*** that do not increase the ***gross floor area*** of the ***building*** by more than 75.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026, provided that: (a) the additions do not increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026; or (b) the additions that increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent but less than 75.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026, the ***building***: (i) has an electrical consumer service disconnect for the entire ***building*** through the placement of the master switch above the ***designated flood elevation***; and

	cent must meet modified rules including installing a sewer backflow valve and placing main electrical service disconnect above the designated flood elevation.	(ii) has a sewer backflow valve installed.
57(6)	**Flood resilient building design rules** *This section describes the building design flood mitigation measures that apply to new or re-developed buildings, or buildings with an addition >75 per cent of gross floor area in River Flood Map areas.* *There are two subsections:* *(a) the **floodway**, **high hazard flood fringe**, and **flood fringe** area rules.* *(b) the **protected flood fringe** and **groundwater flood fringe** area rules.* *Previous building design rules required:* *(a) prevent structural damage by floodwaters;* *(b) first floor above DFE;* *(c) electrical and mechanical equipment above DFE; and* (d) *sewer back up valve installed.*	(6) In the ***river flood area, buildings*** must be designed with the following flood mitigation measures: (a) in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe,*** a ***building*** must: (i) be designed to prevent structural damage from floodwater, as demonstrated by a note on the plans by a qualified professional; (ii) have the main floor entirely above the ***designated flood elevation***; (iii) have all ***occupied space*** and **Secondary Suites** be located above the ***designated flood elevation***; (iv) have electrical and mechanical equipment, including the consumers service disconnect and furnace, be located at or above the ***designated flood elevation***; (v) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation*** minus 1.0 metre; (vi) have ***building*** envelope penetrations be designed to minimize water ingress where not located above the ***designated flood elevation***; and (vii) have a sewer backflow valve installed; (viii) have all weeping tiles drain to a sump pump with battery backup power; (ix) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***; (x) have a water alarm installed in the lowest level of the ***building*** below ***grade***; and (xi) provide one of the following where a reverse-grade driveway leading to an enclosed garage or parkade is proposed: (A) a flood barrier, other than a trench drain; or (B) a driveway peak elevation greater or equal to 0.30 metres above the highest existing ***grade*** on the ***adjacent street***; or (b) in the ***protected flood fringe*** or ***groundwater flood fringe***, a ***building*** must: (i) be designed to prevent structural damage from high groundwater potentially sustained for several days during a high river event, as demonstrated by a note on the plans by a qualified professional;

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		(ii) have the main floor of all ***buildings*** entirely above the ***designated flood elevation***; (iii) have electrical and mechanical equipment, including the consumers service disconnect and furnace, be located at or above the ***designated flood elevation***; (iv) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation***; (v) have ***building*** envelope penetrations be designed to minimize water ingress where not located above the ***designated flood elevation***; (vi) have a sewer backflow valve installed; (vii) have all weeping tiles drain to a sump pump with battery backup power; (viii) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***; and (ix) have a water alarm installed in the lowest level of the ***building*** below ***grade***.

Summary of rules applicable to specific River Flood Areas

58 Floodway	**Regulating the land uses appropriate in the floodway.** *These sections limit the type of new uses allowed in the floodway. Restricts new buildings from being added in the floodway.*	(1) In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***floodway***. (2) Unless otherwise referenced in subsection (3), (4) or (5), in the ***floodway*** only the following ***uses*** may be allowed if also listed as a ***use*** within the Land Use District: (a) **Extensive Agriculture**; (b) **Motion Picture Filming Location**; (c) **Natural Area**; (d) **Outdoor Recreation Area**; (e) **Park**; (f) **Special Function – Class 1**; (g) **Special Function – Class 2**; (h) **Urban Agriculture**; (i) **Utilities**; and (j) **Utilities – Linear**.

		(3) For ***parcels*** located in the ***floodway*** on which a ***building*** existed and the ***use*** of the ***parcel*** was approved as of September 9, 1985, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.
	Regulations for legally existing residential buildings. *When replacing or adding to a residential building, it must be on the same footprint as the legally existing building.*	(4) Subject to subsection (3), no new ***buildings*** or other structures are allowed in the ***floodway***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint. (5) An addition to a ***building*** in the ***floodway*** may only occur if it does not increase the ***building*** footprint and does not increase the obstruction to the floodwaters.
58 Floodway	**Regulating parcel alterations.** *No alterations to the grade that would divert floodwaters. Restricts structures and storage in the floodway to reduce debris washed down stream causing damage.*	(6) No ***buildings*** or structures including, but not limited to, ***decks***, ***patios***, ***fences***, gates, ***retaining walls***, docks, or riprap are allowed to be constructed on, in or under a ***floodway***. (7) ***Grade*** in the ***floodway*** must not be altered. (8) Nothing must be stored outside of a ***building***.
59 High Hazard Flood Fringe	**Regulating the land uses appropriate in the high hazard flood fringe.** *These sections limit the type of new uses allowed in the high hazard flood fringe. Limits new buildings being added in the high hazard flood fringe.*	(1) In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***high hazard flood fringe***. (2) Unless otherwise referenced in subsection (3), (4), (5), (6) or (7), in the ***high hazard flood fringe***, only the following ***uses*** may be allowed if also listed as a ***use*** within the Land Use District: (a) **Extensive Agriculture**; (b) **Motion Picture Filming Location**; (c) **Natural Area**; (d) **Outdoor Recreation Area**; (e) **Park**; (f) **Special Function – Class 1**; (g) **Special Function – Class 2**; (h) **Urban Agriculture**; (i) **Utilities**; and (j) **Utilities – Linear**.

		(3) For ***parcels*** located in the ***high hazard flood fringe*** on which a ***building*** existed or the ***use*** of that ***parcel*** was approved as of June 23, 2026, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.
59 High Hazard Flood Fringe	**Regulations for legally existing residential and non-residential buildings.** *A few non-residential uses may be replaced on the existing building footprint.* *Existing residential buildings may be replaced or added to if on the same building footprint.* *No additional dwelling units or suites may be added. However, a new single-detached home can be built on a vacant lot that was previously subdivided, but larger setbacks must be provided to minimize impact on flood waters.*	(4) Subject to subsection (3), in the ***high hazard flood fringe***, legally existing non-residential ***uses*** may be replaced if the ***use***: (a) was existing prior to June 23, 2026; (b) is located on the same ***building*** footprint; (c) is listed as a ***use*** within the Land Use District; and (d) is a ***use*** listed below: (i) **Food Kiosk**; (ii) **Food Production**; (iii) **Municipal Works Depot**; (iv) **Natural Area**; (v) **Outdoor Recreation Facility**; (vi) **Park**; (vii) **Parking Lot – Grade**; (viii) **Park Maintenance Facility – Large and Small**; (ix) **Power Generation Facility – Medium;** (x) **Public Transit System**; and (xi) **Zoo**. (5) Unless otherwise referenced in subsection (7), no new ***buildings*** or other structures are allowed in the ***high hazard flood fringe***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint. (6) Unless otherwise referenced in subsection (7), the maximum number of ***units*** or ***suites*** is equal to the number of ***units*** or ***suites*** legally existing or approved on a ***parcel*** prior to June 23, 2026. (7) Notwithstanding subsection (2), where a ***parcel*** designated as a ***low density residential district*** is vacant and received a subdivision approval prior to June 23, 2026, a maximum of one **Single Detached Dwelling** may be constructed on the ***parcel***, provided the minimum ***building setbacks*** from: (a) any ***side property line*** is 2.2 metres; or (b) one ***side property line*** is 1.8 metres, if the combined ***building setbacks***

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		from all ***side property lines*** is greater than or equal to 4.4 metres. (8) An addition to a ***building*** in the ***high hazard flood fringe*** may only occur if it does not increase the ***building*** footprint or increase the obstruction to the floodwaters.
59 High Hazard Flood Fringe	**Regulating parcel alterations.** *Restricts structures and storage in the high hazard flood fringe to reduce debris washed down stream causing damage. No alterations to the grade that would divert floodwaters, except for grading in a previously approved outline plan area.*	(9) ***Grade*** in the ***high hazard flood fringe*** must not be altered. (10) Only those goods that are easily removable may be stored outside of a ***building.*** (11) Where a ***development*** is located in 'Area A' on the River Flood Maps, the rules in this section do not apply if the ***development***: (a) is graded above the ***designated flood level*** under an active Development Agreement; and (b) complies with the ***groundwater flood fringe*** rules in section 61.
60 Flood Fringe	**No restrictions on allowable uses in the flood fringe.** *Dwelling units and suites may be added according to a parcel's land use district. Restricting living space in basements.*	(1) In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***flood fringe***. (2) Only those goods that are easily removable may be stored outside of a ***building*** in the ***flood fringe***.
61 Protected Flood Fringe and Groundwater Flood Fringe	**No restrictions on uses or living spaces in basements.** *Building flood mitigation measures only apply to additions or new homes.*	(1) The requirements in sections 56 and 57 apply to ***parcels*** in the ***protected flood fringe*** or ***groundwater flood fringe***. (2) The flood mitigation measures in subsection 57(6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** proposed does not increase the ***gross floor area*** by more than 10.0 per cent.

Summary of Regulation Changes by River Flood Area

River Flood Area (1:100)	# Buildings	Discussion	Current Regulations	Proposed Regulations

Floodway	**8**	Existing provincially defined hazard area is not changing substantially in the updated map, except the Elbow River where the floodway is now smaller. The floodway remains our highest risk area, unsuitable for development.	• **Designated Flood Elevation** (DFE) is based on 1:100 year flood level (established in 1985)
			• **Buildings:**
			  • No new buildings or structures allowed, except for replacement of residential buildings.
			  • Legally existing buildings and uses may continue without additional requirements.
			  • Replacing existing buildings or additions >75 per cent floor area must include a few flood mitigating building standards, or remove building from floodway, where possible.
			• **Setbacks:** minimum six m from floodway, or 60 m from Bow River and 30 m from Elbow River/creeks.
			• No changes to grade.
			• No storage outside of a building.
				• **Designated Flood Elevation** (DFE) is based on updated 1:100 year overland flood levels
				• **Buildings:**
				  • No new buildings or structures allowed, except for replacement of residential buildings.
				  • Legally existing buildings and uses may continue without additional requirements.
				  • Replacing existing buildings or additions >75 per cent floor area must be fully floodproofed, or remove building from floodway, where possible.
				  • No new living spaces or suites below DFE.
				• **Setbacks:**
				  • Minimum six m from floodway, or 60 m from Bow River and 30 m from Elbow River/creeks.
				• No changes to grade.
				• No storage outside of a building.

High Hazard Flood Fringe	**282**	New provincially defined hazard area, with an equivalent risk level as the floodway. In established communities with historical flood mapping, this hazard area was added instead of expanding the floodway, to provide flexibility to the Development Authority in deciding how to manage the risk. 282 buildings are located in this area, which were previously in the Flood Fringe. This zone primarily impact property owners in Bowness, and to a lesser extent in Bridgeland and some Industrial lands along the Bow	• This flood hazard area does not exist in current flood maps or regulations.	• **Designated Flood Elevation** (DFE) is based on updated 1:100 year overland flood levels
				• **Buildings:**
				  • No new buildings or structures allowed, except for the replacement of residential buildings and a few allowable non-residential use buildings on existing building footprints.
				  • Vacant low density residential parcels may build a single-detached home with larger side setback requirements.

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		River. Given the high flood risk in these areas, development rules are proposed to be more aligned to those of the Floodway while retaining flexibility for existing community development patterns, to promote resilient building design and protect life safety.		• Legally existing buildings and uses may continue without additional requirements. • Replacing existing buildings or additions >75 per cent floor area must be fully floodproofed, or remove building from high hazard flood fringe, where possible. • No new living spaces or suites below DFE. **Setbacks:** • Minimum six m from floodway, or 60 m from Bow River and 30 m from Elbow River/creeks. • No changes to grade, except for already approved outline plan areas. • No subdivisions for infill developments or approval of new suites.
Flood Fringe	**337**	Existing provincially defined hazard area that will have its current boundaries reduced. 337 buildings are in the updated Flood Fringe. The proposed Bylaw amendments limit new living spaces and the approval of new secondary suites below the designated flood elevation.	• **Buildings:** • Legally existing buildings and uses may continue without additional requirements. • Replacing existing buildings or additions >75 per cent floor area must include a few flood mitigating building standards. • **Setbacks:** minimum six m from floodway, or 60 m from Bow River and 30 m from Elbow River/creeks.	• **Designated Flood Elevation** (DFE) is based on updated 1:100 year overland flood levels • **Buildings:** • Legally existing buildings and uses may continue without additional requirements. • Replacing existing buildings or additions >75 per cent floor area must be fully floodproofed. • No new living spaces or suites below the DFE.
Protected Flood Fringe	**1,592**	New provincially defined hazard area where a flood barrier mitigates overland river flood risk to at least the 1:100 flood level. 1,592 buildings are located in the protected flood fringe. The buildings in this	• This flood hazard area does not exist in current flood maps or regulations.	• **Designated Flood Elevation** (DFE) is based on updated 1:100 year groundwater flood levels • **Buildings:**

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		area were previously in the Flood Fringe and will now have more permissible development regulations targeted at creating resilience for residual risks such as high groundwater during river floods. Development, re-development and density are not restricted in this area, reflecting the risk reduction offered by community flood protection investments.		• Legally existing buildings and uses may continue without additional requirements. • Replacing existing buildings or additions >75 per cent floor area must be fully floodproofed. • Living spaces and suites allowed below the DFE.
Groundwater Flood Fringe	**8,120**	This is a new City-defined hazard area to create awareness of river-related groundwater risk. Despite the dominant risk of surface flooding being mitigated by the investments in flood protection, groundwater remains a residual risk and a driver of damages. The proposed rules introduce building regulations to mitigate potential groundwater flooding damage during river floods. 8,120 buildings are located in the Groundwater Flood Fringe. 1,500 would have previously been within higher risk flood hazard areas on the Elbow River (e.g. previous Floodway, Flood Fringe or Overland Flood Area).	• This flood hazard area does not exist in current flood maps or regulations.	• **Designated Flood Elevation** (DFE) is based on updated 1:100 year groundwater flood levels • **Buildings:** • Legally existing buildings and uses may continue without additional requirements. • Replacing existing buildings or additions >75 per cent floor area must be fully floodproofed. • Living spaces and suites allowed below the DFE.

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Proposed Amendments to Land Use Bylaw 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete subsection 3(c) and (d) and replace with the following:

"(c) River Flood Maps deposited with the City Clerk;"

(b) Delete subsection 13(49) and replace with the following:

"(49) "***designated flood elevation***" means an elevation that references the water level that is expected during a flood of a magnitude that has a one per cent chance of occurring in any year as identified on the River Flood Maps."

(c) Delete subsection 13(61) and replace with the following:

"(61) "***flood fringe***" means the areas identified on the River Flood Maps."

(d) Delete subsection 13(62) and replace with the following:

"(62) "***floodway***" means the areas identified on the River Flood Maps."

(e) After subsection 13(72), add new subsection 13(72.1) as follows:

"(72.1) "***groundwater flood fringe"*** means the areas identified on the River Flood Maps."

(f) After subsection 13(73.2), add new subsection 13(73.3) as follows:

"(73.3) "***high hazard flood fringe***" means the areas identified on the River Flood Maps."

(g) Renumber subsection 13(96.1) to 13(96.2).

(h) After subsection 13(96), add new subsection 13(96.1) as follows:

"(96.1) "***occupied space***" includes all areas of a ***building*** that are:
- (a) used for dwelling or business including, but not limited to:
  - (i) bedrooms;
  - (ii) living areas;
  - (iii) kitchens;
  - (iv) ***basements***; and
  - (v) commercial spaces; and
- (b) does not include:
  - (i) entryways;
  - (ii) crawl spaces; or
  - (iii) areas used for parking and loading."

(i) Delete subsection 13(98).

(j) After subsection 13(113), add new subsection 13(113.1) as follows:

"(113.1) "***protected flood fringe***" means the areas identified on the River Flood Maps."

(k) After subsection 13(121), add new subsection 13(121.1) as follows:

"(121.1) "***river flood area***" means the collective area made up of the ***floodway***, ***high hazard flood fringe***, ***flood fringe***, ***protected flood fringe*** and ***groundwater flood fringe***."

(l) After subsection 22(2), add new subsection 22(3) as follows:

"(3) Where a ***parcel*** is designated with a Direct Control District pursuant to this Bylaw, or a previous land use bylaw and such designation is continued pursuant to this Bylaw, and the ***parcel*** is located within the ***river flood area*** identified on the River Flood Maps, the regulations contained in Part 3; Division 3 of this Bylaw, as amended from time to time, apply and prevail."

(m) Amend subsection 25(2) by replacing "***overland flow areas***" with "***high hazard flood fringe***".

(n) Amend subsection 25.1(f) by deleting "located in the ***floodway***,".

(o) Delete subsection 28(5) and replace with the following:

"(5) Where a ***development*** is located in the ***river flood area***, the ***Development Authority*** may, as a condition of issuing the ***development permit***:
(a) require additional information, reports, or ***building*** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
(b) require the mitigations identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***."

(p) Delete section 30 and replace with the following:

"30(1) Unless otherwise referenced in subsection (2), where a ***development permit*** application is for a ***permitted use*** in a ***building*** or on a ***parcel*** and the proposed ***development*** does not conform to all the applicable requirements and rules of this Bylaw, the ***Development Authority*** may:
(a) refuse to approve the ***development permit*** application; or
(b) approve the ***development permit*** application and grant a relaxation of the requirement or rule to which the proposed ***use*** does not conform.

(2) Where a ***development permit*** application for a ***use*** listed as a ***permitted use*** in a land use district does not conform to all the applicable requirements and rules in Part 3; Division 3 of this Bylaw, the ***use*** is a ***discretionary use***."

(q) After subsection 38(3), add new subsection 38(4) as follows:

"(4) Where a ***development*** is located in the ***river flood area***, the ***Development Authority*** may, as a condition of issuing the ***development permit***:
(a) require additional information, reports, or ***building*** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
(b) require the mitigations identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***."

(r) Delete Part 3; Division 3 and replace with Schedule "A".

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended by replacing the Floodway/Flood Fringe Maps and the Floodway/Floodplain Maps with the River Flood Maps shown on Schedule “B” to this Bylaw.

3. This Bylaw comes into force on the date it is passed.

SCHEDULE A

PART 3: RULES GOVERNING ALL DISTRICTS

Division 3: River Flood Area and Setback Regulations

55 For ***parcels*** located within the ***river flood area*** or ***adjacent*** to the ***floodway***, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.

Building Setbacks from Rivers and Creeks

56 **(1)** Unless otherwise referenced in subsection (2), ***buildings*** must be set back a minimum of 6.0 metres from the ***floodway***.

(2) Where a ***parcel*** was vacant on July 22, 1985, all ***buildings*** must be set back the greater of:
(a) 60.0 metres from the edge of the Bow River;
(b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek, Pine Creek; or
(c) 6.0 metres from the ***floodway***.

River Flood Area

57 **(1)** Where any portion of a ***parcel*** is located within the ***floodway***, ***high hazard flood fringe***, ***flood fringe***, ***protected flood fringe*** or ***groundwater flood fringe***, the regulations apply to only that portion of the ***parcel*** located within that area.

(2) Where a ***building*** or any portion of a ***building*** is located in the ***river flood area***, the regulations for the most restrictive area in which the ***building*** is located will apply to the entire ***building***.

(3) The flood mitigation measures referenced in subsection (6) do not apply to:
(a) a ***fence***, gate, ***deck***, ***balcony***, ***landing***, ***patio***, ***skateboard and sports ramp***, air conditioning equipment, satellite dish, hot tubs, above ground private swimming pool, or an **Accessory Residential Building** that does not contain a **Backyard Suite**;
(b) a temporary ***building*** that is:
(i) not placed on a foundation;
(ii) located on the ***parcel*** for less than 365 consecutive days; and
(iii) removable from the ***parcel*** within 24 hours; and
(c) a change of ***use*** in a legally existing ***building***.

(4) The flood mitigation measures in subsection (6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** to an existing ***building*** in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe***:
(a) does not increase the floor area of the legally existing or approved ***occupied space*** below the ***designated flood elevation***;

(b) does not include a new **Secondary Suite** below the ***designated flood elevation***; and
(c) meets the requirements in subsection (5), if applicable.

(5) The flood mitigation measures referenced in subsection (6) do not apply to additions to ***buildings*** that do not increase the ***gross floor area*** of the ***building*** by 75.0 per cent or more of the ***gross floor area*** legally existing or approved as of June 23, 2026, provided that:
(a) the additions do not increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026; or
(b) the additions that increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent but less than 75.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026, the ***building***:
(i) has an electrical consumer service disconnect for the entire ***building*** through the placement of the master switch above the ***designated flood elevation***; and
(ii) has a sewer backflow valve installed.

(6) ***Buildings*** must be designed with the following flood mitigation measures:
(a) in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe,*** a ***building*** must:
(i) be designed to prevent structural damage from floodwater, as demonstrated by a note on the plans by a qualified professional;
(ii) have the main floor entirely above the ***designated flood elevation***;
(iii) have all ***occupied space*** and **Secondary Suites** be located above the ***designated flood elevation***;
(iv) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the ***designated flood elevation***;
(v) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation*** minus 1.0 metre;
(vi) have ***building*** envelope penetrations designed to minimize water ingress where not located above the ***designated flood elevation***;
(vii) have a sewer backflow valve installed;
(viii) have all weeping tiles drain to a sump pump with battery backup power;
(ix) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***;
(x) have a water alarm installed in the lowest level of the ***building*** below ***grade***; and
(xi) provide one of the following where a reverse-grade driveway leading to an enclosed garage or parkade is proposed:
(A) a flood barrier, other than a trench drain; or
(B) a driveway peak elevation greater or equal to 0.30 metres above the highest existing ***grade*** on the ***adjacent street***; or

(b) in the ***protected flood fringe*** or ***groundwater flood fringe***, a ***building*** must:

(i) be designed to prevent structural damage from high groundwater potentially sustained for several days during a high river event, as demonstrated by a note on the plans by a qualified professional;

(ii) have the main floor of all ***buildings*** entirely above the ***designated flood elevation***;

(iii) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the ***designated flood elevation***;

(iv) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation***;

(v) have ***building*** envelope penetrations designed to minimize water ingress where not located above the ***designated flood elevation***;

(vi) have a sewer backflow valve installed;

(vii) have all weeping tiles drain to a sump pump with battery backup power;

(viii) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***; and

(ix) have a water alarm installed in the lowest level of the ***building*** below ***grade***.

Floodway

58 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***floodway***.

(2) Unless otherwise referenced in subsection (3), (4) or (5), in the ***floodway*** only the following ***uses*** may be allowed if also listed as a ***use*** within the land use district:

(a) **Extensive Agriculture**;
(b) **Motion Picture Filming Location**;
(c) **Natural Area**;
(d) **Outdoor Recreation Area**;
(e) **Park**;
(f) **Special Function – Class 1**;
(g) **Special Function – Class 2**;
(h) **Urban Agriculture**;
(i) **Utilities**; and
(j) **Utilities – Linear**.

(3) For ***parcels*** located in the ***floodway*** on which a ***building*** existed and the ***use*** of the ***parcel*** was approved as of September 9, 1985, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.

(4) Subject to subsection (3), no new ***buildings*** or other structures are allowed in

the ***floodway***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint.

(5) An addition to a ***building*** in the ***floodway*** may only occur if it does not increase the ***building*** footprint and does not increase the obstruction to the floodwaters.

(6) No ***buildings*** or structures including, but not limited to, ***decks***, ***patios***, ***fences***, gates, ***retaining walls***, docks, or riprap are allowed to be constructed on, in or under a ***floodway***.

(7) ***Grade*** in the ***floodway*** must not be altered.

(8) Nothing must be stored outside of a ***building***.

High Hazard Flood Fringe

59 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***high hazard flood fringe***.

(2) Unless otherwise referenced in subsection (3), (4), (5), (6) or (7), in the ***high hazard flood fringe***, only the following ***uses*** may be allowed if also listed as a ***use*** within the land use district:

(a) **Extensive Agriculture**;
(b) **Motion Picture Filming Location**;
(c) **Natural Area**;
(d) **Outdoor Recreation Area**;
(e) **Park**;
(f) **Special Function – Class 1**;
(g) **Special Function – Class 2**;
(h) **Urban Agriculture**;
(i) **Utilities**; and
(j) **Utilities – Linear**.

(3) For ***parcels*** located in the ***high hazard flood fringe*** on which a ***building*** existed or the ***use*** of that ***parcel*** was approved as of June 23, 2026, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.

(4) Subject to subsection (3), in the ***high hazard flood fringe***, legally existing or approved non-residential ***uses*** may be replaced if the ***use***:

(a) was existing or approved prior to June 23, 2026;
(b) is located on the same ***building*** footprint;
(c) is listed as a ***use*** within the land use district; and
(d) is a ***use*** listed below:
    (i) **Food Kiosk**;
    (ii) **Food Production**;
    (iii) **Municipal Works Depot**;
    (iv) **Natural Area**;

(v) **Outdoor Recreation Facility**;
(vi) **Park**;
(vii) **Parking Lot – Grade**;
(viii) **Park Maintenance Facility – Large & Small**;
(ix) **Power Generation Facility – Medium;**
(x) **Public Transit System**; and
(xi) **Zoo**.

(5) Unless otherwise referenced in subsection (7), no new ***buildings*** or other structures are allowed in the ***high hazard flood fringe***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint.

(6) Unless otherwise referenced in subsection (7), the maximum number of ***units*** or ***suites*** is equal to the number of ***units*** or ***suites*** legally existing or approved on a ***parcel*** prior to June 23, 2026.

(7) A new **Single Detached Dwelling** and one **Accessory Residential Building** may be constructed on a vacant ***parcel*** designated as a ***low density residential district*** if the vacant ***parcel*** was created through a subdivision application approved prior to June 23, 2026, and the ***building***:
(a) has the minimum ***building setbacks***:
(i) 2.2 metres from any ***side property line***; or
(ii) 1.8 metres from one ***side property line***, if the combined ***building setbacks*** from both ***side property lines*** is greater than or equal to 4.4 metres; and
(b) does not contain a ***suite***.

(8) An addition to a ***building*** in the ***high hazard flood fringe*** may only occur if it does not increase the ***building*** footprint or increase the obstruction to the floodwaters.

(9) ***Grade*** in the ***high hazard flood fringe*** must not be altered.

(10) Only those goods that are easily removable may be stored outside of a ***building.***

(11) Where a ***development*** is located in 'Area A' on the River Flood Maps, the rules in this section do not apply if the ***development***:
(a) is graded above the ***designated flood elevation*** in accordance with a ***development permit*** approved prior to June 23, 2026; and
(b) complies with the ***groundwater flood fringe*** rules in section 61.

Flood Fringe

60 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***flood fringe***.

(2) Only those goods that are easily removable may be stored outside of a ***building***

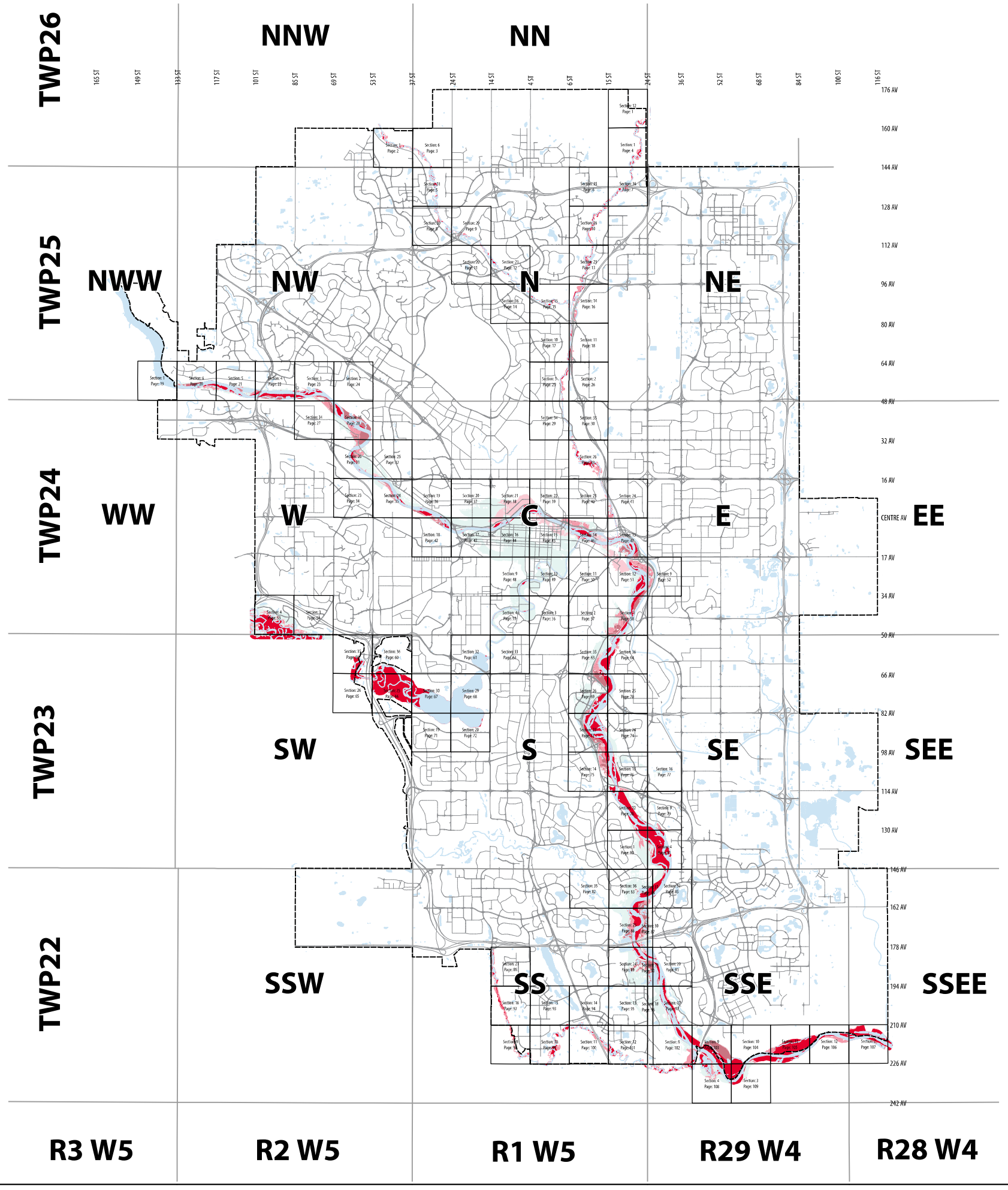
in the ***flood fringe***.

Protected Flood Fringe and Groundwater Flood Fringe

61 **(1)** The requirements in sections 56 and 57 apply to ***parcels*** in the ***protected flood fringe*** or ***groundwater flood fringe***.

(2) The flood mitigation measures in subsection 57(6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** proposed does not increase the ***gross floor area*** by more than 10.0 per cent.

ISC: Unrestricted



Calgary

River Flood Map

Map Book - 2026

This River Flood Map – Map Book forms part of the Calgary Land Use By-law 1P2007 as indicated in Part 3, Division 3 of the Bylaw. The River Flood Map is subject to amendment by by-law of City Council and the maps are updated as soon as possible following Council's decision.

Adopted by Council:

Bylaw Number:

Source: Planning and Development

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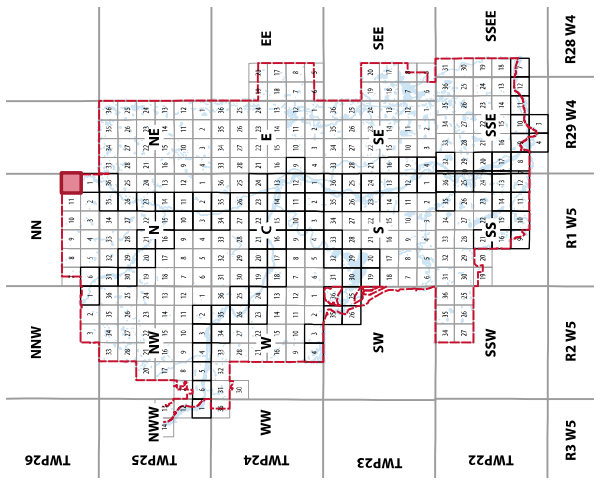
River Flood Map

Calgary

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- City Limits

Key Map



SECTION 12NN T26.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

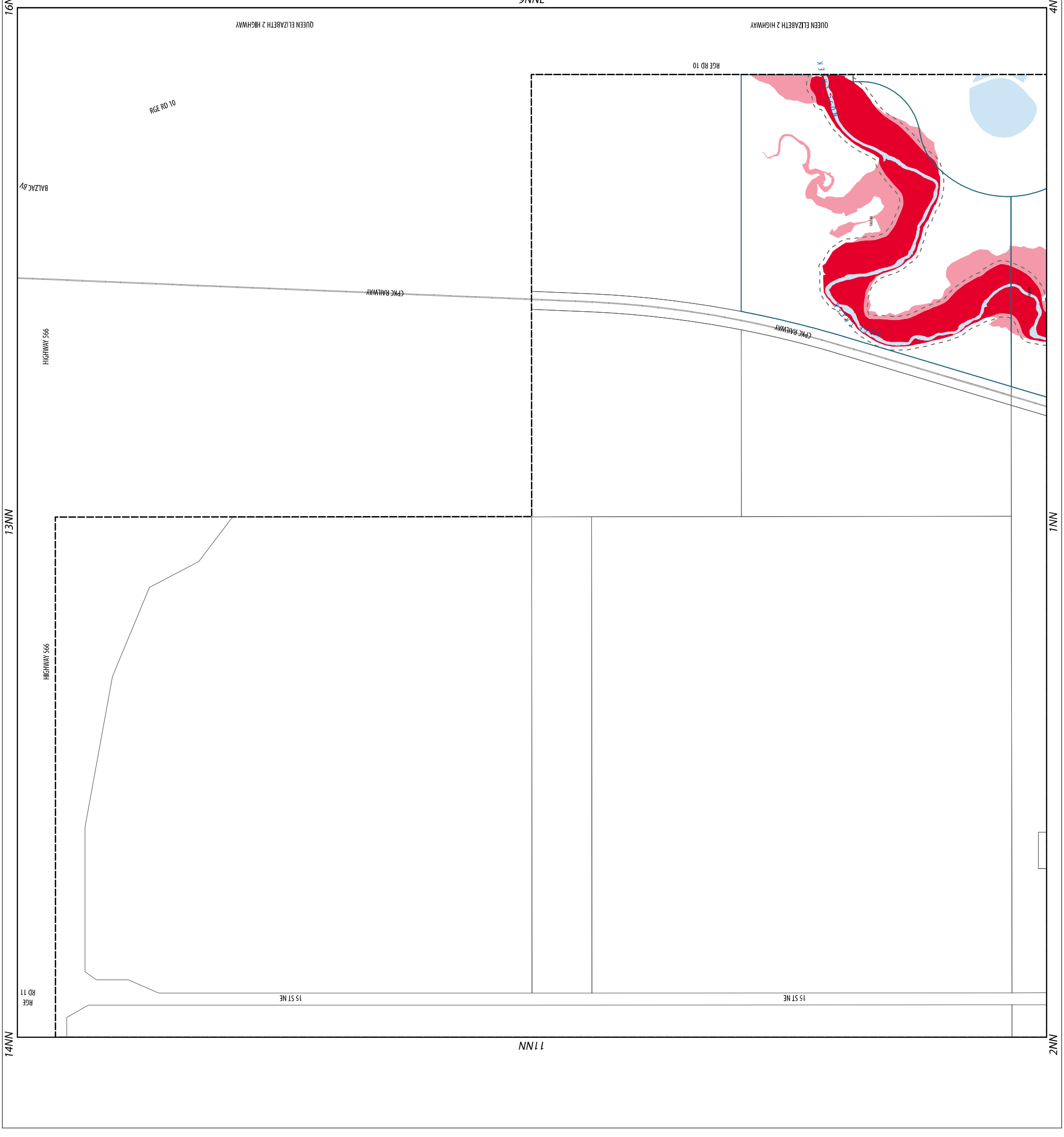
Date Created: Thursday, April 2, 2026

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16NNE 9NNE 4NNE



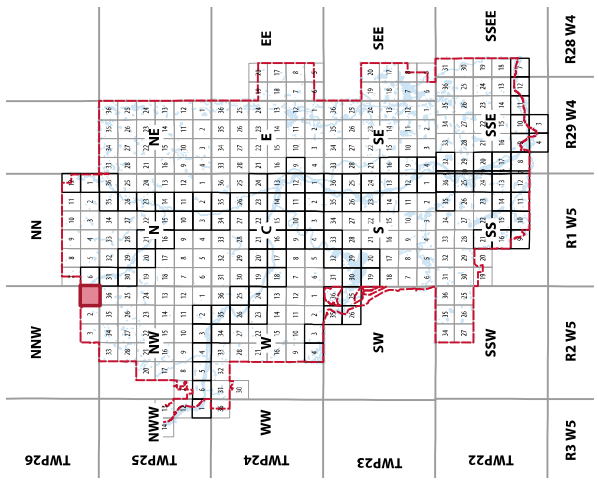
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



SECTION 1NNW

T26.R2.W5

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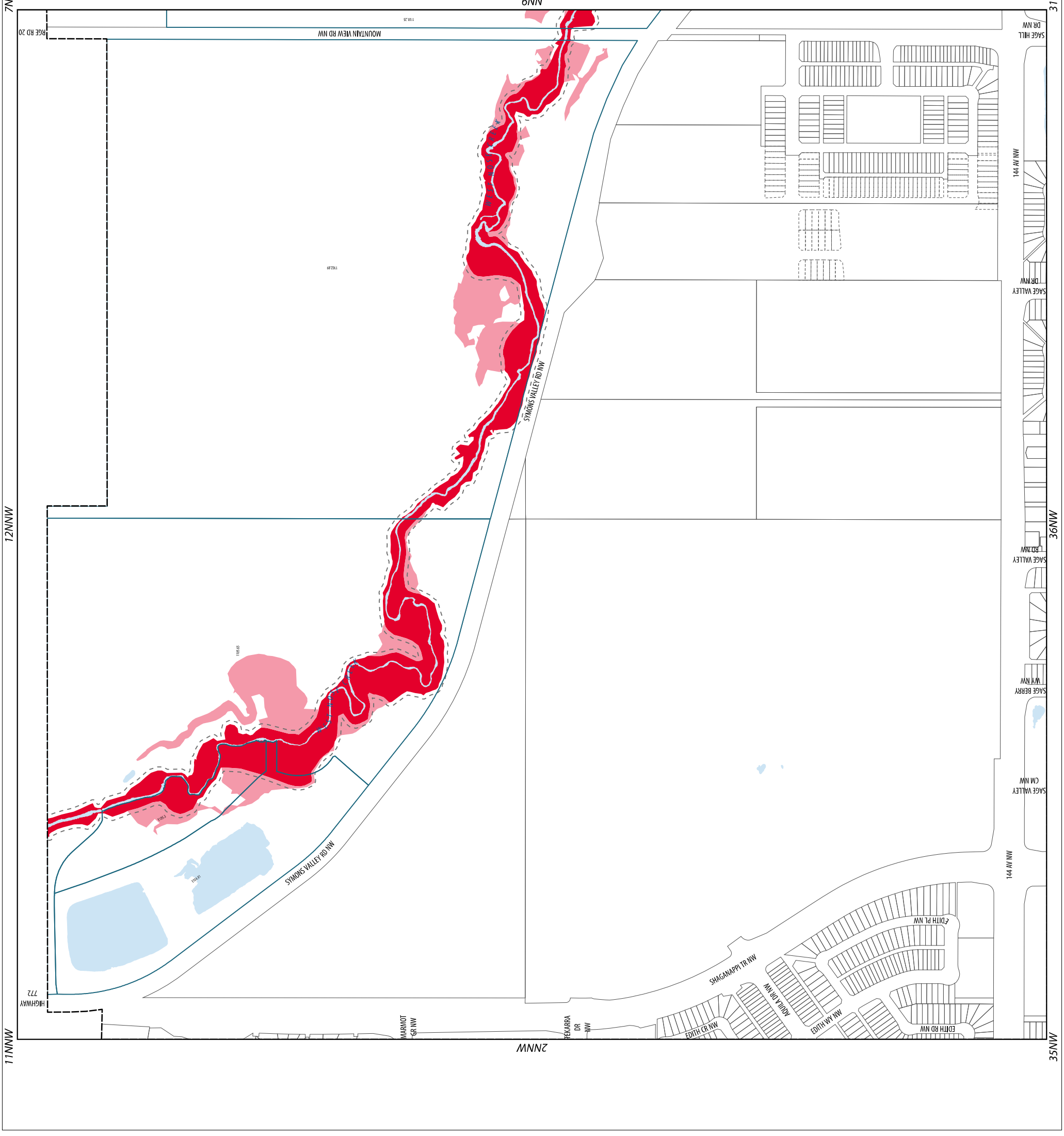
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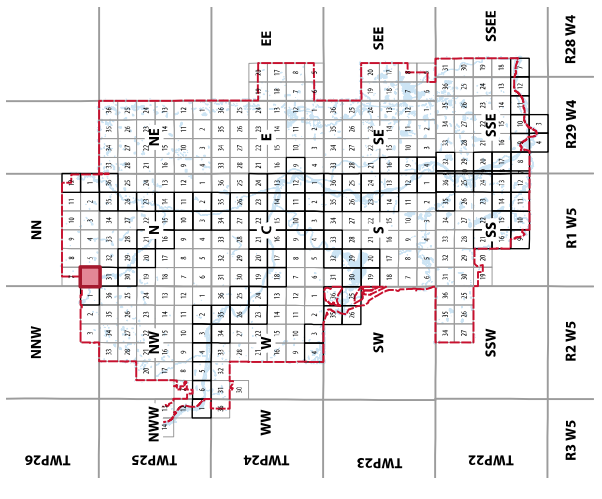
River Flood Map

Calgary

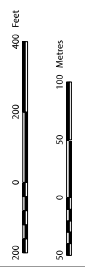
Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



SECTION 6NN T26.R1.W5



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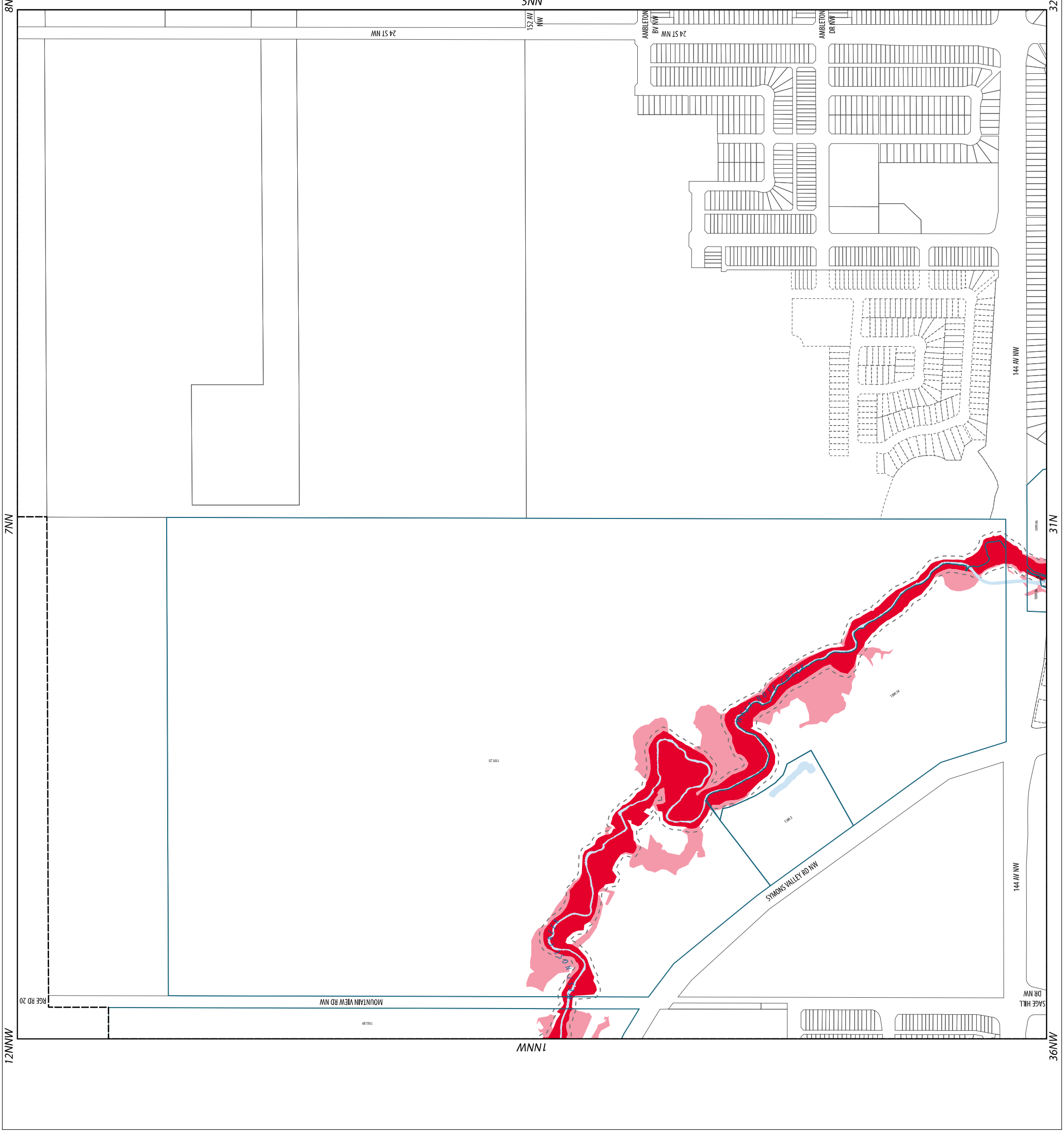
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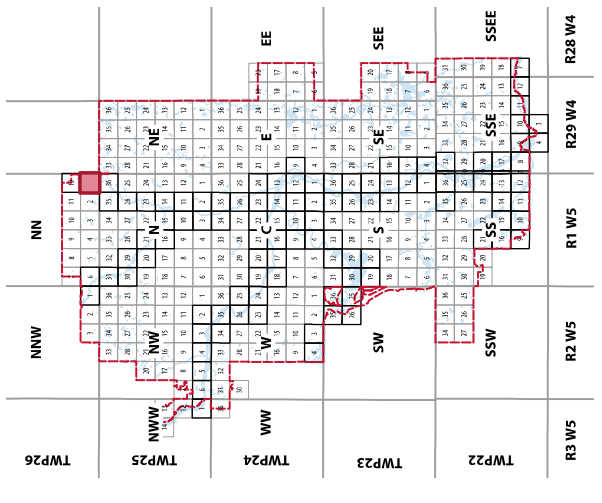
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- City Limits

Key Map



SECTION 1NN T26.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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9NNE 4NNE 33NE

12NN 36N

11NN 2NN 35N

QUEEN ELIZABETH 2 HIGHWAY

CROSSIRON DR

RGE RD 10

CPKC RAILWAY

144 AV NE

15 ST NE

DEERFOOT TR NE

ISC: Unrestricted

1NNW 6NN 5NN

36NW 32N

25NW 30N 29N

144 AV NW

136 AV NW

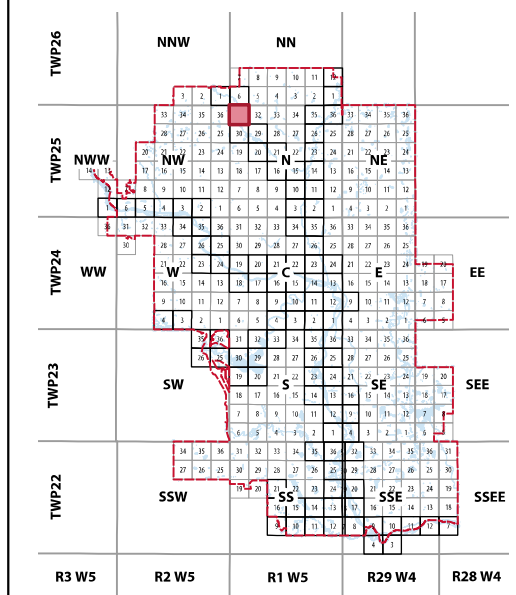
SAGE BLUFF GR NW
SAGE BLUFF LI NW
SAGE BLUFF BV NW
SAGE BLUFF CL NW
SAGE BLUFF ME NW
SAGE BLUFF VW NW
SAGE BLUFF GA NW
SAGE BLUFF RD NW
SAGE BLUFF HT NW
SAGE BLUFF DR NW
SAGE BLUFF WY NW
SAGE BLUFF MR NW
SAGE BLUFF RI NW
SAGE HILL DR NW
SAGE HILL VY NW
SAGE VALLEY BV NW
SAGE HILL VI NW
SAGE HILL VW NW
SAGE HILL ST NW
SAGE HILL RI NW
SAGE HILL RD NW
SAGE HILL LI NW
SAGE HILL DR NW
SAGE HILL TC NW
SAGE HILL GA NW
SAGE HILL GD NW
SAGE HILL CL NW
37 ST NW
SIMONS VALLEY RD NW
SAGE MEADOWS PA NW
SAGE MEADOWS CI NW
SAGE MEADOWS WY NW
SAGE MEADOWS GR NW
SAGE MEADOWS CL NW
EVANSBOROUGH VW NW
EVANSBOROUGH RD NW
EVANSBOROUGH HL NW
EVANSBOROUGH CM NW
EVANSBOROUGH HR NW
EVANSBOROUGH HV NW
EVANSBOROUGH CR NW
EVANSBOROUGH GR NW
EVANSBOROUGH GA NW
24 ST NW
EVANSRIDGE HL NW
EVANSRIDGE PL NW
EVANSRIDGE CR NW
EVANSTON DR NW
EVANSRIDGE CI NW
EVANSRIDGE CL NW
EVANSRIDGE LI NW
EVANSRIDGE DR NW
EVANSRIDGE CO NW
EVANSVIEW RD NW
EVANSVIEW MR NW
EVANSVIEW PA NW
EVANSVIEW PT NW
EVANSVIEW GA NW
EVANSVIEW CO NW
EVANSVIEW RD NW
EVANSPARK BV NW
EVANSPARK CI NW

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 31N

T25.R1.W5

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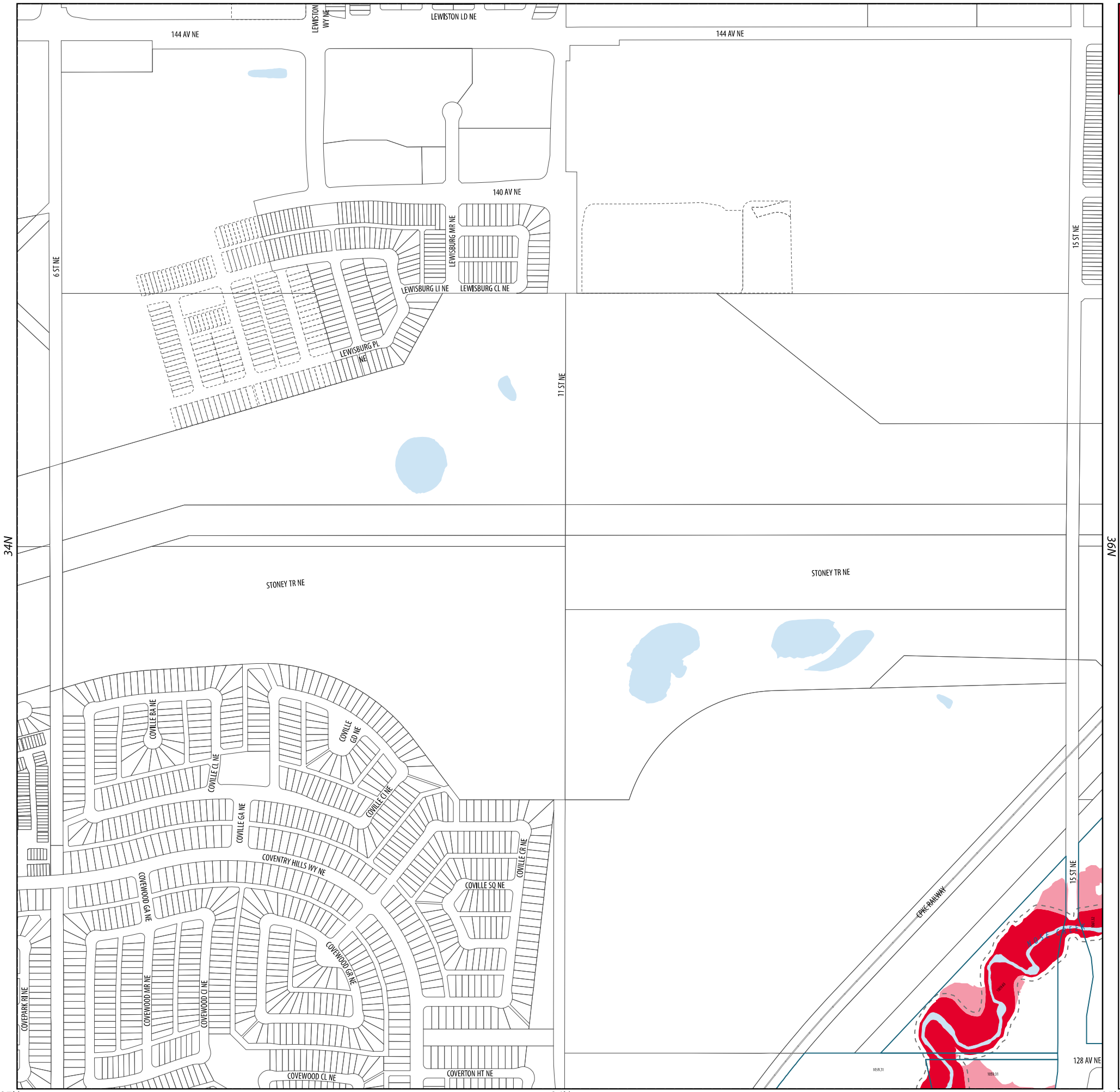
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ISC: Unrestricted

3NN 2NN 1NN

34N 36N

27N 26N 25N



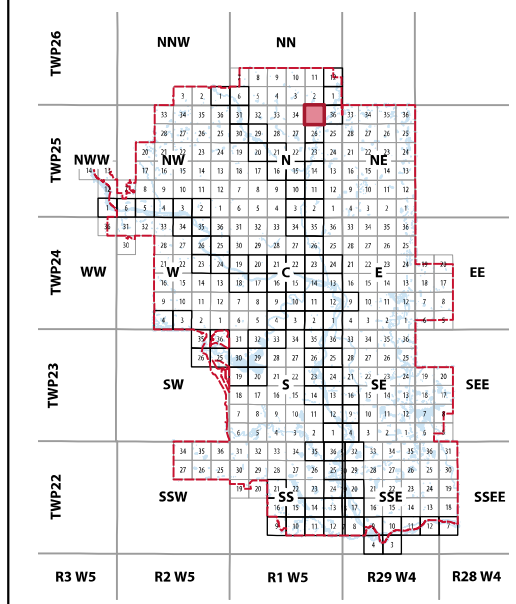
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 35N

T25.R1.W5

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ISC: Unrestricted

2NN 1NN 4NNE

35N 33NE

26N 25N 28NE

144 AV NE

KEYSTONE CREEK PL NE

KEYSTONE CREEK GA NE

15 ST NE

CPKC RAILWAY

NOSE CREEK

STONEY TR NE

128 AV NE

RGE RD 10

DEERFOOT TR NE

24 ST NE

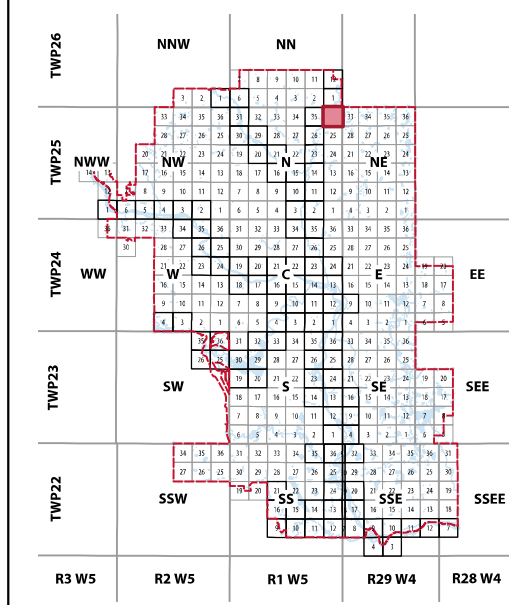
1064.93 1063.84 1062.83 1062.31 1061.93 1061.7 1061.65 1061.32 1059.69 1059.31

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 36N

T25.R1.W5

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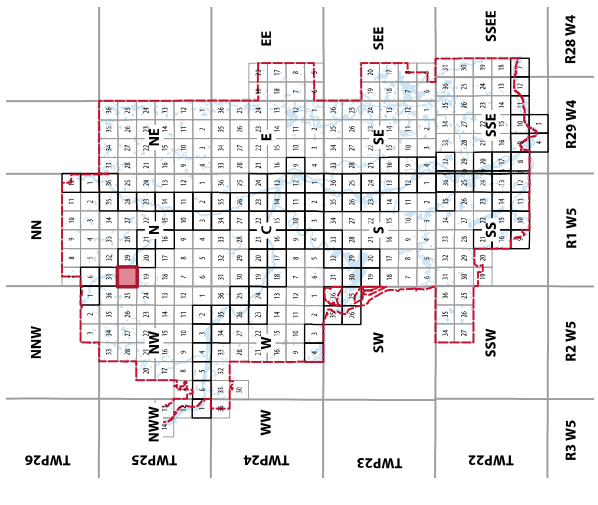
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 30N T25.R1.W5

400 200 0 200 400 Feet

50 0 50 100 Metres

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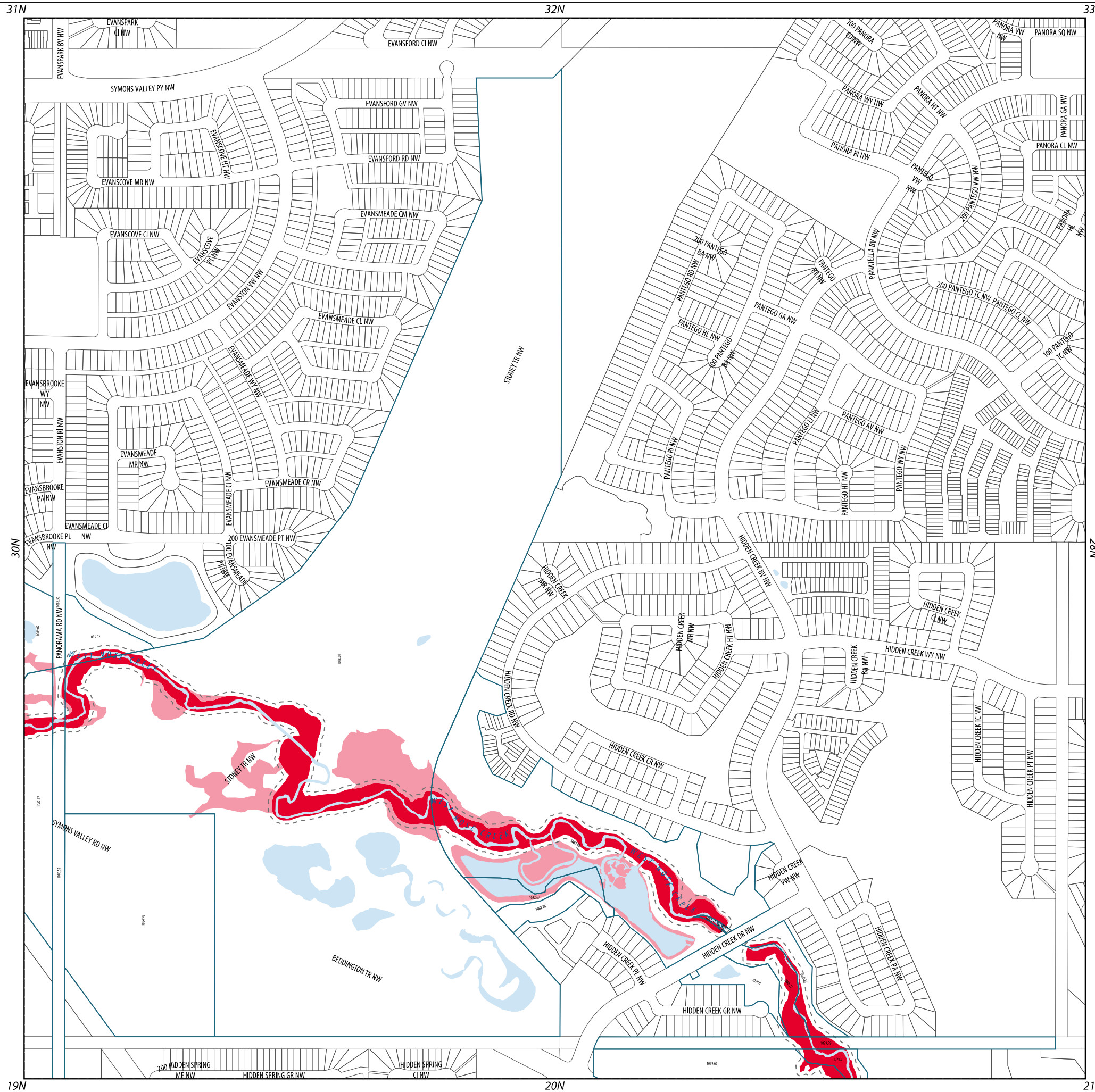
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32N 29N 20N 31N 19N 36NW 25NW 24NW

EVANSPARK BV NW
EVANSCREEK CO NW
200 EVANSCREEK CO NW
100 EVANSCREEK CO NW
EVANSVIEW RD NW
EVANSTON RI NW
EVANSMEADE CL NW
EVANSBROOKE PA NW
EVANSBROOKE BA NW
EVANSTON VW NW
EVANSBROOKE LI NW
EVANSBROOKE HT NW
EVANSBROOKE LD NW
EVANSBROOKE MR NW
EVANSBROOKE VW NW
EVANSBROOKE TC NW
EVANSBROOKE PT NW
SAGE MEADOWS GR NW
SYMONS VALLEY PY NW
SYMONS VALLEY RD NW
PANORAMA RD NW
SYONEY TR NW
KINCORA LD NW
100 KINCORA GV NW
200 KINCORA CV NW
KINCORA BV NW
KINCORA DR NW
100 KINCORA BA NW
200 KINCORA BA NW
KINCORA PA NW
KINCORA TC NW
200 KINCORA PL NW
100 KINCORA PL NW
300 KINCORA BA NW
KINCORA HT NW
400 KINCORA BA NW
KINCORA VW NW
KINCORA RI NW
KINCORA GLEN GR NW
KINCORA GD NW
KINCORA GLEN BA NW
KINCORA GLEN RD NW
KINLEA CO NW
KINLEA GA BA NW
KINLEA LI NW
KINLEA WY NW
KINLEA CA NW
100 KINCORA GLEN ME NW
KINCORA GLEN RI NW
200 KINCORA GLEN ME NW
128 AV NW
37 ST NW
SAGE HILL CI NW
KINCORA GV NW
KINCORA HL NW
KINCORA PT NW
KINCORA MR NW
500 KINCORA BA NW
600 KINCORA BA NW
700 KINCORA BA NW
SHAGANAPPI TR NW

ISC: Unrestricted

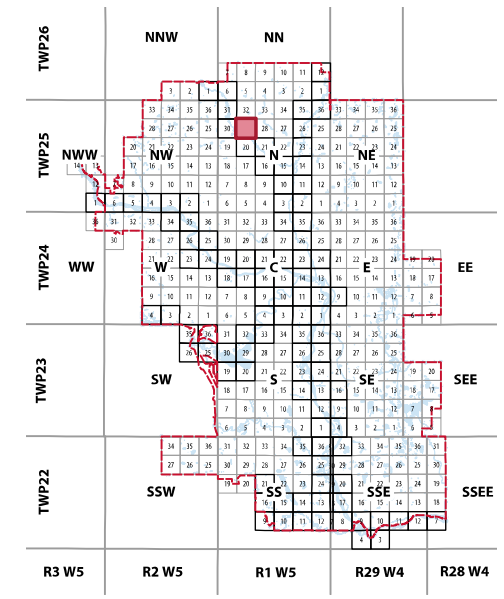


River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



SECTION 29N

T25.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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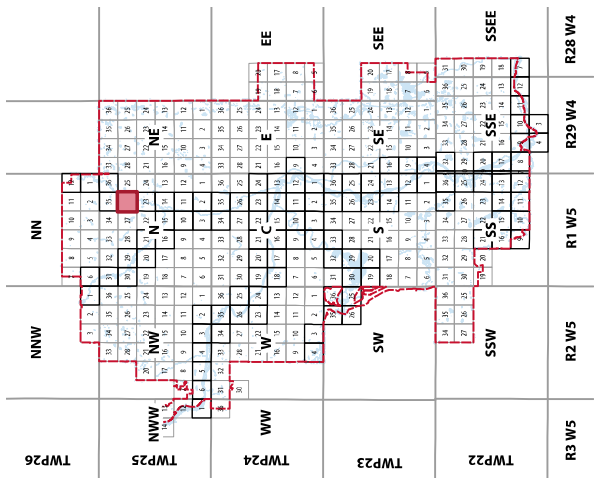
Calgary

River Flood Map

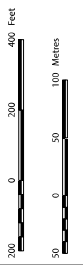
Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 26N T25.R1.W5



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36N 25N 24N 35N 23N 34N 27N 22N

128 AV NE
15 ST NE
STONEY BV NE
120 AV NE
14 ST NE
115 AV NE
COUNTRY HILLS BV NE
11 ST NE
CPKC RAILWAY
NOSE CREEK
COVERTON HT NE
COVERTON GR NE
COVERTON ME NE
COVERTON CL NE
COVERTON GA NE
COVERTON CT NE
COVERTON CL NE
COVERTON CO NE
COVINGTON CL NE
COVINGTON RD NE
COVINGTON RI NE
COVINGTON PL NE
COVINGTON ME NE
COVINGTON BA NE
200 COVINGTON BA NE
300 COVINGTON BA NE
COVENTRY HILLS WY NE
COVEWOOD CL NE
COVEWOOD PA NE
COVEWOOD LI NE
COVEWOOD MR NE
COVEWOOD PL NE
COVEWOOD CI NE
COVETTE GR NE
COVETTE BA NE
COVERDALE WY NE
COVERDALE PL NE
100 COVERDALE CO NE
200 COVERDALE CO NE
300 COVERDALE CO NE
COVERDALE RD NE
COVENTRY DR NE
COVENTRY GA NE
COVENTRY CL NE
100 COVENTRY PL NE
200 COVENTRY PL NE
COVEPARK RI NE
COVEPARK GR NE
COVENTRY RD NE
COVENTRY GI NE
COVENTRY GR NE
HARVEST HILLS WY NE
HARVEST HILLS GA NE

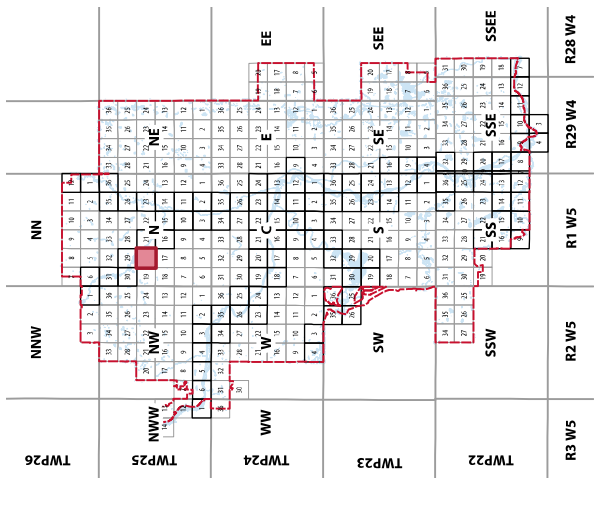
River Flood Map

Calgary

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 20N T25.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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28NE
21N
16N
29N
17N
30N
19N
18N
BEDDINGTON TR NW
HIDDEN VALLEY DR NW
HIDDEN VALLEY LI NW
HIDDEN CREEK DR NW
HIDDEN VALLEY HT NW
HIDDEN VALLEY CR NW
HIDDEN VALLEY GA NW
HIDDEN VALLEY PA NW
HIDDEN VALLEY GD NW
HIDDEN VALLEY GV NW
HIDDEN VALLEY MR NW
HIDDEN VALLEY MR NW
HIDDEN VALLEY GV NW
HIDDEN VALLEY GV NW
HIDDEN VALLEY GV

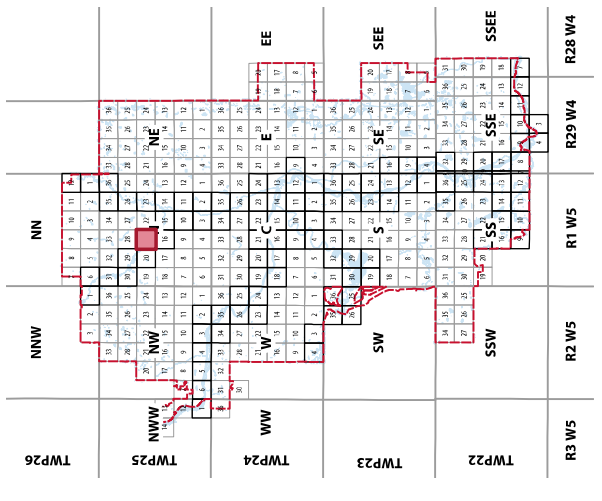
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 21N T25.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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27N 22N 15N 28N 16N 29N 20N 17N

ISC: Unrestricted

ISC: Unrestricted

27N 26N 25N

COVENTRY CL NE
COUNTRY HILLS BV NE
COVENTRY BV NE
HARVEST WOOD GA NE
HARVEST HILLS MR NE
HARVEST HILLS GA NE
HARVEST GROVE CL NE
HARVEST GROVE MR NE
HARVEST HILLS WY NE
300 HARVEST HILLS CO NE
HARVEST HILLS DR NE
HARVEST GROVE GR NE
200 HARVEST HILLS CO NE
HARVEST GROVE PL NE
HARVEST GROVE CM NE
100 HARVEST GROVE PL NE
200 HARVEST GROVE PL NE
HARVEST CREEK CL NE
200 HARVEST CREEK CO NE
HARVEST CREEK CL NE
HARVEST LAKE DR NE
HARVEST CREEK LI NE
HARVEST GLEN WY NE
100 HARVEST CREEK PO NE
CPKC RAILWAY
11 ST NE
15 ST NE
110 AV NE
14 ST NE
DEERFOOT TR NE
104 AV NE
FREEPORT CR NE
100 AV NE
96 AV NE
AIRPORT TR NE
AERO CR NE

22N 24N

15N 14N 13N

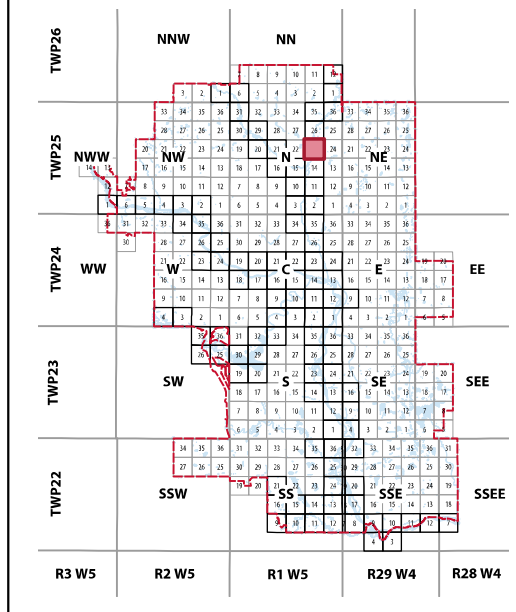
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 23N

T25.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

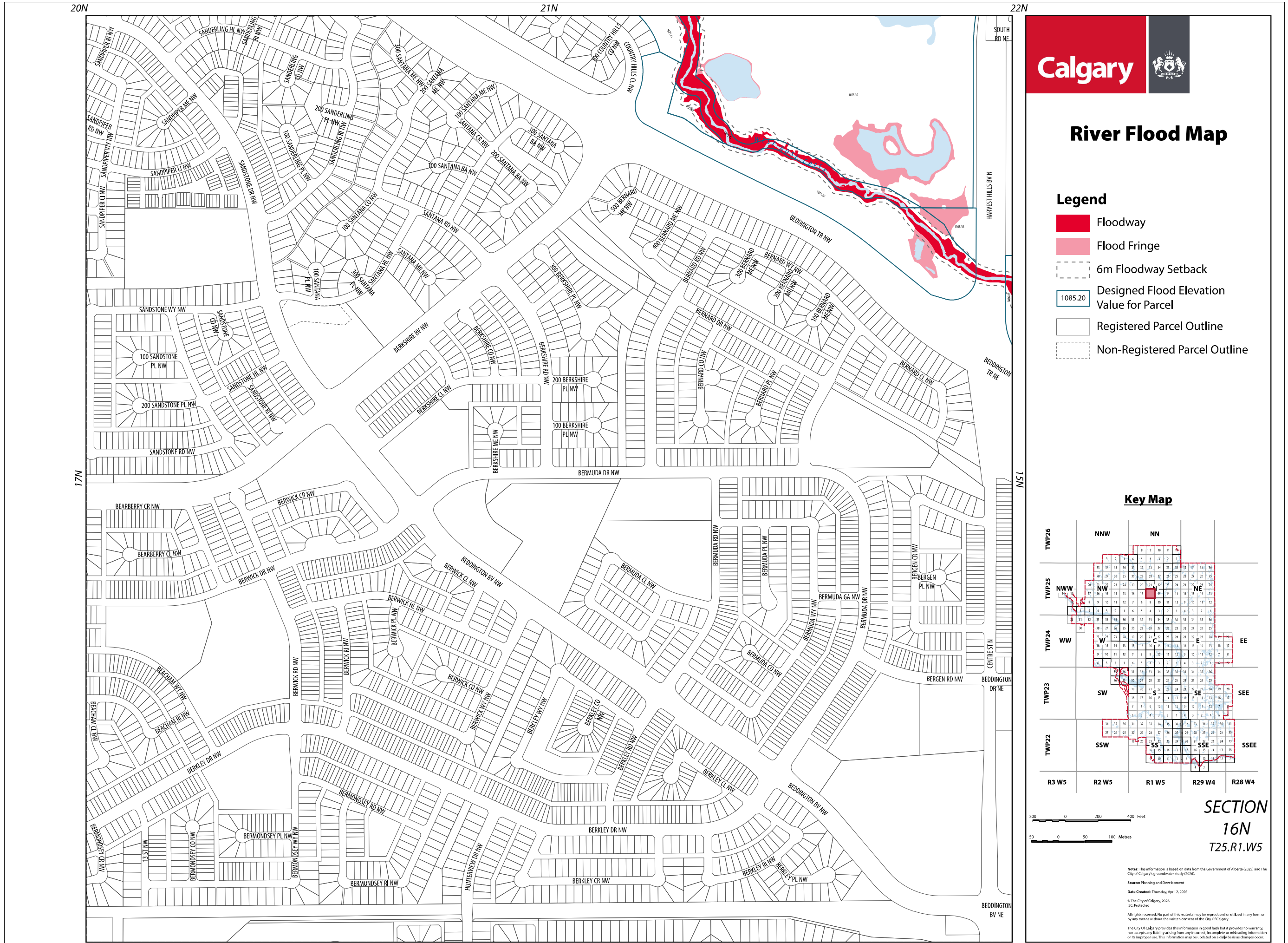
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River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map

200 0 200 400 Feet

50 0 50 100 Metres

SECTION 16N

T25.R1.W5

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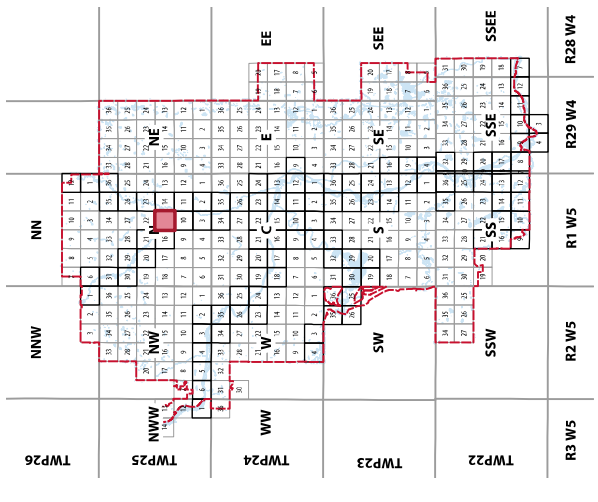
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 15N T25.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

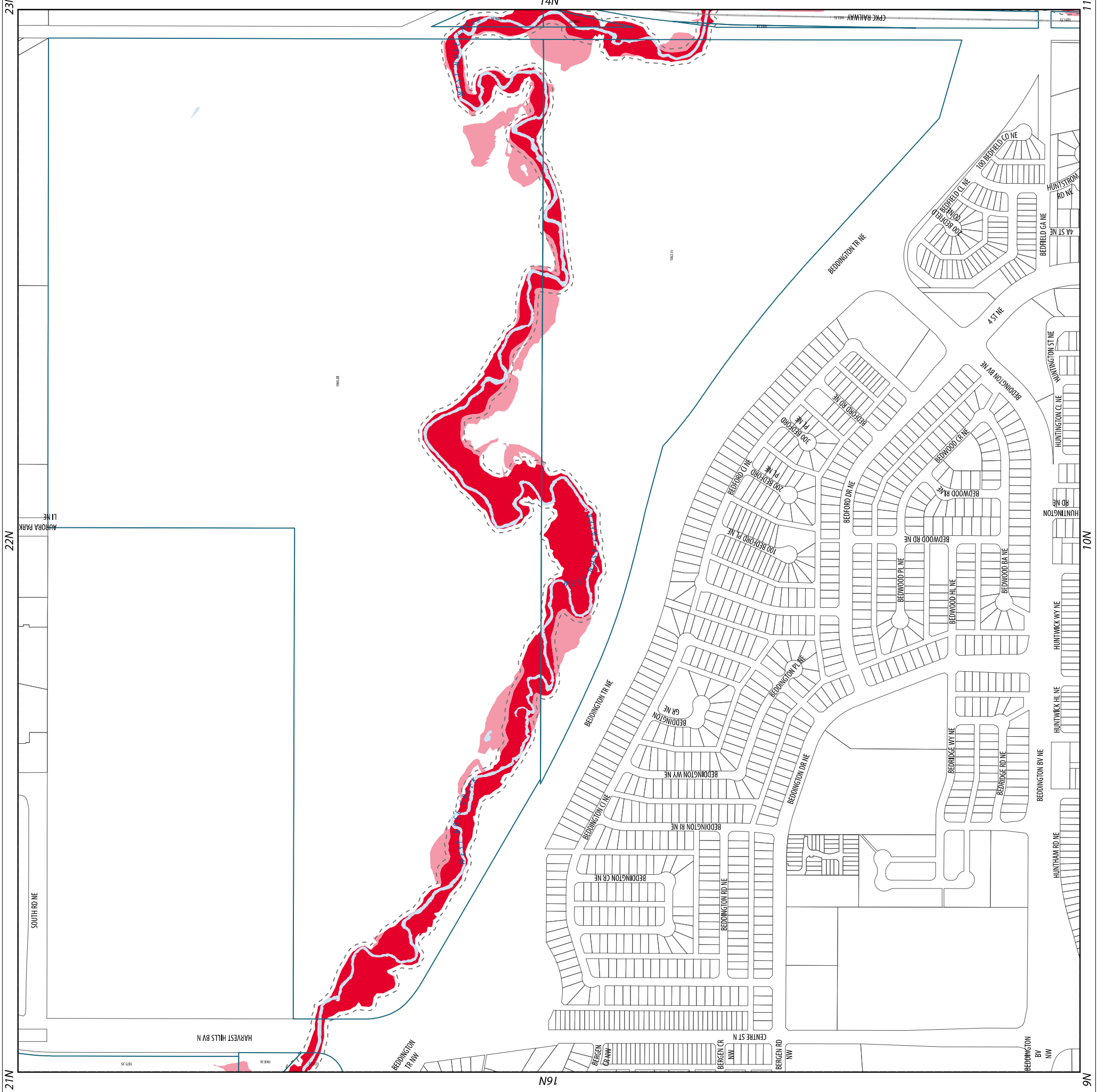
Source: Planning and Development

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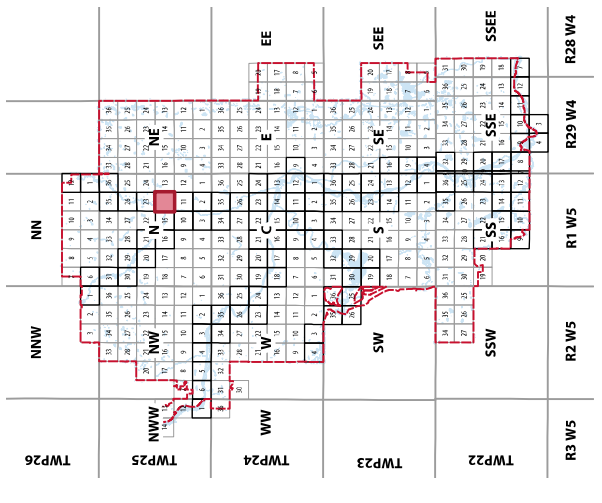
Calgary

River Flood Map

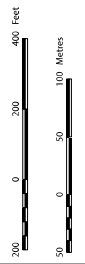
Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 14N T25.R1.W5



Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

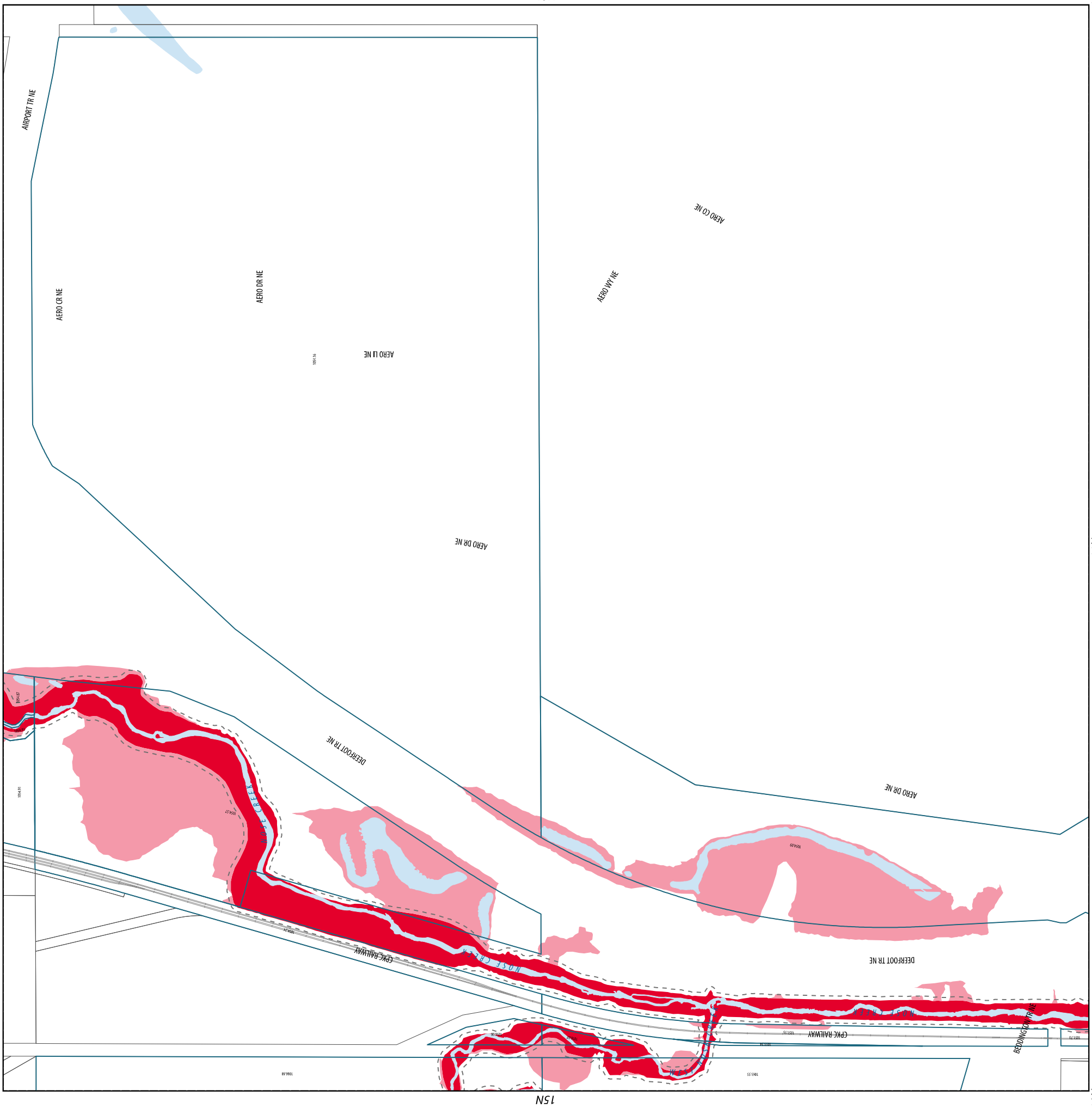
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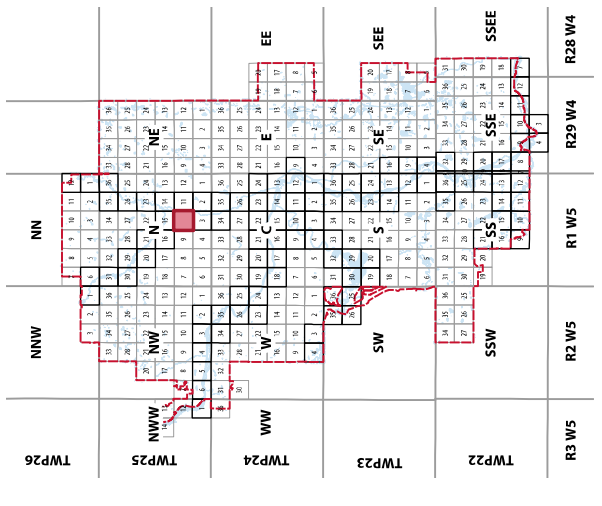
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 10N T25.R1.W5

200 Feet 0 200 400
50 Metres 0 50 100

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14N 11N 2N 15N 3N 16N N6 4N

CPKC RAILWAY
HUNTSTROM DR NE
HUNTSTROM RD NE
HUNTSTROM PL NE
HUNTWELL RD NE
200 HUNTWELL PL NE
200 HUNTWELL CO NE
HUNTWELL WY NE
HUNTERHORN GA NE
HUNTERHORN PL NE
HUNTERHORN DR NE
HUNTERHORN RD NE
BEDFIELD CL NE
BEDFIELD GA NE
4A ST NE
4 ST NE
HUNTINGTON ST NE
HUNTLEY RD NE
HUNTLEY WY NE
HUNTLEY CL NE
HUNTINGTON CL NE
HUNTINGTON WY NE
HUNTINGTON GR NE
HUNTINGTON RD NE
HUNTWICK WY NE
HUNTWICK CR NE
HUNTWICK HL NE
78 AV NE
HUNTRIDGE WY NE
HUNTRIDGE PL NE
HUNTRIDGE RD NE
HUNTRIDGE GA NE
HUNTRIDGE HL NE
HUNTRIDGE CR NE
HUNTCROFT PL NE
HUNTCROFT WY NE
HUNTCROFT RD NE
300 HUNTHAM PL NE
200 HUNTHAM PL NE
100 HUNTHAM PL NE
HUNTHAM GA NE
HUNTHAM RD NE
BEDDINGTON BV NE
BEDRIDGE WY NE
BEDDINGTON BV NW
BEDDINGTON DR NE
CENTRE ST N
HUNTERVALLEY AV HL NW
HUNTERVALLEY RD NW
HUNTERFIELD RD NW
72 AV NW
HUNTBOURNE HL NE
HUNTBOURNE GA NE
HUNTBOURNE PL NE
HUNTBOURNE WY NE
HUNTBOURNE RD NE
HUNTBOURNE GR NE
HUNTCHESTER GR NE
HUNTCHESTER RD NE
HUNTFORD CL NE
HUNTFORD HL NE
HUNTFORD WY NE
HUNTFORD GR NE
HUNTFORD RD NE
HUNTSVILLE CR NW
68 AV NW
68 AV NE
4 ST NW
4 ST NE
3 ST NE
CENTRE ST N
64 AV NE
64 AV NW
TREGILLUS ST NW
TRAVOIS CR NW
HUNTMEADOW RD NE

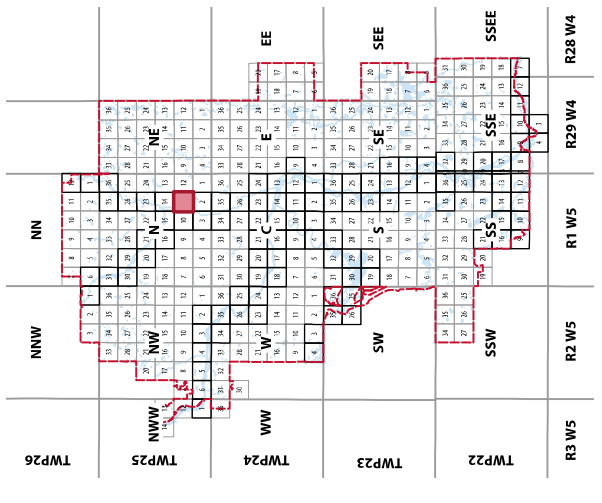
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 11N T25.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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Source: Planning and Development

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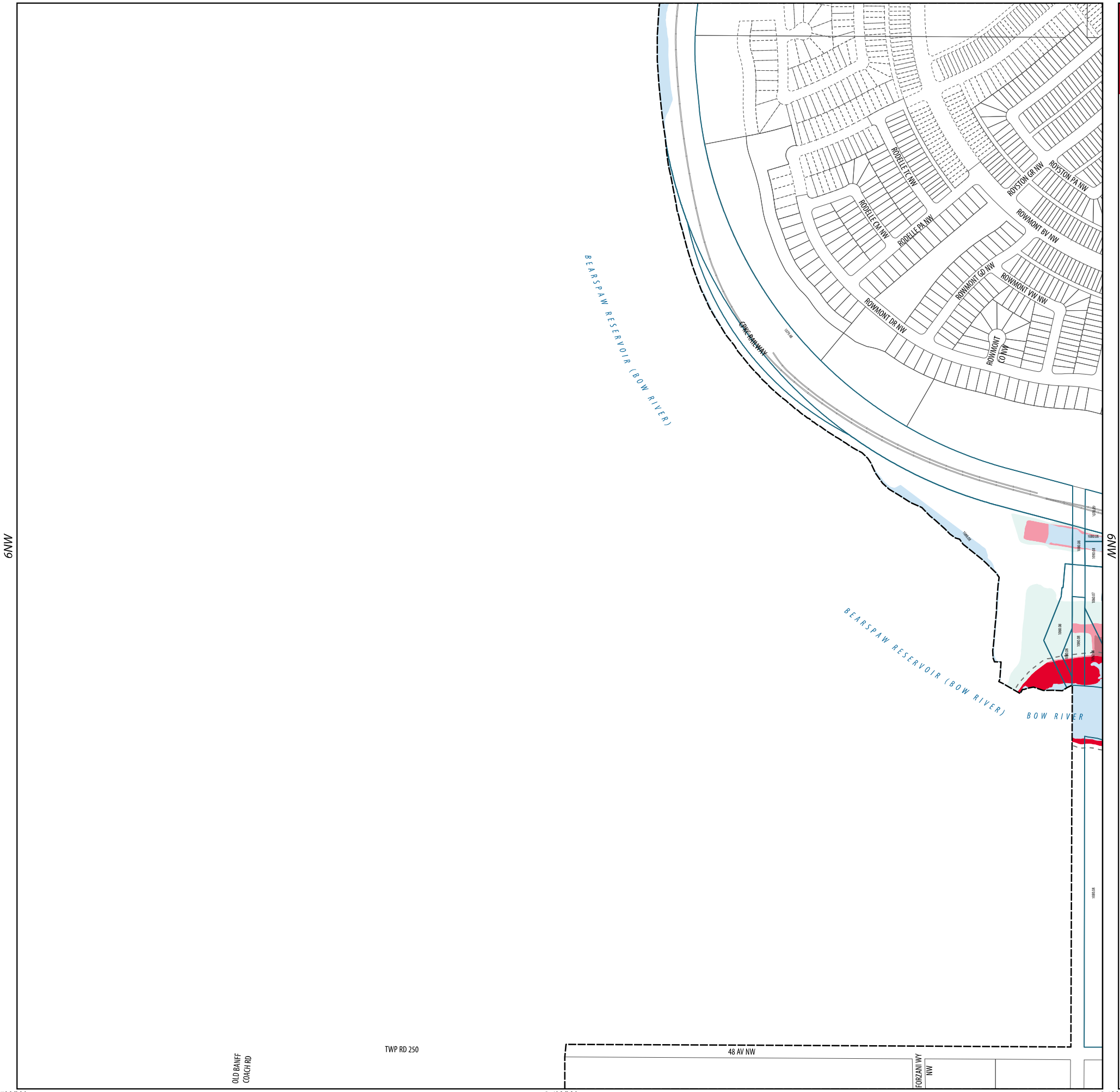
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13N 12N 1N 14N 2N 15N 10N 3N

AERO DR NE
AERO DR NE
AERO CA NE
11 ST NE
11 ST NE
10 ST NE
9 ST NE
8 ST NE
72 AV NE
68 AV NE
65 AV NE
64 AV NE
64 AV NE
BEDDINGTON TR NE
DEERFOOT TR NE
DEERFOOT TR NE
CPKC RAILWAY
NOSE CREEK
NOSE CREEK
NOSE CREEK

11NWW 12NWW 7NW

6NW



35WW 36WW 31W

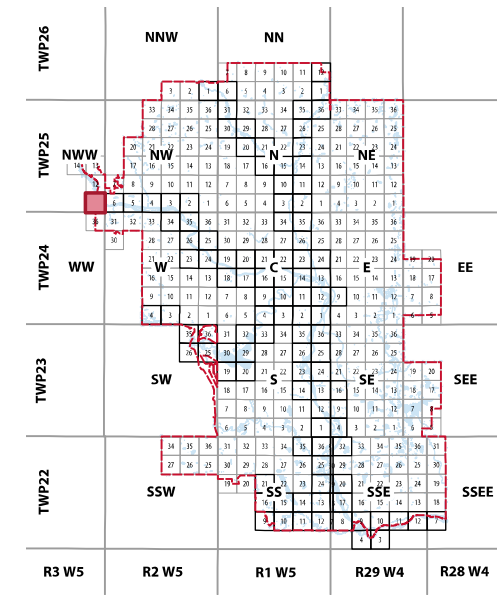
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 1NWW

T25.R3.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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ISC: Unrestricted

12NWW 7NW 8NW

1NWW 5NW

36WW 31W 32W

ROCHESTER TC NW
ROCHESTER WY NW
ROCHESTER PA NW
HASKAYNE DR NW
ROCHESTER VW NW
CRIMSON RIDGE PL NW
CRIMSON RIDGE GA NW
CRIMSON RIDGE RI NW
CRIMSON RIDGE HT NW
ROYSTON PA NW
ROYSTON GV NW
ROYSTON WY NW
ROYSTON RI NW
ROYSTON TC NW
ROYSTON HE NW
NOSE HILL DR NW
ROWMONT BV NW
ROWMONT VW NW
ROWMONT MR NW
ROWMONT CM NW
ROWMONT GV NW
ROWMONT LI NW
ROWMONT HE NW
ROWMONT DR NW
ROWLEY GA NW
ROWLEY CM NW
ROWLEY GD NW
ROWLEY TC NW
ROWLEY PA NW
ROWLEY RI NW
ROWLEY WY NW
ROWLEY PA NW
BEARSPAW DAM RD NW
CPKC RAILWAY
CPKC RAILWAY
BOW RIVER
BOW RIVER
BOW RIVER
300 VALLEY WOODS PL NW
VALLEY WOODS LD NW
200 VALLEY WOODS PL NW
VALLEY WOODS WY NW
VALLEY RIDGE BV NW
200 VALLEY CREST CO NW
VALLEY CREST RI NW
VALLEY CREEK RD NW

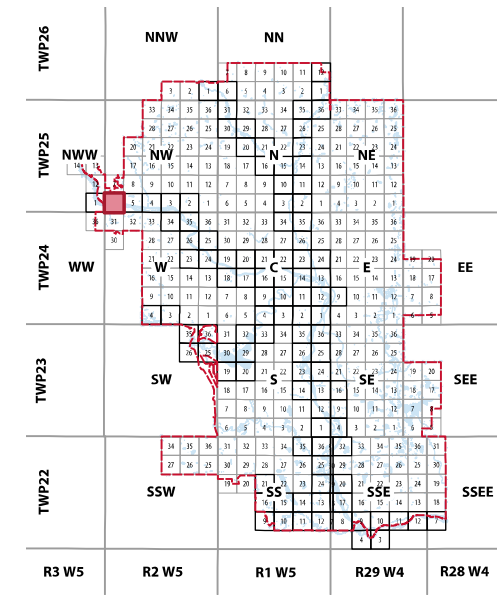
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 6NW

T25.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

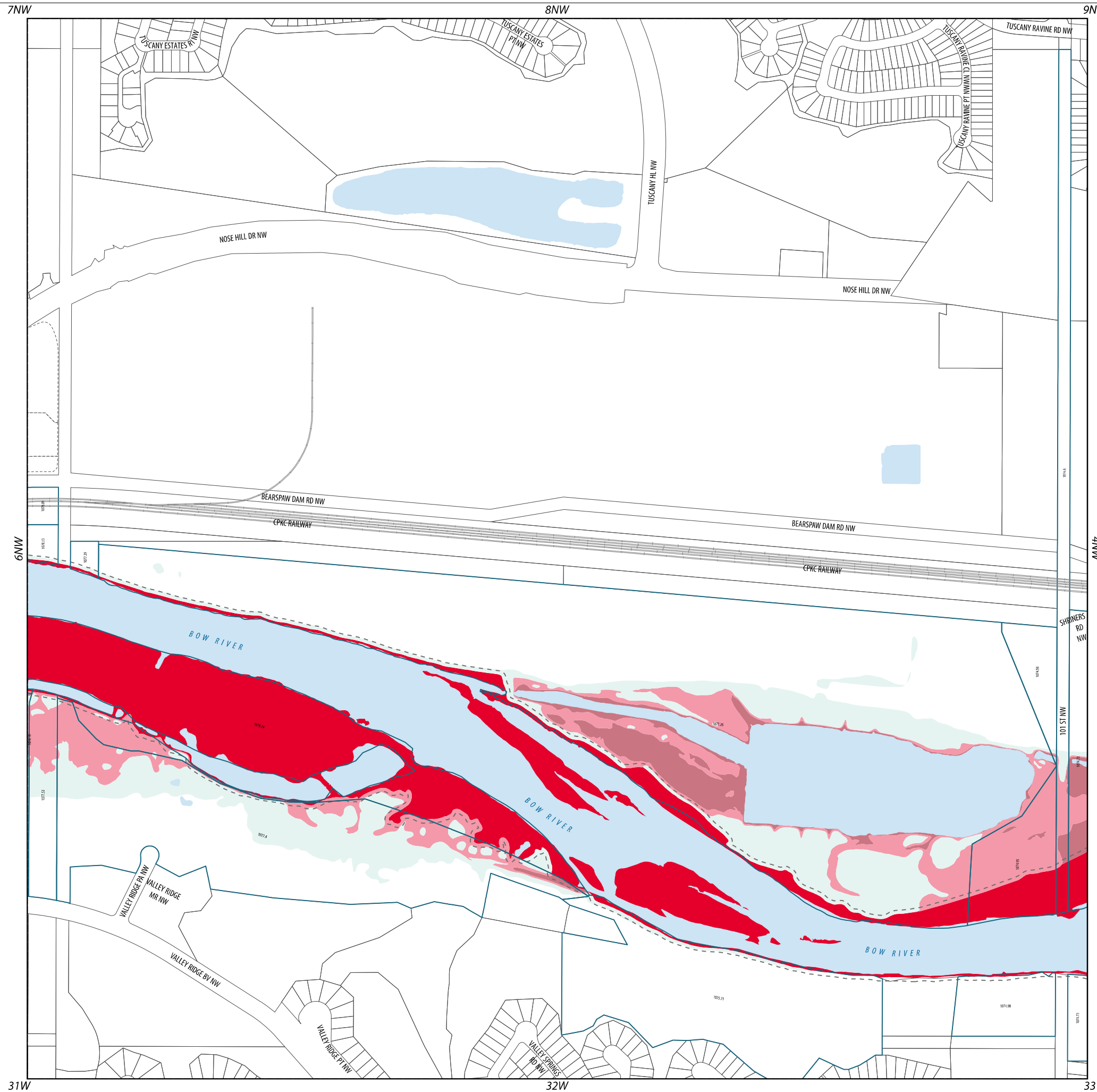
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ISC: Unrestricted



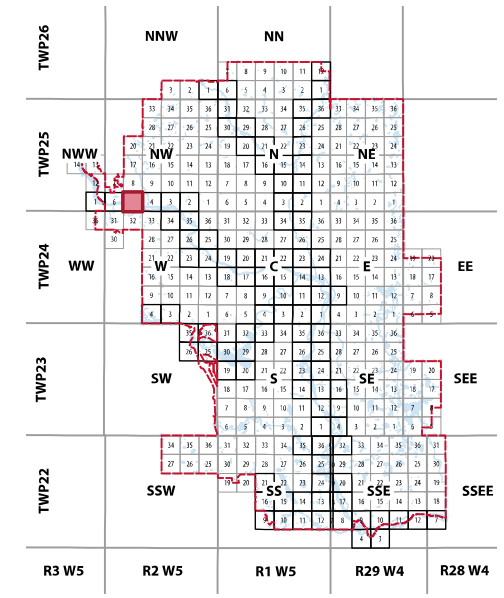
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 5NW

T25.R2.W5

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ISC: Unrestricted

8NW 9NW 10NW

5NW 3NW

32W 33W 34W

TUSCANY RAVINE RD NW

SCENIC RIDGE WY NW

SCENIC RIDGE GA NW

SCENIC ACRES DR NW

SCENIC RIDGE CR NW

SCENIC RIDGE GR NW

SCENIC RIDGE PL NW

SCENIC RIDGE CO NW

100 SCIMITAR BA NW

300 SCIMITAR BA NW

200 SCIMITAR BA NW

SILVER SPRINGS RD NW

500 SCIMITAR BA NW

400 SCIMITAR BA NW

800 SCIMITAR BA NW

600 SCIMITAR BA NW

SCIMITAR PT NW

700 SCIMITAR BA NW

SCIMITAR LO NW

SCIMITAR CO NW

SCIMITAR VW NW

NOSE HILL DR NW

STONEY TR NW

84 ST NW

SILVER VALLEY RD NW

87 ST NW

BEARSPAW DAM RD NW

CPKC RAILWAY

SHRINERS RD NW

SCENIC BOW RD NW

200 SCENIC BOW PL NW

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101 ST NW

BOW RIVER

STONEY TR NW

85 ST NW

33 AV NW

34 AV NW

36 AV NW

48 AV NW

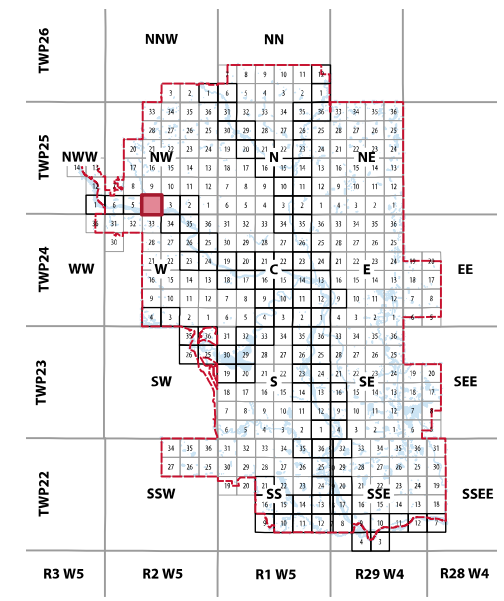
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 4NW

T25.R2.W5

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ISC: Unrestricted

9NW 10NW 11NW

4NW 2NW

33W 34W 35W

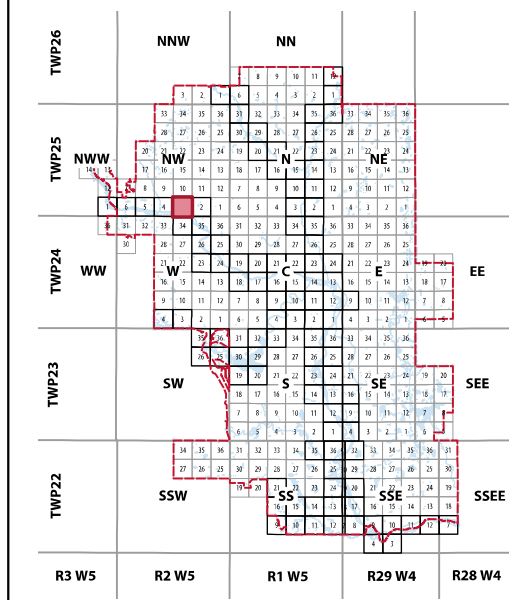
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SILVER SPRINGS BV NW
SILVER SPRINGS DR NW
SILVER SPRINGS GA NW
SILVER SPRINGS CR NW
SILVER CREEK WY NW
64 AV NW
SILVER CREEK MR NW
SILVER CREEK PL NW
200 SILVER CREEK ME NW
SILVER CREEK DR NW
SILVER RIDGE WY NW
SILVER RIDGE GR NW
SILVER RIDGE RD NW
SILVERGROVE DR NW
70 ST NW
SILVER BROOK RD NW
SILVER BROOK DR NW
SILVER HILL CR NW
SILVER HILL RD NW
SILVER HILL PL NW
SILVER HILL WY NW
SILVER MEAD CR NW
SILVER MEAD CL NW
61 AV NW
SILVER RIDGE DR NW
72 ST NW
SILVER MEAD GR NW
SILVER MEAD RD NW
NOSE HILL DR NW
62 AV NW
61 AV NW
58 ST NW
SILVER VALLEY RI NW
SILVER VALLEY DR NW
60 AV NW
SILVER VALLEY BA NW
SILVER VALLEY PL NW
58 AV NW
SILVER VALLEY RD NW
SILVER VALLEY BV NW
SILVER RIDGE CR NW
SILVER CREST CR NW
SILVER RIDGE CL NW
SILVER RIDGE PL NW
SILVER RIDGE DR NW
SILVER SPRINGS BV NW
SILVER SPRINGS GA NW
SILVER CREST GR NW
SILVER CREST RD NW
SILVER CREST DR NW
SILVERDALE PL NW
54 AV NW
SILVERVIEW RD NW
SADDLE DR NW
SILVERVIEW DR NW
69 ST NW
BEARSPAW DAM RD NW
SCENIC BOW RD NW
CPKC RAILWAY
BOW RIVER
55 ST NW
BOW VILLAGE CR NW
BOW GREEN CR NW
BOW CR NW
69 ST NW
48 AV NW
83 ST NW
81 ST NW
79 ST NW
77 ST NW
70 ST NW

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 3NW

T25.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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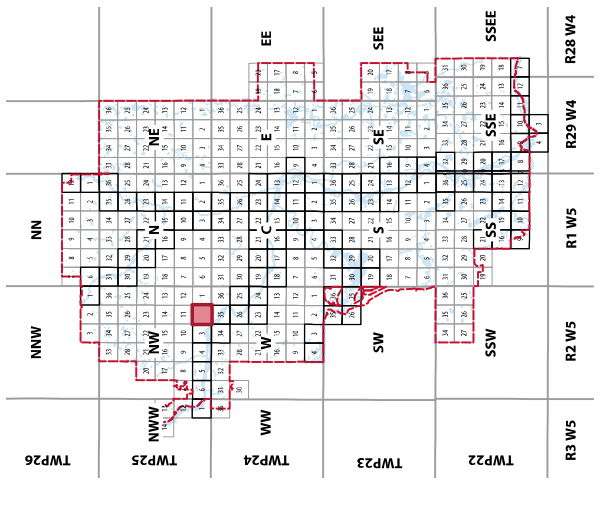
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River Flood Map

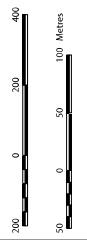
Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 2NW T25.R2.W5



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12NW 1NW 36W 11NW 35W 10NW 3NW 34W

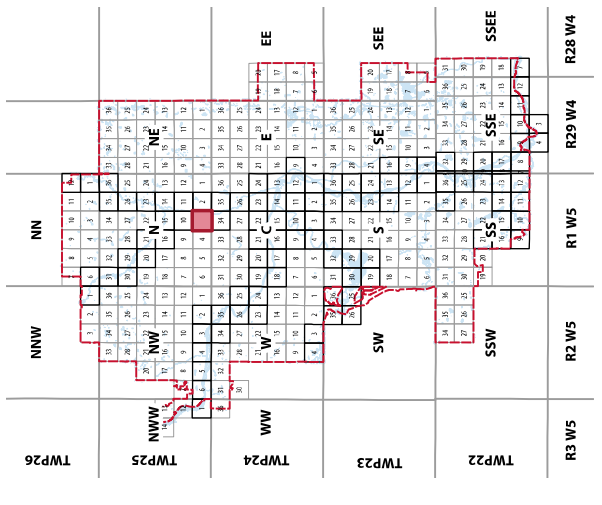
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION
3N
T25.R1.W5

200 0 200 400 Feet
50 0 50 100 Metres

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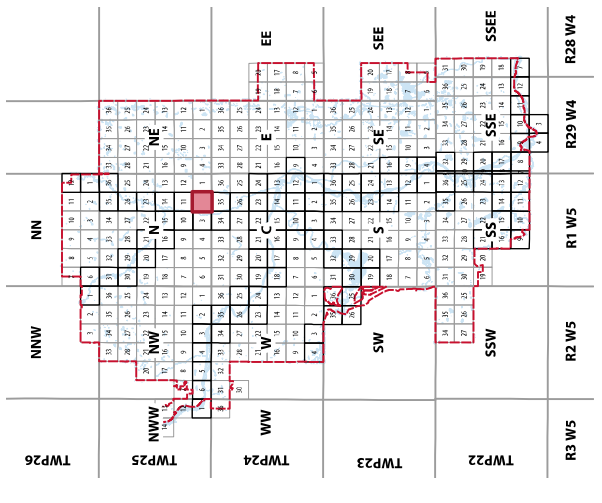
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 2N

T25.R1.W5

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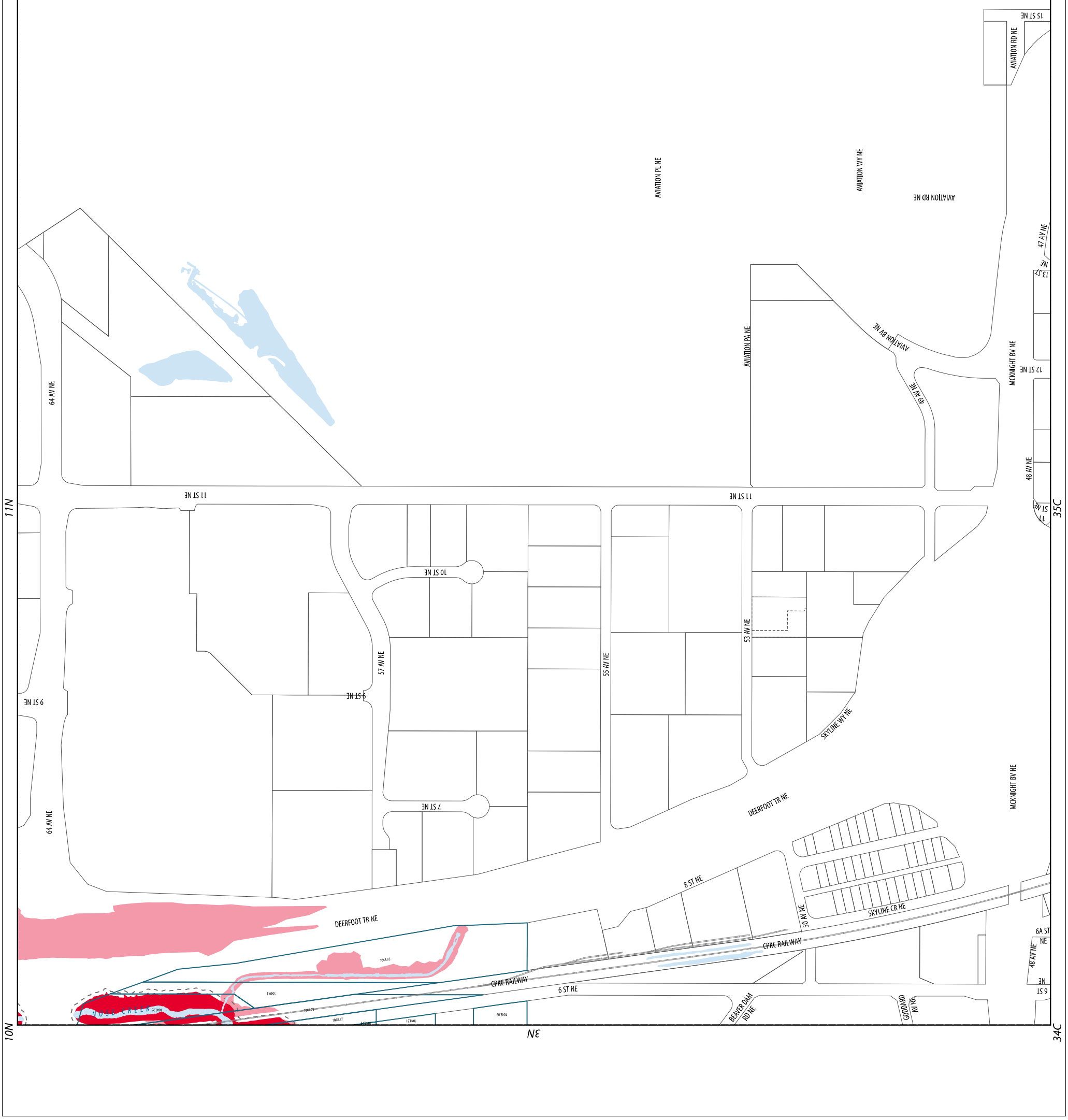
Source: Planning and Development

Date Created: Thursday, April 2, 2026

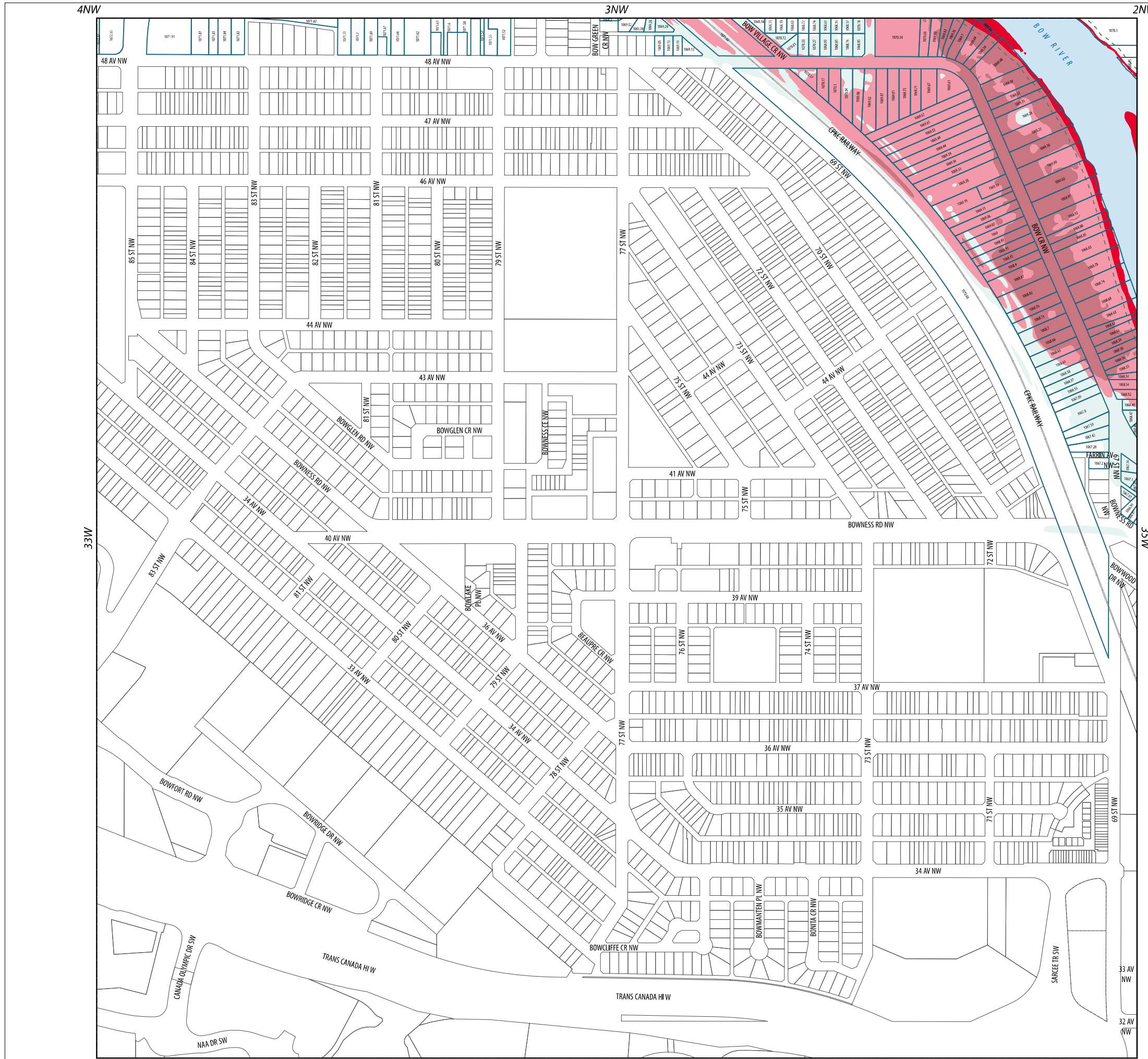
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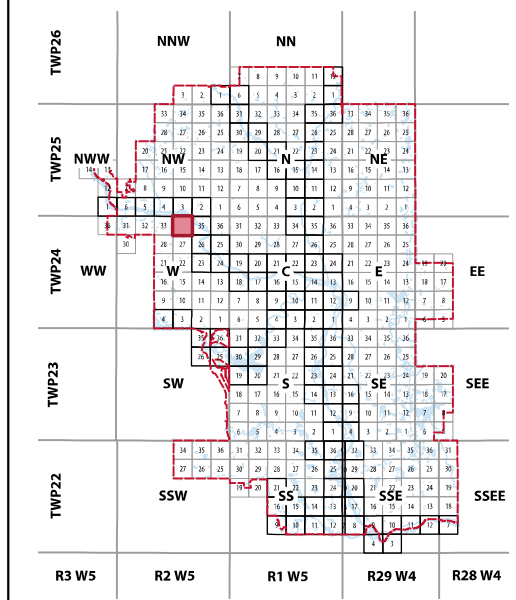
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 34W

T24.R2.W5

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ISC: Unrestricted

3NW 2NW 1NW

34W 36W

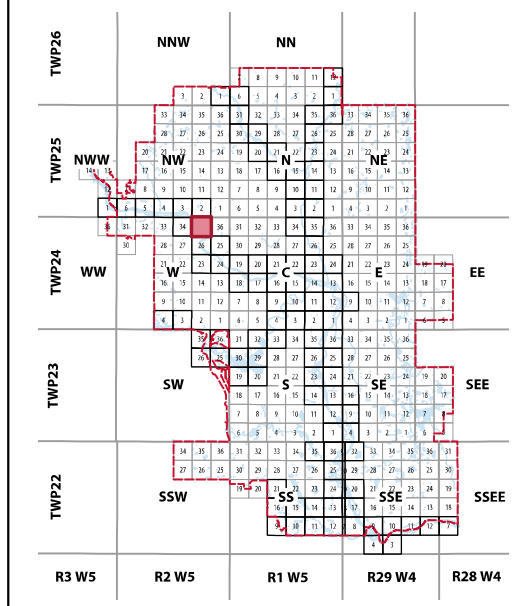
27W 26W 25W

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 35W T24.R2.W5

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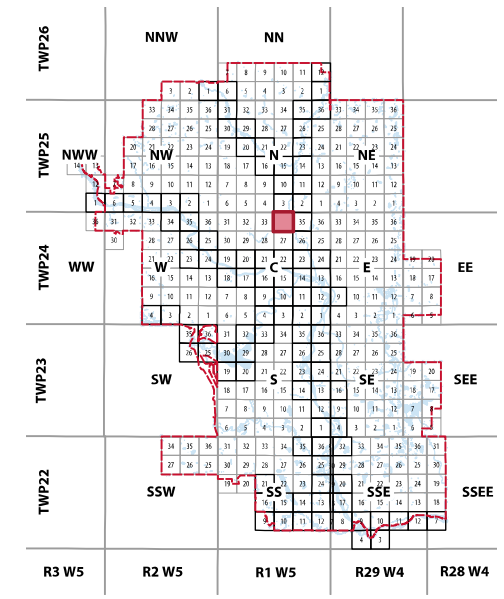
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 34C

T24.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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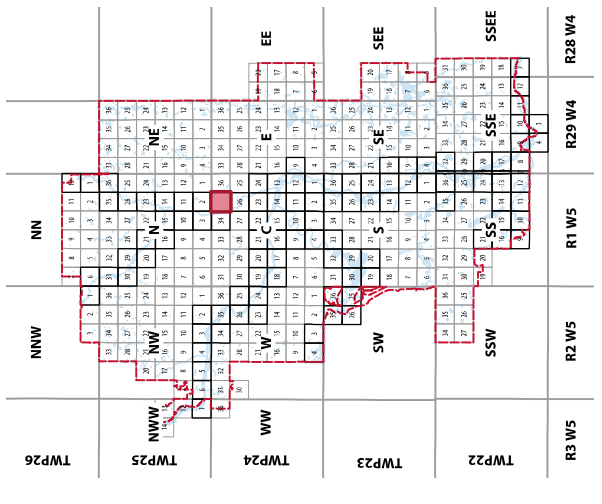
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 35C T24.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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1N 36C 25C 2N 26C 3N 34C 27C

AVIATION RD NE
15 ST NE
MCKNIGHT BV NE
47 AV NE
13 ST NE
14 ST NE
44 AV NE
12 ST NE
45 AV NE
AVIATION BV NE
48 AV NE
11 ST NE
10 ST NE
40 AV NE
38 AV NE
36 AV NE
34 AV NE
32 AV NE
11 ST NE
11A ST NE
DEERFOOT TR NE
CPKC RAILWAY
43 AV NE
45 AV NE
8A ST NE
MCKNIGHT BV NE
CPKC RAILWAY
41 AV NE
6A ST NE
PACIFIC RD NE
6A ST NE
45 AV NE
48 AV NE
46 AV NE
6 ST NE
42 AV NE
40 AV NE
32 AV NE
36 AV NE
MOSE CREEK
6 ST NE
37 AV NE
35 AV NE
34 AV NE
33 AV NE
32 AV NE
9 ST NE
12 ST NE
32 AV NE
DEERFOOT TR NE

ISC: Unrestricted



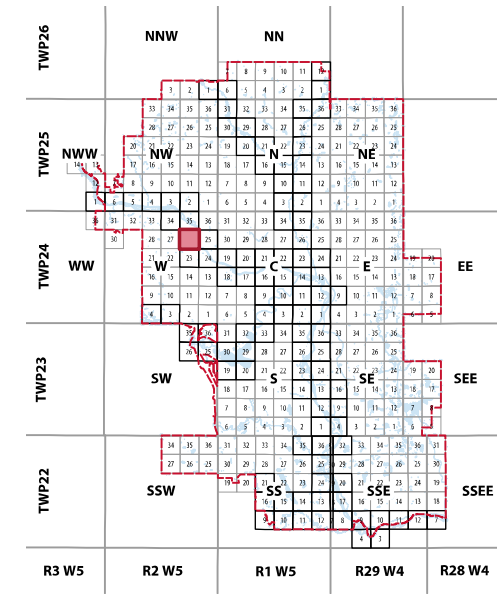
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 26W

T24.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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ISC: Unrestricted

35W 36W 31C

26W 30C

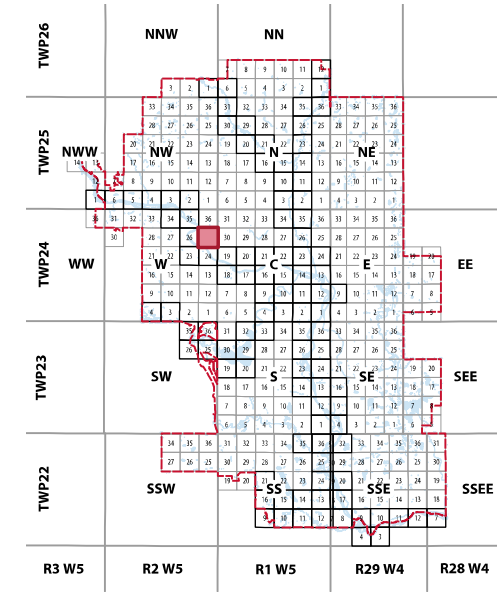
23W 24W 19C

River Flood Map

Legend

- Floodway
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 25W T24.R2.W5

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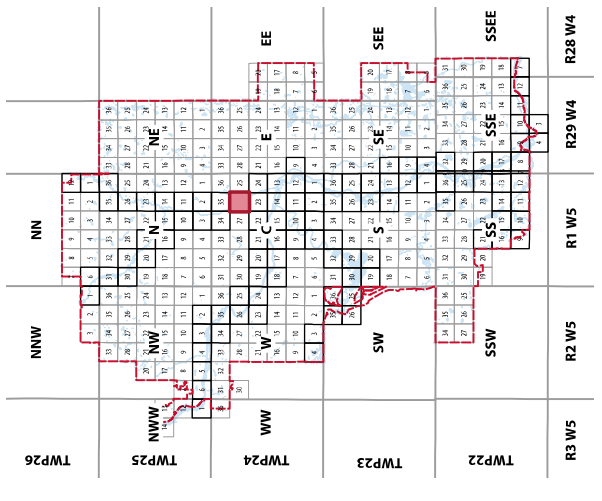
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 26C T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

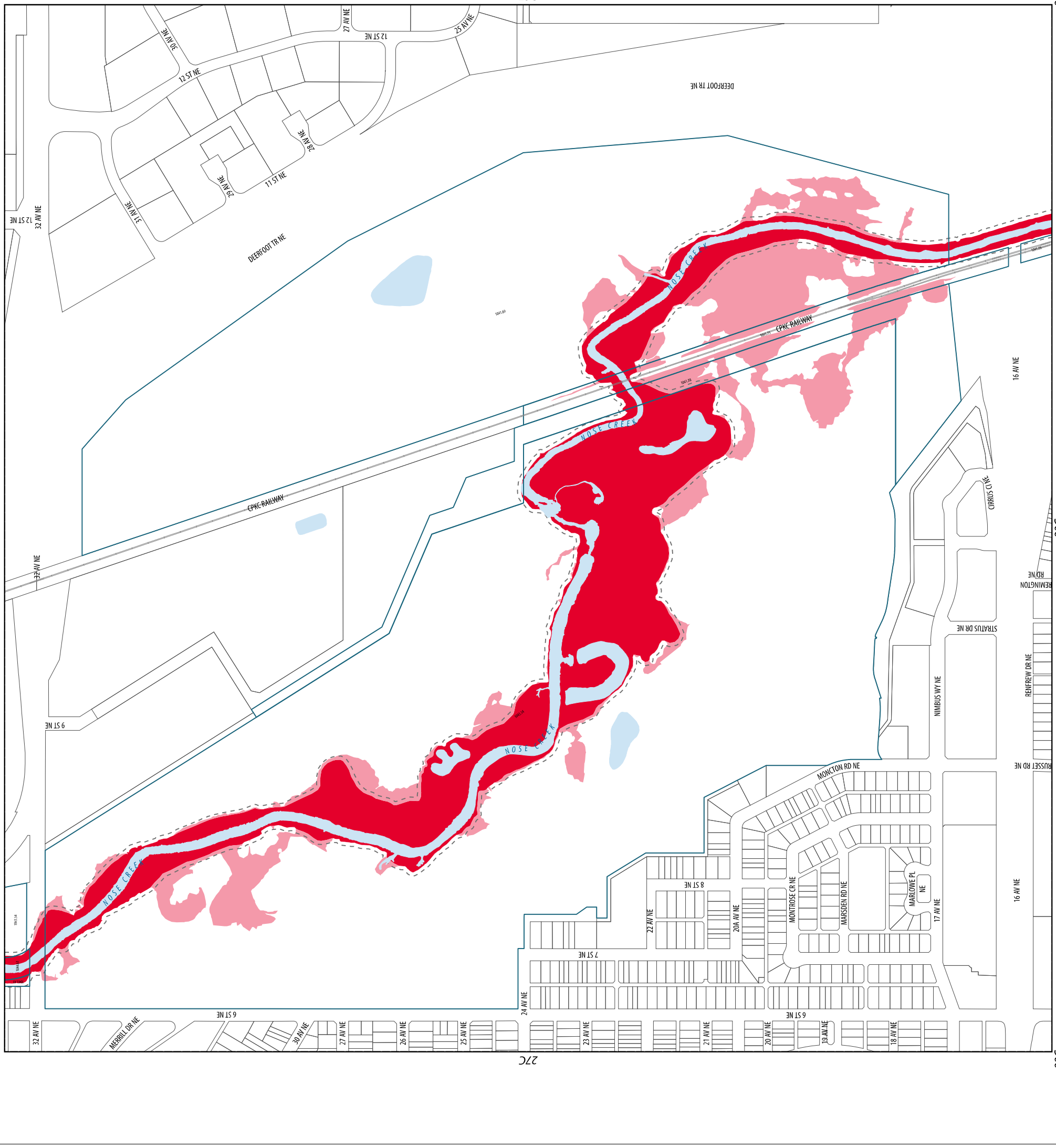
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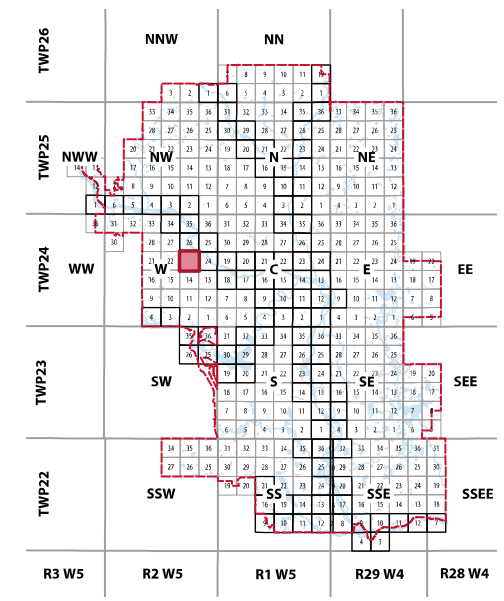
Calgary

River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 23W

T24.R2.W5

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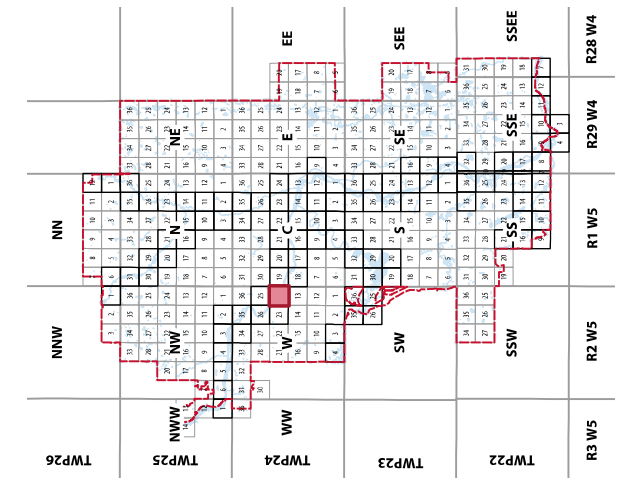
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 24W T24.R2.W5

200 0 200 400 Feet

50 0 50 100 Metres

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30C 19C 18C 25W 13W 26W 23W 14W

UNIVERSITY BV NW
8 AV NW
7 AV NW
5 AV NW
37 ST NW
35A ST NW
1 AV NW
SPRUCE BANK CR SW
37 ST SW
SPRUCE DR SW
38 ST SW
PARKDALE BV NW
VETERANS WY NW
POINT DR NW
BOWNESS RD NW
SHAGANAPPI TR NW
16 AV NW
MONTGOMERY LW NW
MACKAY RD NW
41 ST NW
17 AV NW
CPKC RAILWAY
BOW RIVER
WELLINGTON PL SW
WILDWOOD DR SW
40 ST SW
WATERLOO DR SW
42 ST SW
WEDGEWOOD DR SW
WALNUT DR SW
45 ST SW
WOODLARK DR SW
WIMBLEDON CR SW
WIMBLEDON DR SW
WHITE OAK CR SW
WILLOWOOD DR SW
WINDERMERE RD SW
WORCESTER DR SW
EDWORTHY ST SW
SARCEE TR SW
PATINA DR SW
BOW TR SW
5 AV SW

ISC: Unrestricted

25W 30C 29C

24W 20C

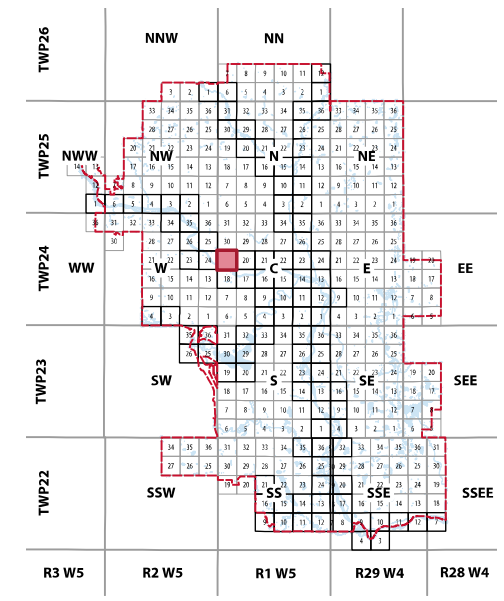
13W 18C 17C

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 19C

T24.R1.W5

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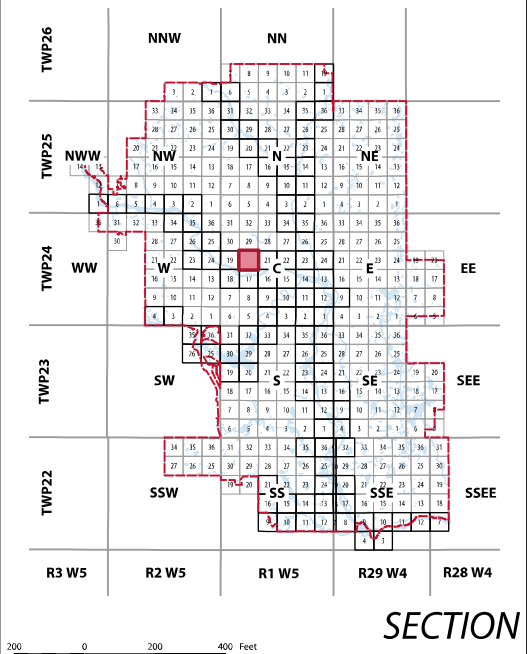
Calgary

River Flood Map

Legend

- Protected Flood Fringe
- Groundwater Flood Fringe
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 20C

T24.R1.W5

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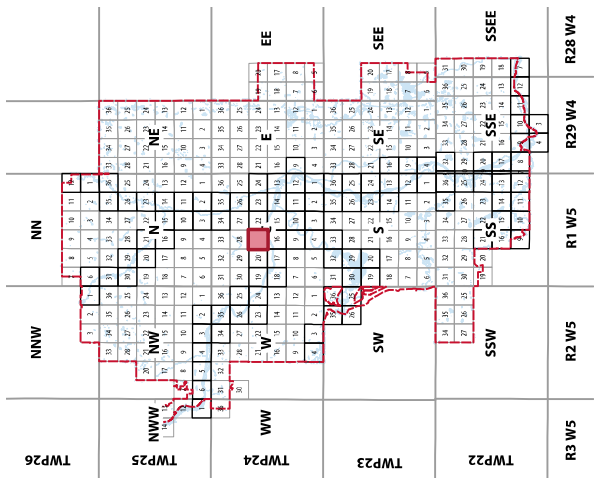
Calgary

River Flood Map

Legend

- Floodway
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 21C T24.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

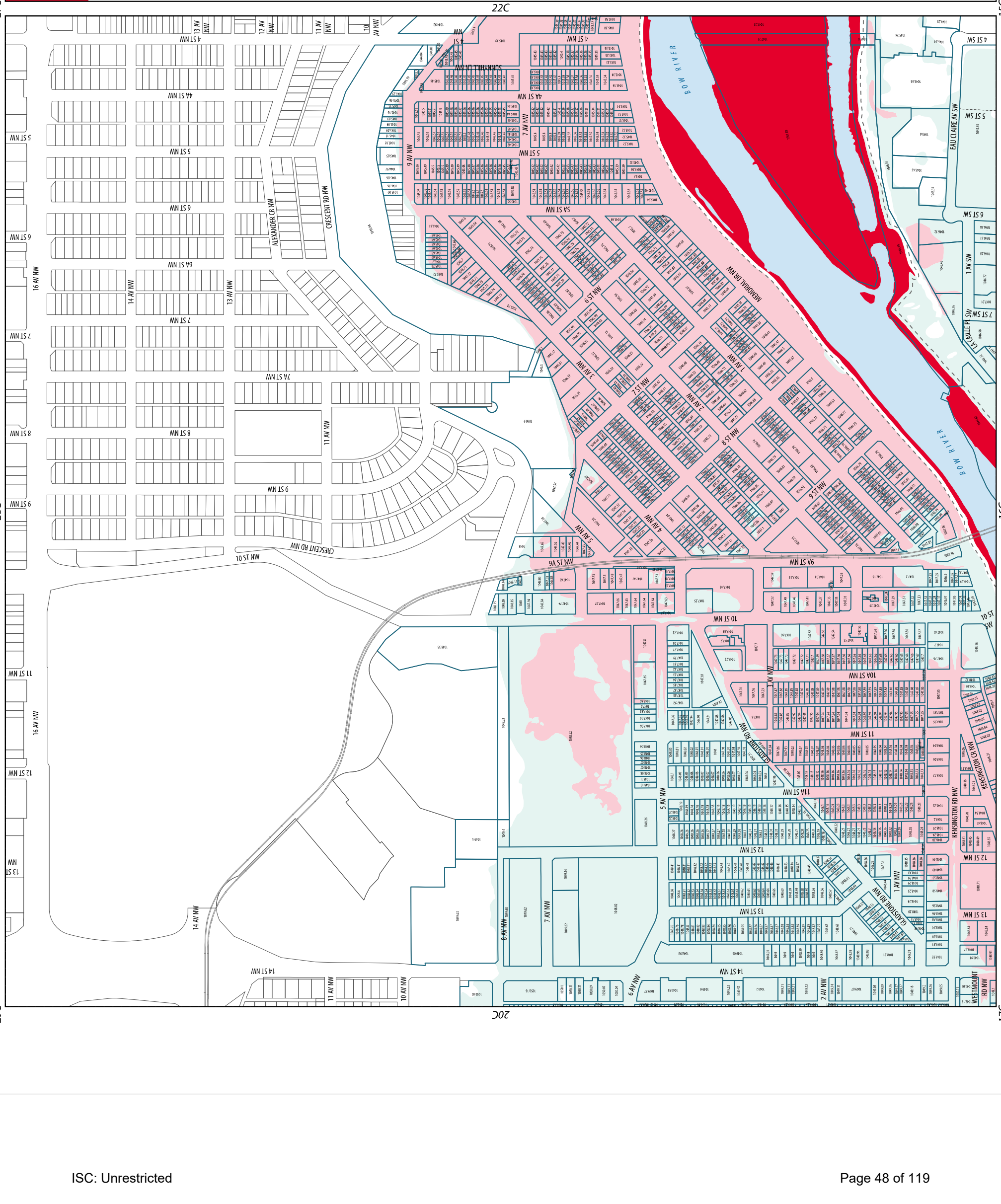
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ISC: Unrestricted

28C 27C 26C

21C 23C

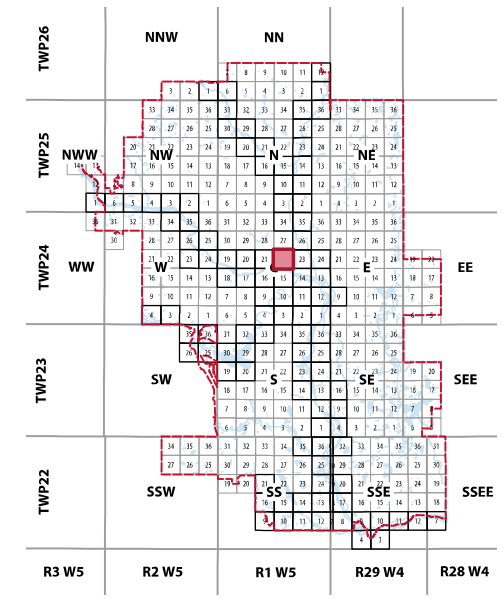
16C 15C 14C

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 22C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

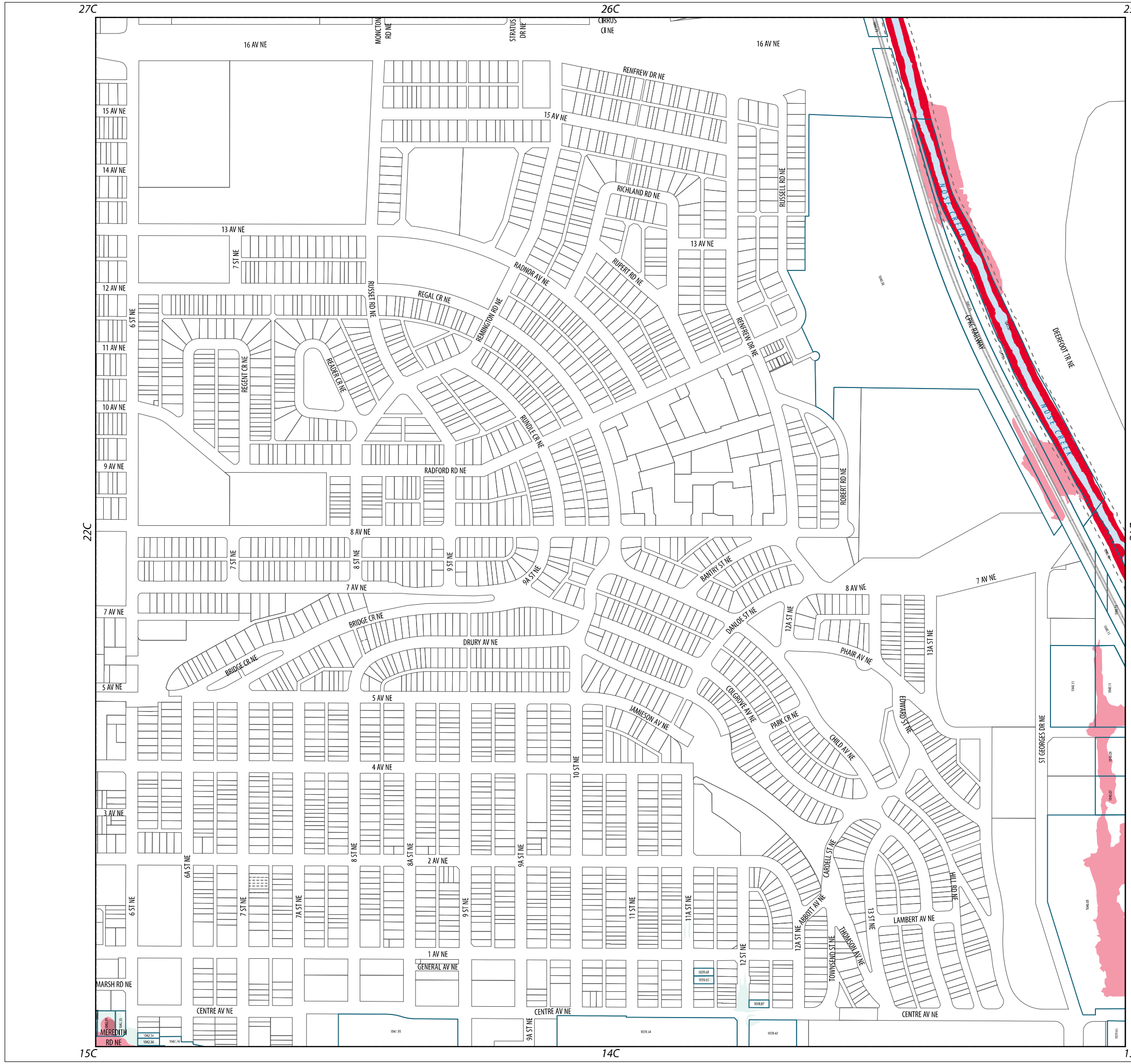
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ISC: Unrestricted

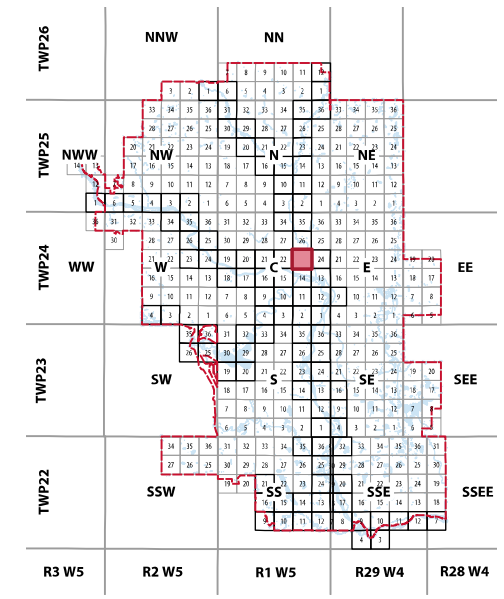


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 23C

T24.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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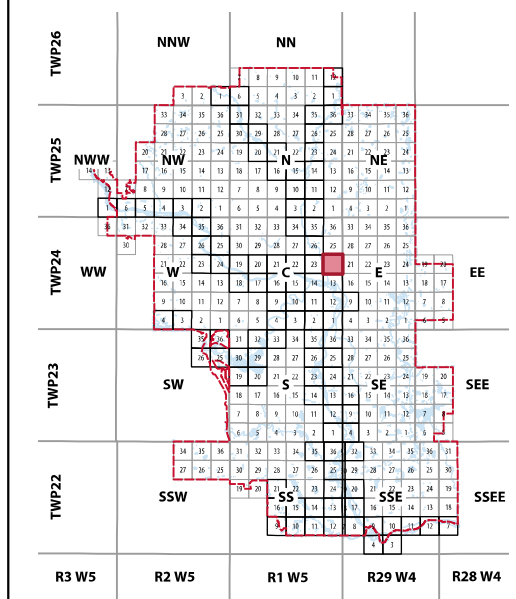
ISC: Unrestricted

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 24C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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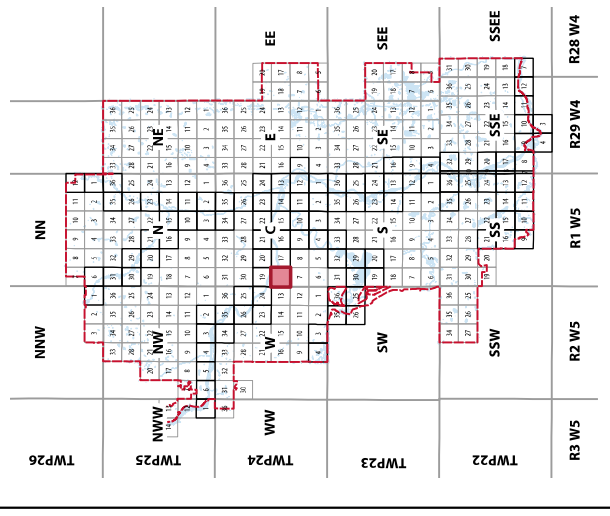
Calgary

River Flood Map

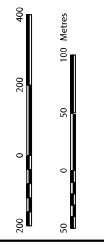
Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 18C T24.R1.W5



Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

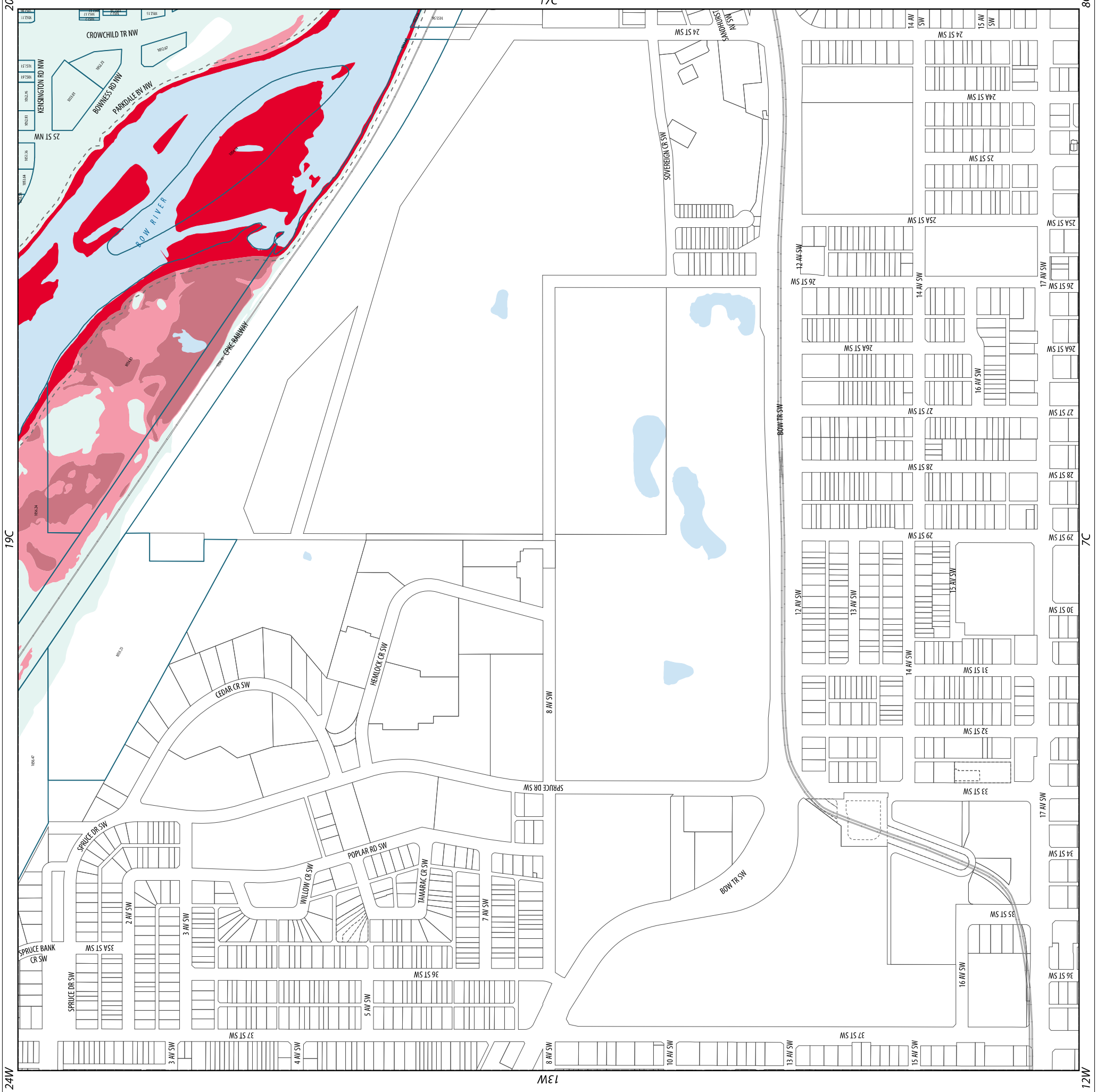
Source: Planning and Development

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ISC: Unrestricted

19C 20C 21C

18C 16C

7C 8C 9C

KENSINGTON RD NW
WESTMOUNT RD NW
BOWNESS RD NW
BROADVIEW RD NW
MEMORIAL DR NW
BROWNSEA DR NW
WESTMOUNT BV NW
CROWCHILD TR NW
PARKDALE BV NW
23 ST NW
22 ST NW
21 ST NW
20 ST NW
19 ST NW
18 ST NW
17 ST NW
16 ST NW
15 ST NW
14 ST NW
18A ST NW
BOW RIVER
BOW TR SW
PUMPHOUSE RD SW
PUMPHOUSE AV SW
CPKC RAILWAY
9 AV SW
10 AV SW
11 AV SW
12 AV SW
13 AV SW
14 AV SW
15 AV SW
16 AV SW
17 AV SW
15 ST SW
16 ST SW
17 ST SW
18 ST SW
19 ST SW
SOVEREIGN CR SW
SANDHURST AV SW
SURREY ST SW
24 ST SW
23 ST SW
22 ST SW
STATE RD SW
SUNSET AV SW
SUFFOLK ST SW
SONORA AV SW
SUPERIOR AV SW
SUDBURY AV SW
SCARBORO AV SW
SHARON AV SW
SCOTLAND ST SW
SHELBOURNE ST SW
SUNDERLAND AV SW
SUMMIT ST SW
SALEM AV SW
SUMMER ST SW
RICHMOND RD SW

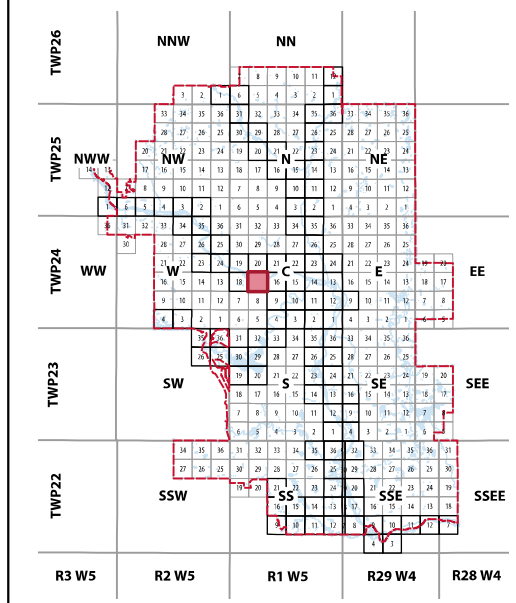
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 17C

T24.R1.W5

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20C 21C 22C

17C 15C

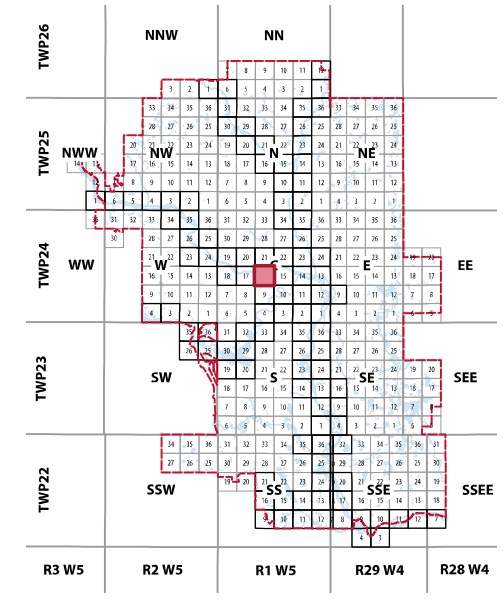
8C 9C 10C

River Flood Map

Legend

- Floodway
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 16C

T24.R1.W5

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21C 22C 23C

16C 14C

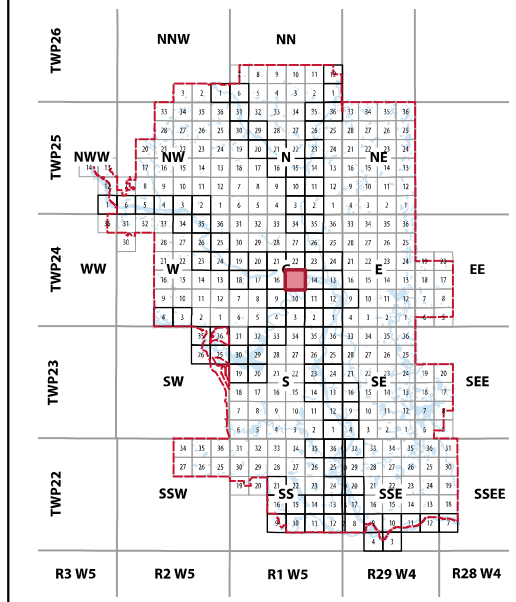
9C 10C 11C

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 15C T24.R1.W5

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ISC: Unrestricted

22C 23C 24C

15C 13C

10C 11C 12C

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map

TWP26 NNW NN

TWP25 NW N NE

TWP24 WW W C E EE

TWP23 SW S SE SEE

TWP22 SSW SS SSE SSEE

R3 W5 R2 W5 R1 W5 R29 W4 R28 W4

200 0 200 400 Feet

50 0 50 100 Metres

SECTION 14C

T24.R1.W5

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23C 24C 21E

14C 19E

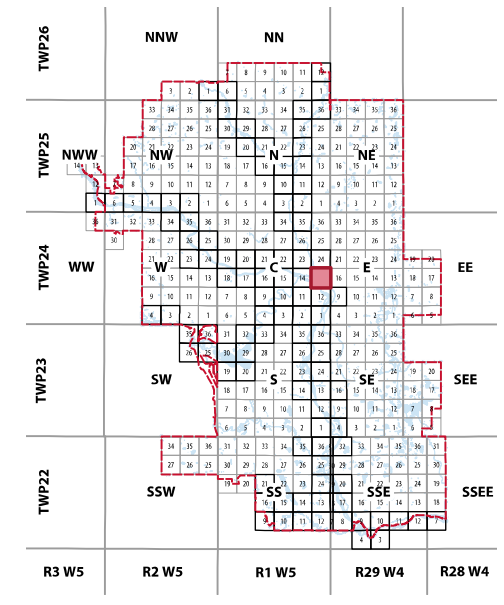
11C 12C 9E

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 13C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

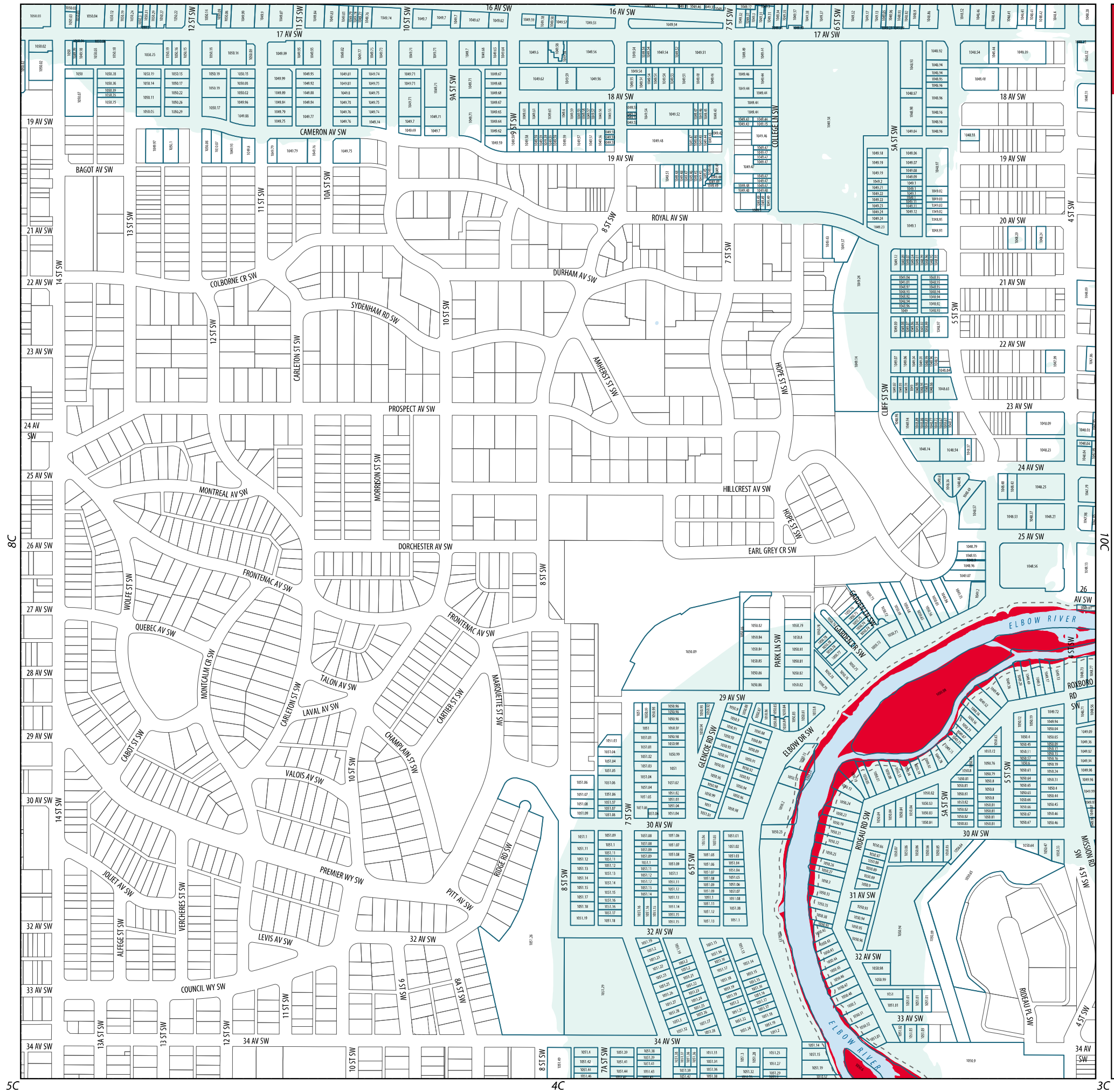
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17C 16C 15C

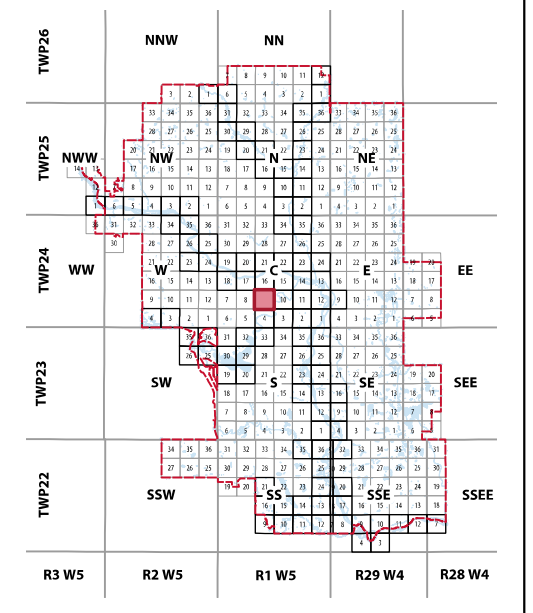


River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 9C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

Date Created: Thursday, April 2, 2026

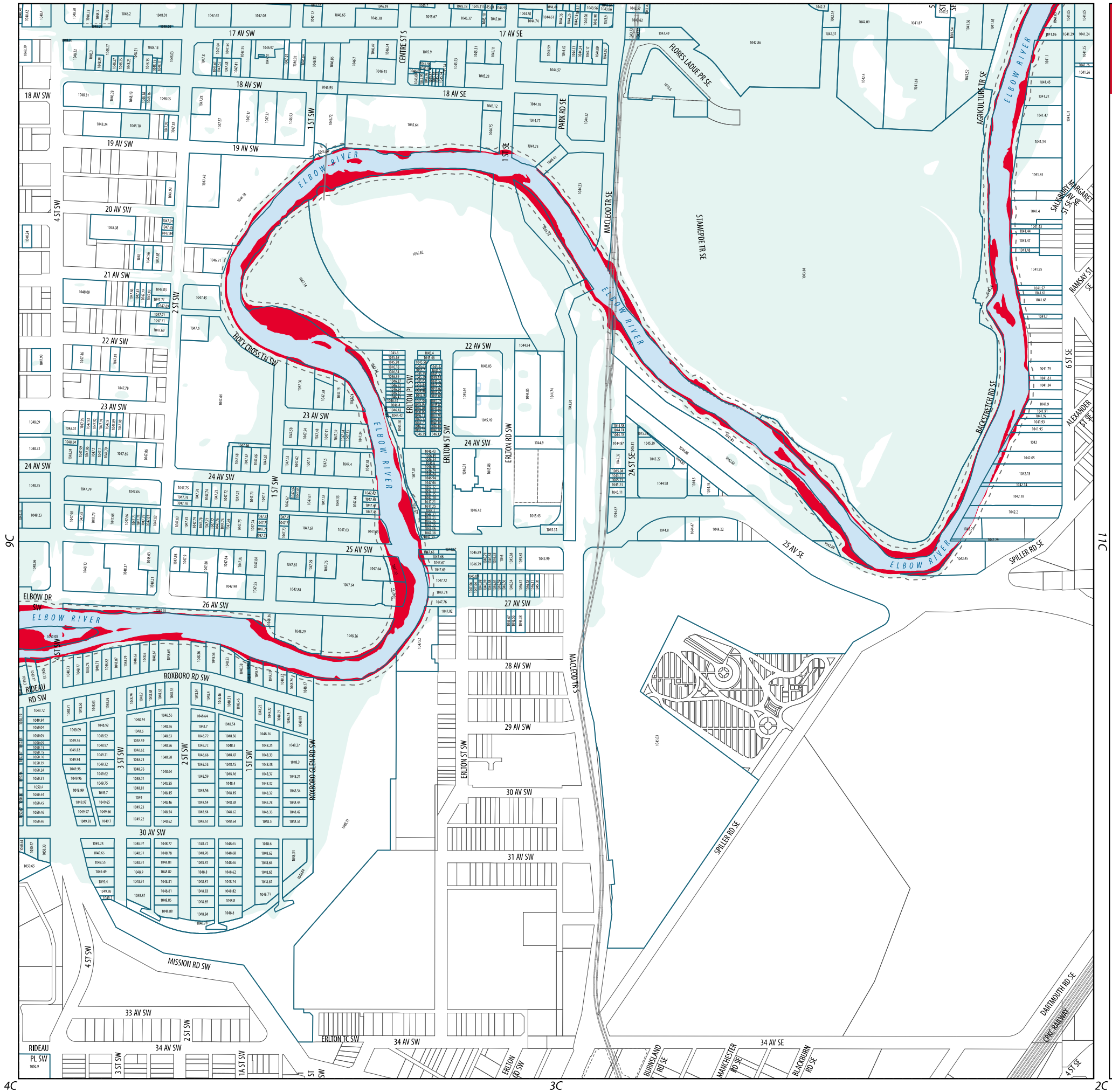
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ISC: Unrestricted

16C 15C 14C

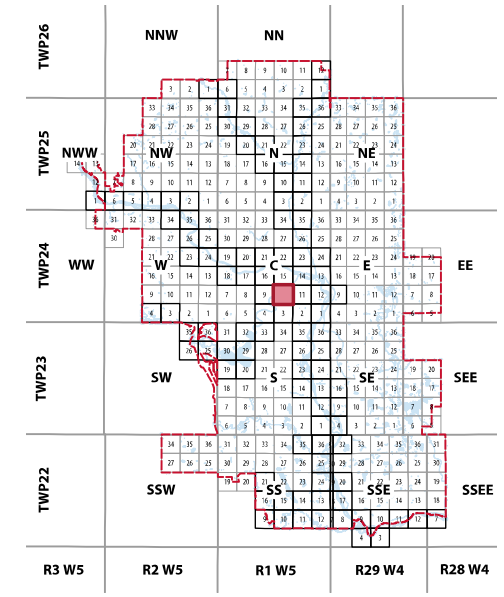


River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 10C

T24.R1.W5

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ISC: Unrestricted

15C 14C 13C

10C 12C

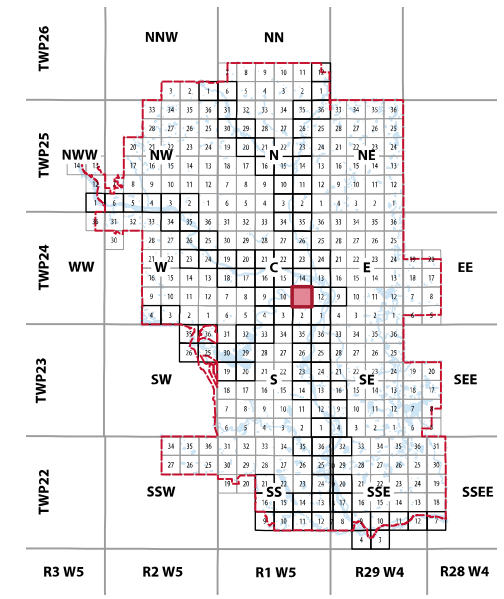
3C 2C 1C

River Flood Map

Legend

- Floodway
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 11C

T24.R1.W5

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ISC: Unrestricted

14C 13C 16E

11C 16E

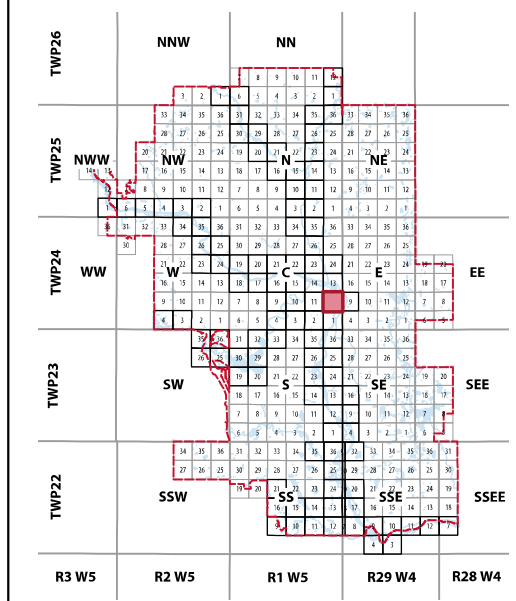
2C 1C 4E

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 12C

T24.R1.W5

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ISC: Unrestricted

13C 16E 15E

12C 10E

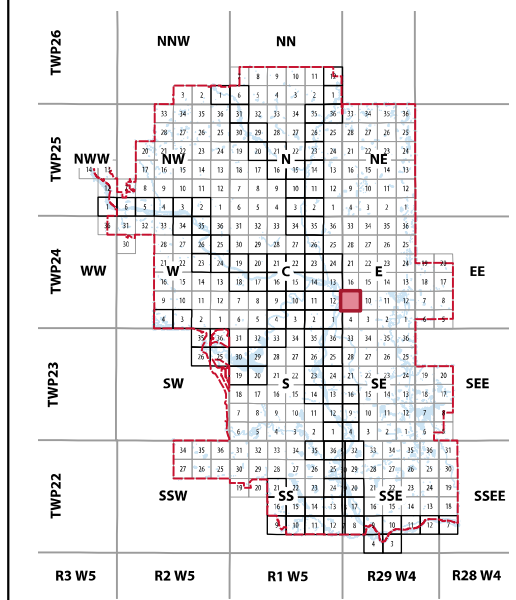
1C 4E 3E

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 9E

T24.R29.W4

200 0 200 400 Feet

50 0 50 100 Metres

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ISC: Unrestricted

8W 9W 10W

5W 3W

32SW 33SW 34SW

STONEY TR SW
34 AV SW
85 ST SW
SPRING GLEN VW SW
FORTRESS DR SW
HIGHWAY 8
DISCOVERY RIDGE HT SW
DISCOVERY VISTA PT SW
DISCOVERY RIDGE WY SW
DISCOVERY RIDGE MT SW
DISCOVERY RIDGE PA SW
DISCOVERY RIDGE HL SW
DISCOVERY RIDGE GD SW
DISCOVERY RIDGE ME SW
DISCOVERY RIDGE BV SW
DISCOVERY RIDGE NR SW
DISCOVERY RIDGE GR SW
DISCOVERY RIDGE LW SW
200 DISCOVERY RIDGE BR SW
200 DISCOVERY RIDGE BV SW
200 DISCOVERY RIDGE TC SW
DISCOVERY RIDGE CI SW
101 ST SW
ELBOW RIVER

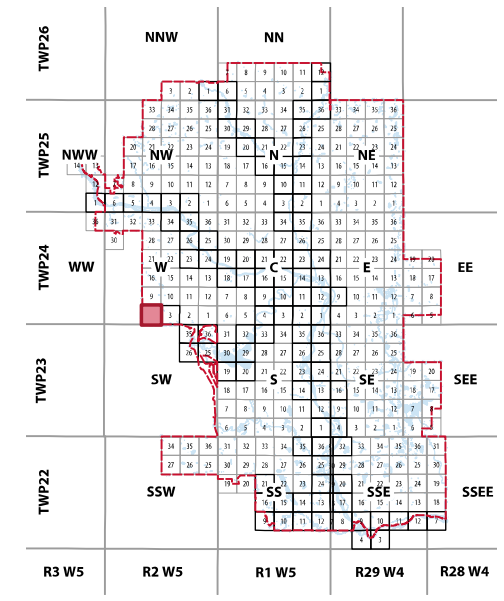
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 4W

T24.R2.W5

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ISC: Unrestricted

9W 10W 11W

4W 2W

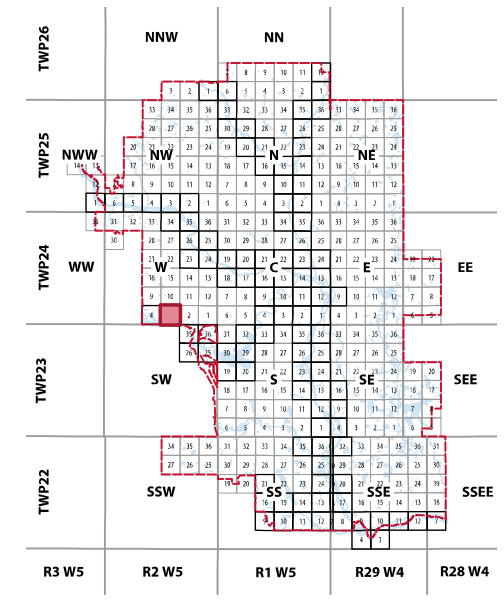
33SW 34SW 35SW

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 3W

T24.R2.W5

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8C 9C 10C

5C 3C

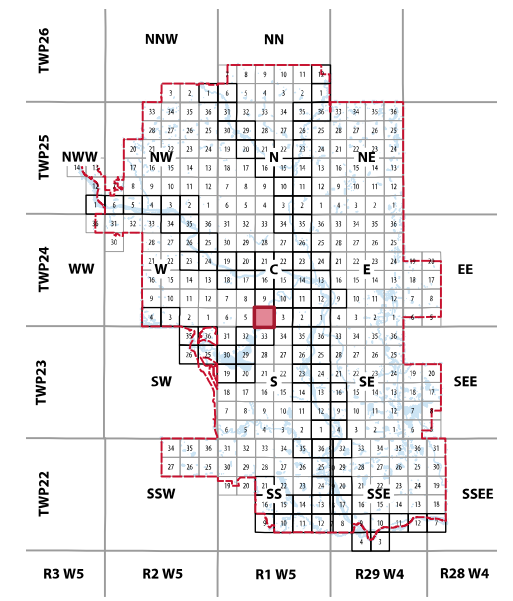
325 335 345

River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 4C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

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ISC: Unrestricted

9C 10C 11C

4C 2C

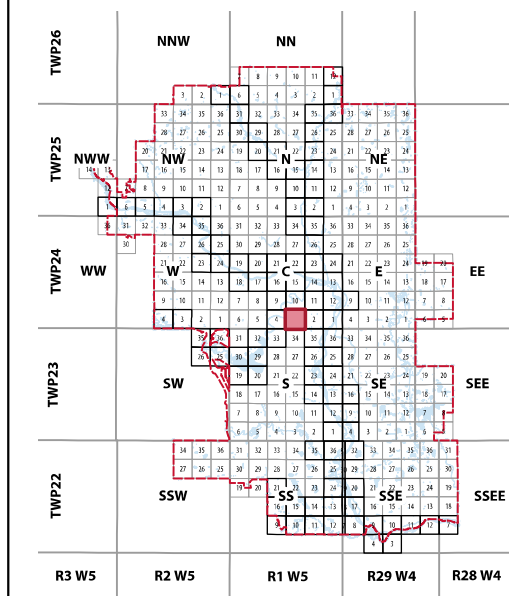
335 345 355

River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 3C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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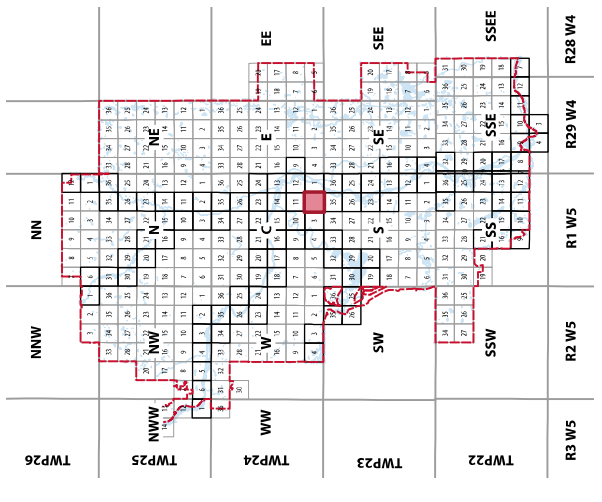
Calgary

River Flood Map

Legend

- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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12C 1C 36S 11C 35S 10C 3C 34S

ISC: Unrestricted

11C 12C 9E

2C 4E

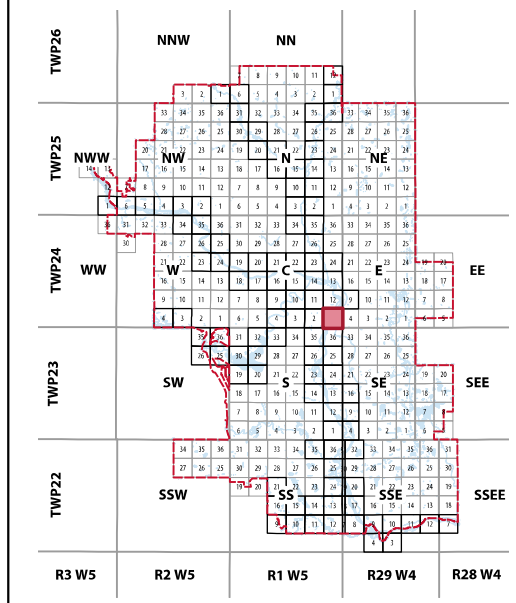
355 365 33SE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 1C

T24.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

Date Created: Thursday, April 2, 2026

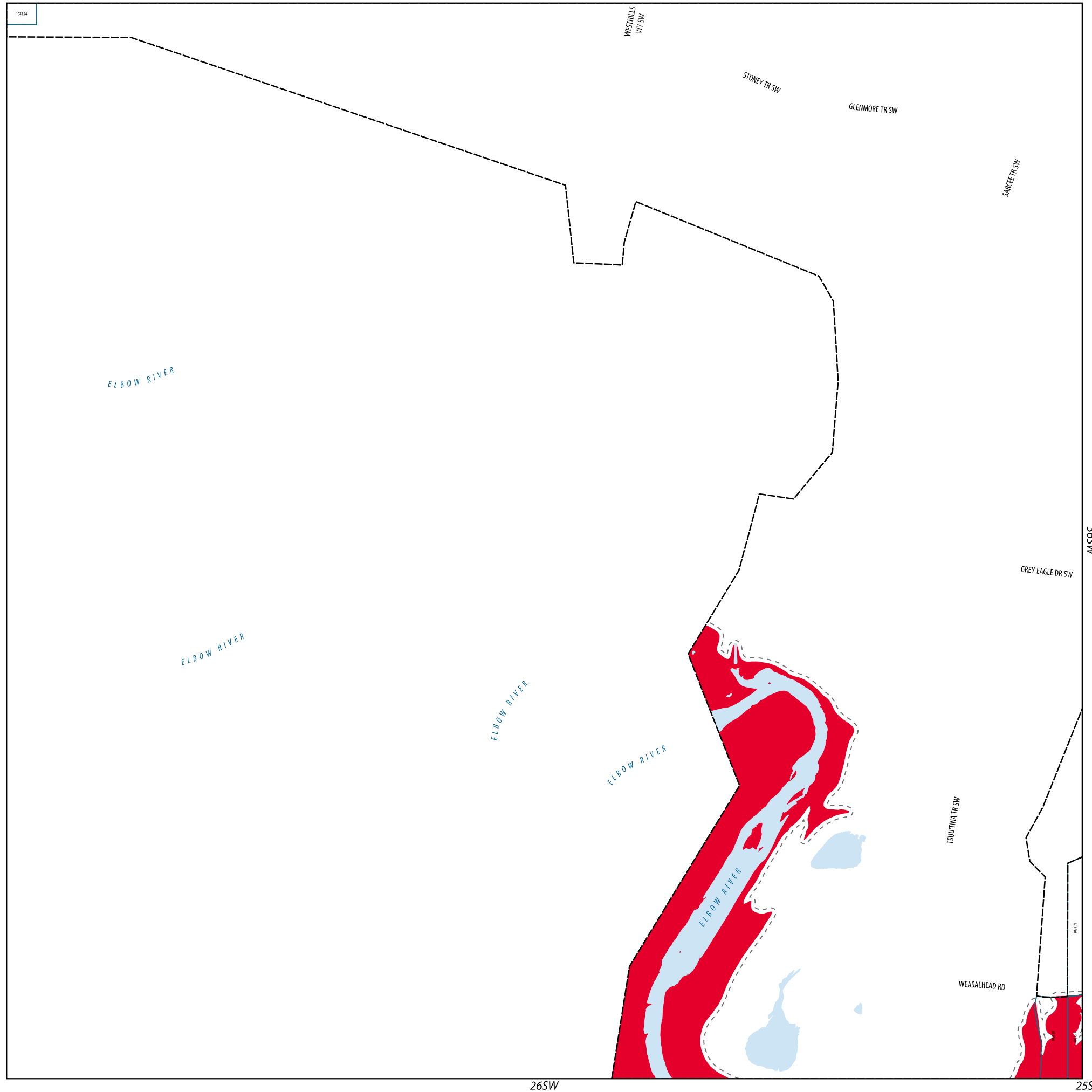
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ISC: Unrestricted

3W 2W 1W



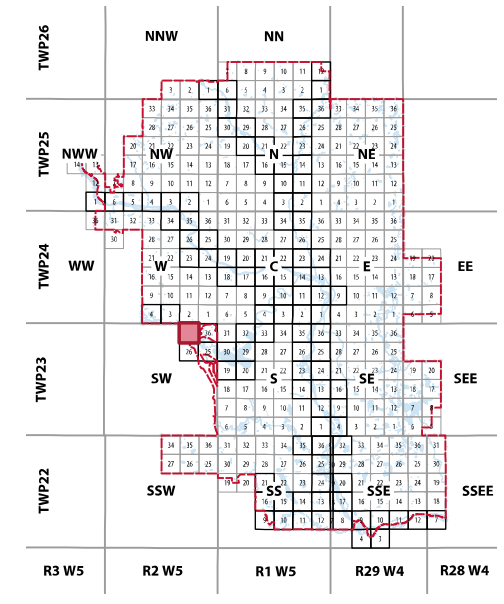
26SW 25SW

River Flood Map

Legend

- Floodway
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 35SW

T23.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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ISC: Unrestricted

2W 1W 6C

50 AV SW

GILMER PL SW

43 ST SW

GALBRAITH DR SW

37 ST SW

SARCEE TR SW

GLENMORE TR SW

GLENMORE TR SW

GREY EAGLE BV SW

GREY EAGLE DR SW

54 AV SW

37 ST SW

35SW

31S

GREY EAGLE DR SW

58 AV SW

61 AV SW

WEASELHEAD RD

ELBOW RIVER

ELBOW RIVER

37 ST SW

LAW DR SW

66 AV SW

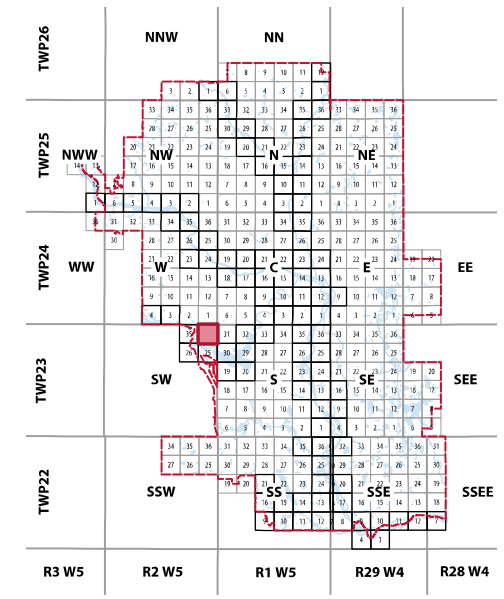
26SW 25SW 30S

River Flood Map

Legend

- Floodway
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 36SW

T23.R2.W5

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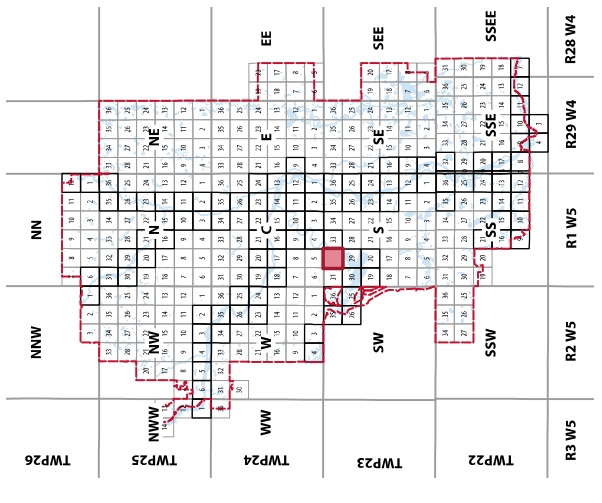
Calgary

River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 32S T23.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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4C 33S 28S 5C 29S 6C 31S 30S

ELBOW RIVER

14 ST SW · 15 ST SW · 14A ST SW · 16 ST SW · 17 ST SW · 19 ST SW · 20 ST SW · 21 ST SW · 21A ST SW · 22 ST SW

50 AV SW · 51 AV SW · 52 AV SW · 53 AV SW · 54 AV SW · 55 AV SW · 56 AV SW · 57 AV SW · 58 AV SW · 63 AV SW · 66 AV SW

GLENMORE TR SW · LAURENTIAN WY SW · LYLE AV SW · LONGRIDGE DR SW · LONRE PL SW · LANCING AV SW · LARKSPUR WY SW · LOMBARDY CR SW · CROWCHILD TR SW · LEESON CO SW · MOUNT ROYAL GA SW

LANEHAM PL SW · LAXTON PL SW · LENTON PL SW · LISSINGTON DR SW · LANGTON DR SW · LAYZELL RD SW · LINCOLN DR SW · LEGSBY RD SW · LANGRVILLE DR SW

ISC: Unrestricted



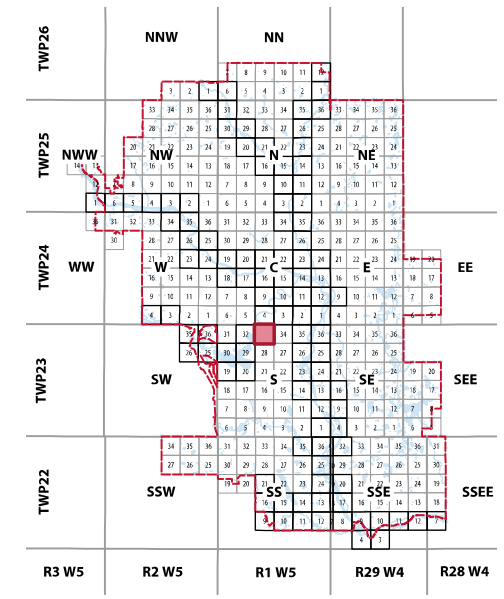
Calgary

River Flood Map

Legend

- Floodway
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 33S

T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

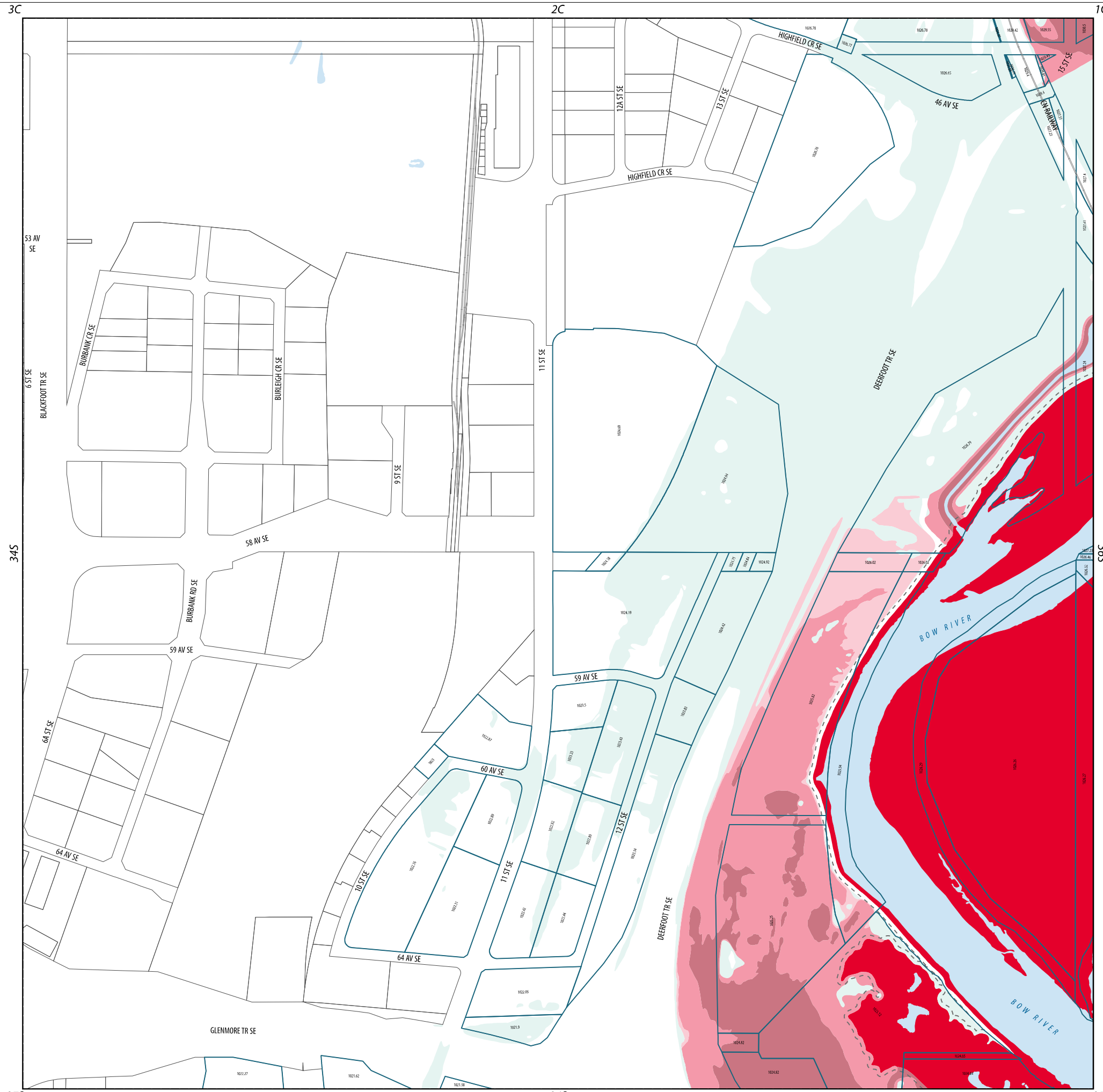
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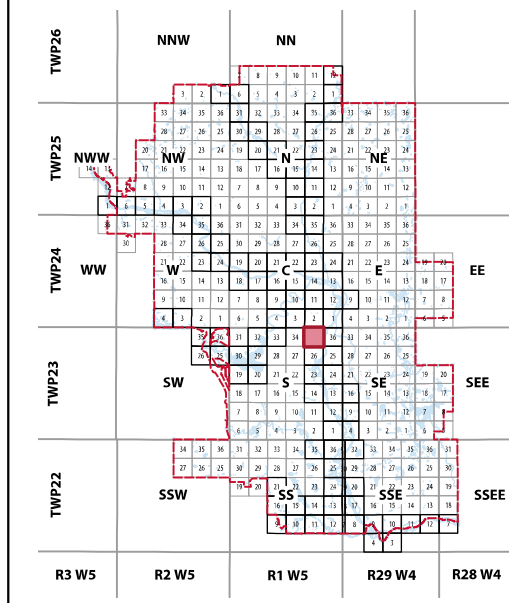


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 35S

T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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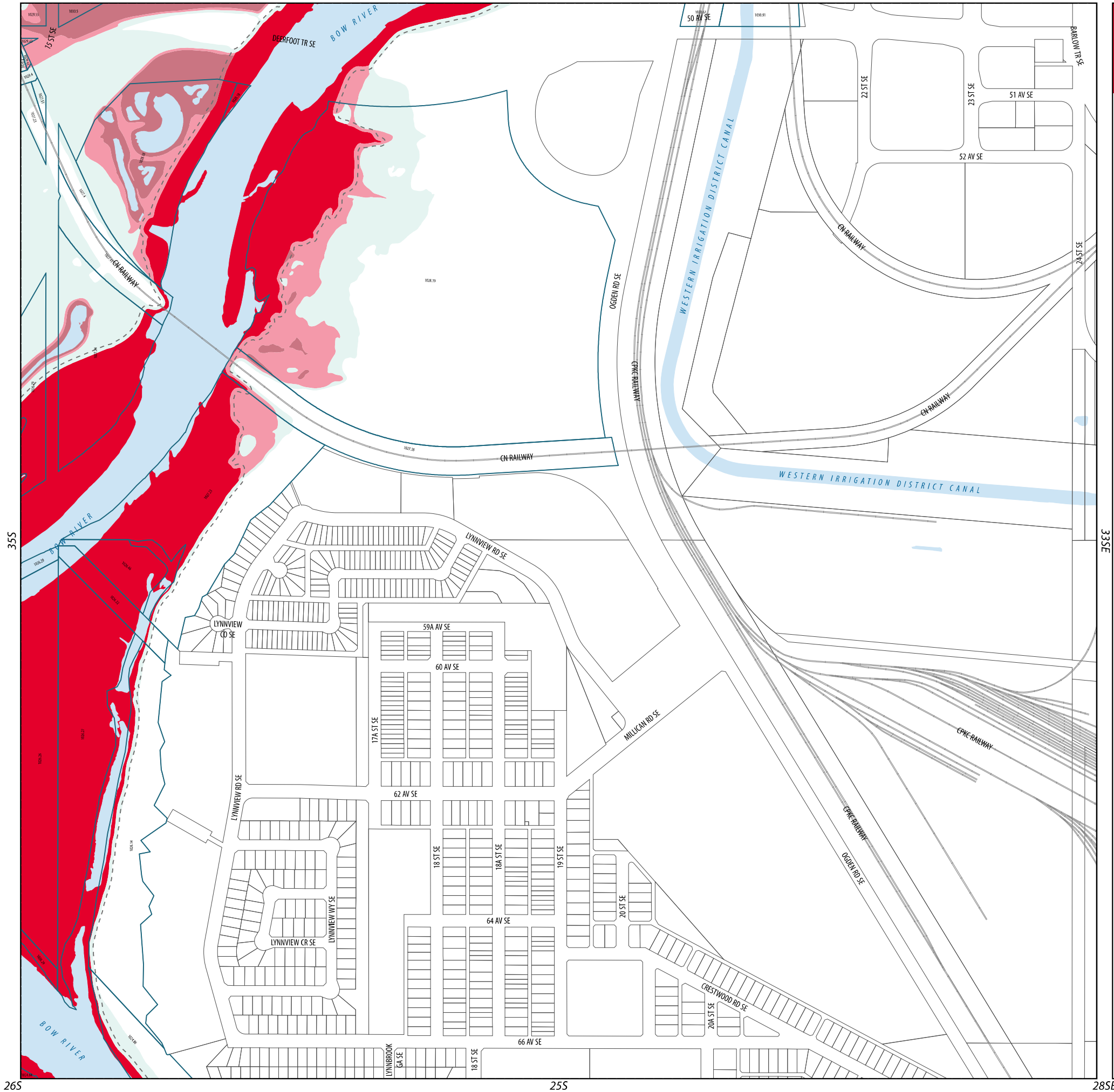
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ISC: Unrestricted

2C 1C 4E

35S 33SE

26S 25S 28SE

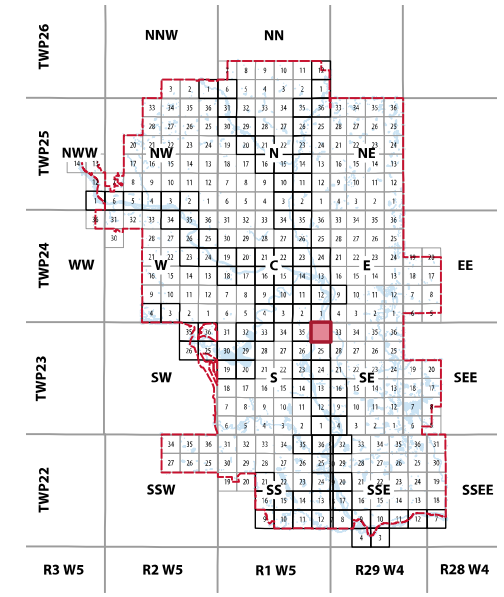


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 36S

T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

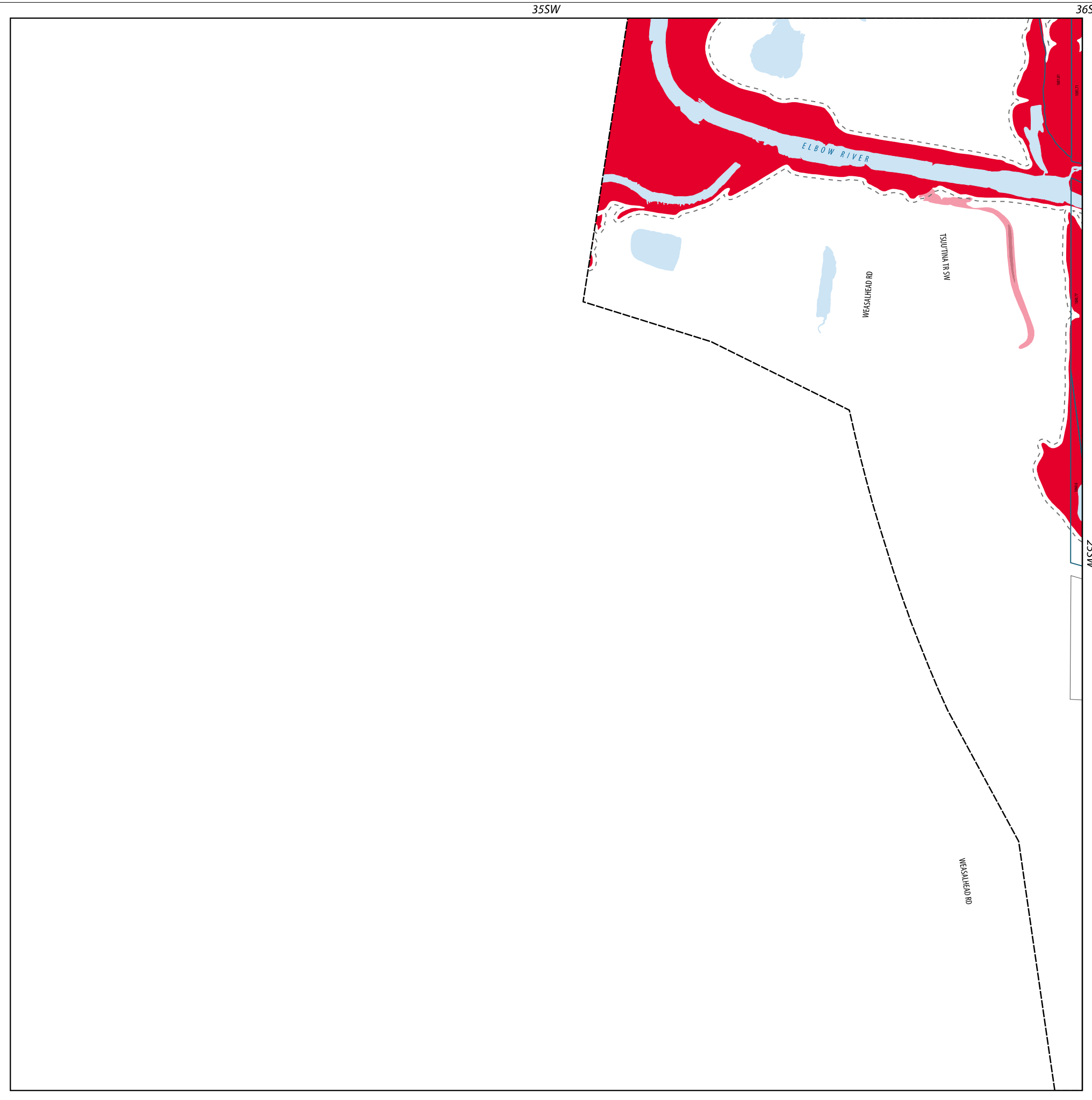
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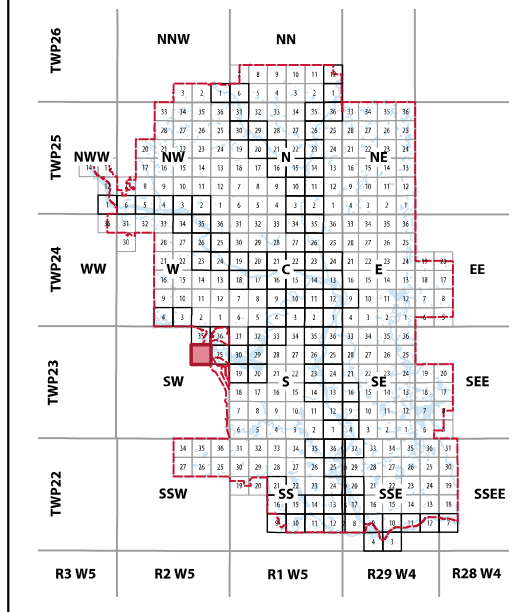
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 26SW

T23.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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ISC: Unrestricted

35SW 36SW 31S

26SW 30S

23SW 24SW 19S

ELBOW RIVER

ELBOW RIVER

TSUUTINA TR SW

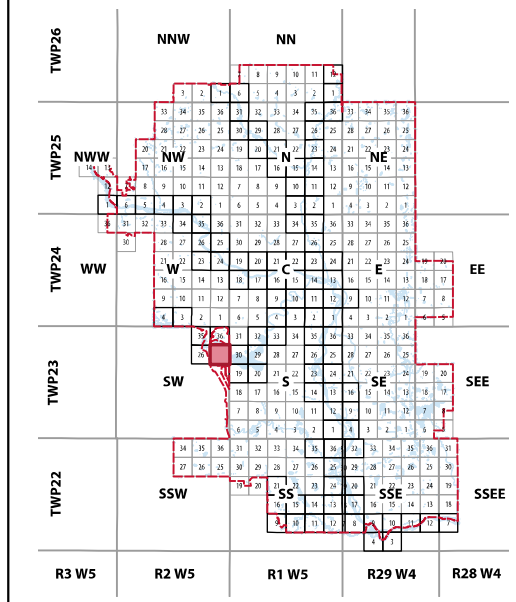
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 25SW

T23.R2.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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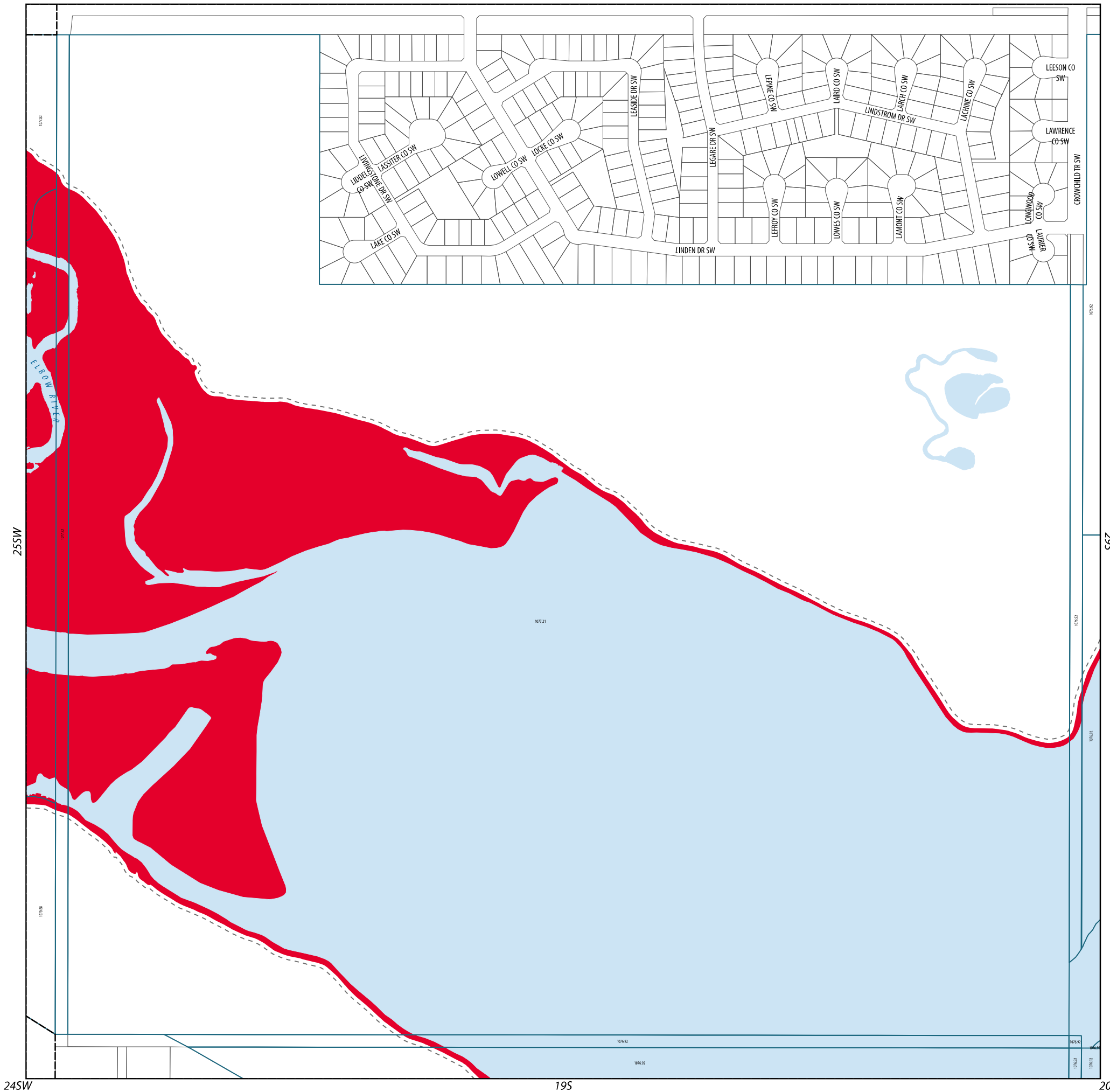
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ISC: Unrestricted

36SW 31S 32S

25SW 29S

24SW 19S 20S


LEESON CO SW
LAWRENCE CO SW
CROWCHILD TR SW
LINDSTROM DR SW
LARD CO SW
LARCH CO SW
LACHINE CO SW
LEFNE CO SW
LEASIDE DR SW
LEGARE DR SW
LOCKE CO SW
LOWELL CO SW
LASSITER CO SW
LIDDELSTOWE DR SW
LAKE CO SW
LINDEN DR SW
LEFROY CO SW
LOWES CO SW
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LONGWOOD CO SW
LAURIER CO SW
ELBOW RIVER
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1076.92
1076.92

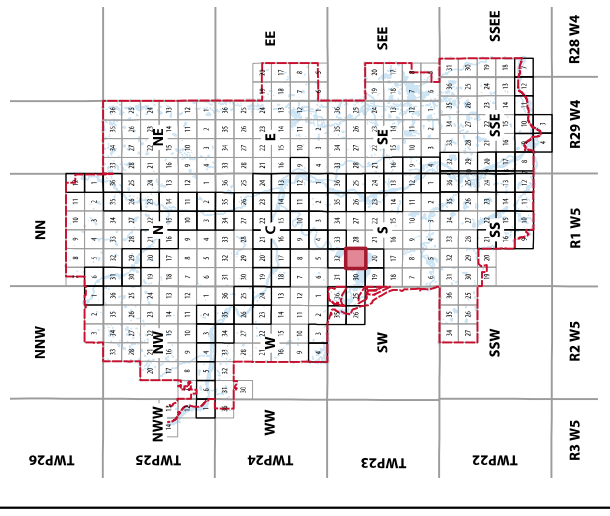
Calgary

River Flood Map

Legend

- Floodway
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel — 1085.20
- Registered Parcel Outline

Key Map



SECTION 29S T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

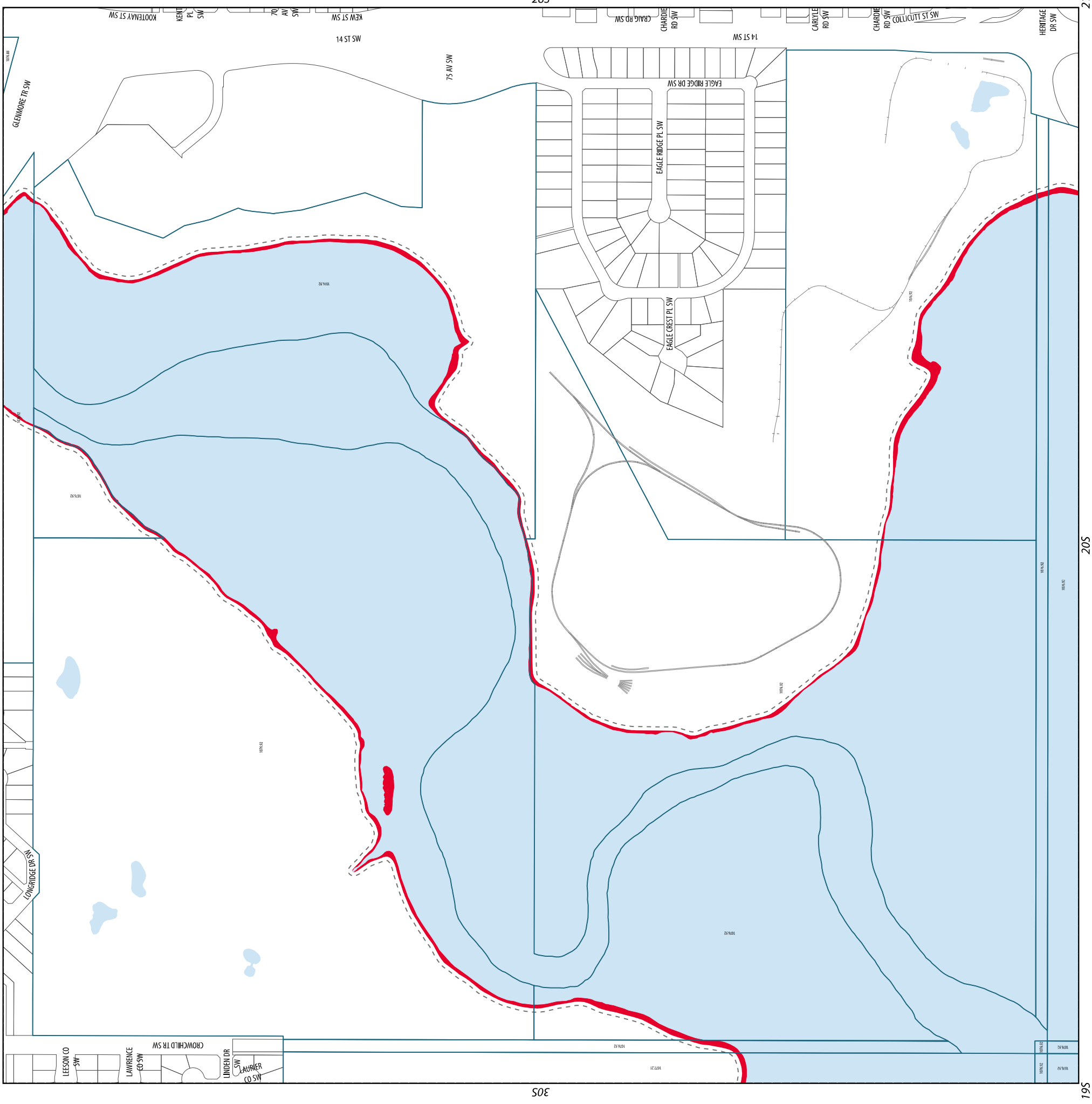
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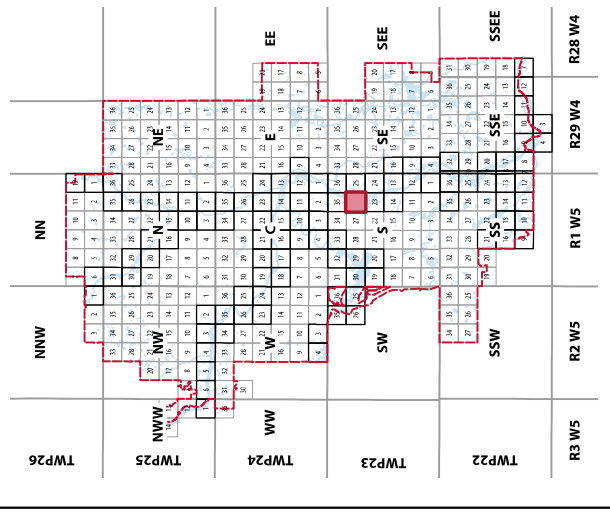
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 26S T23.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

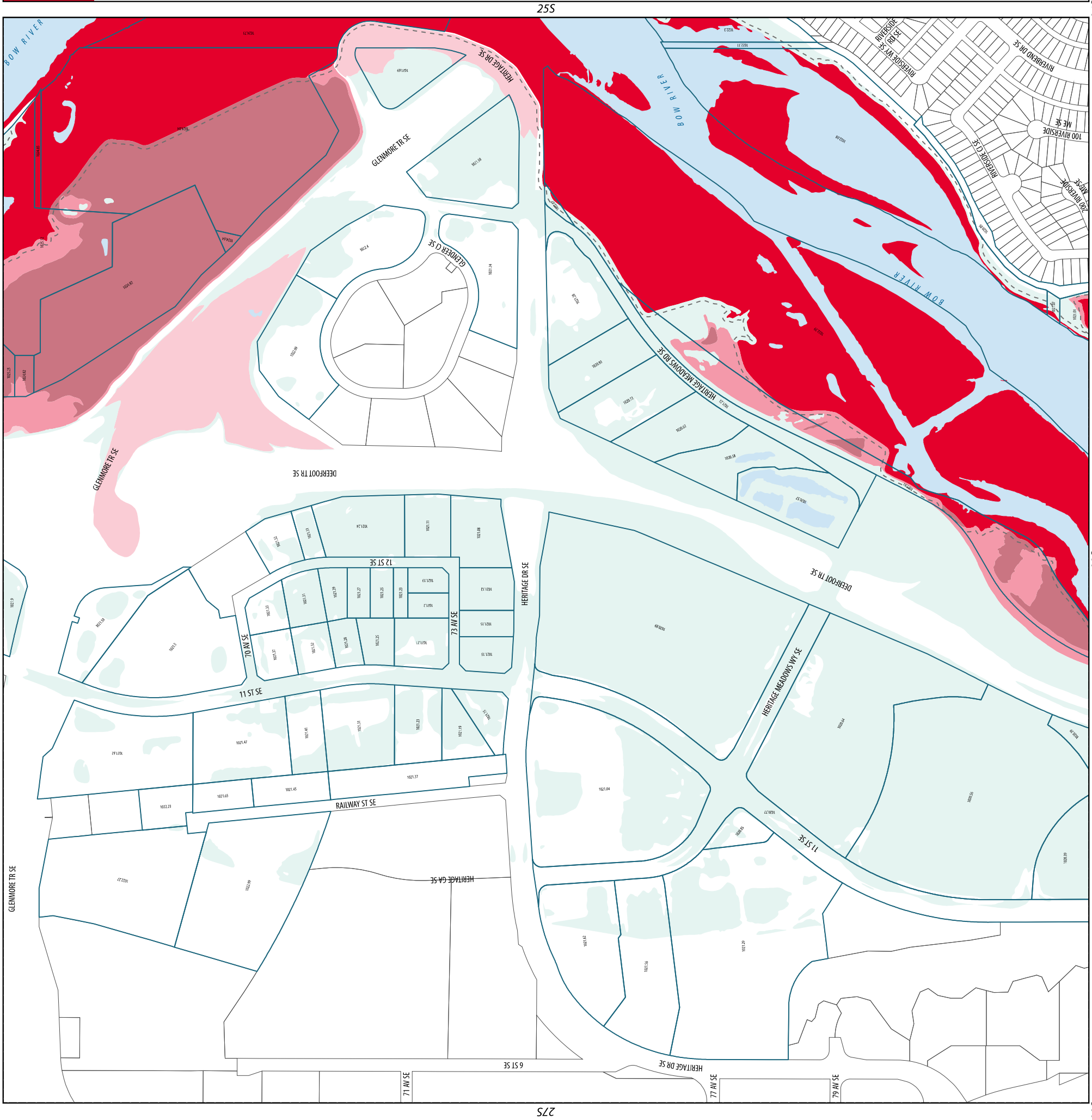
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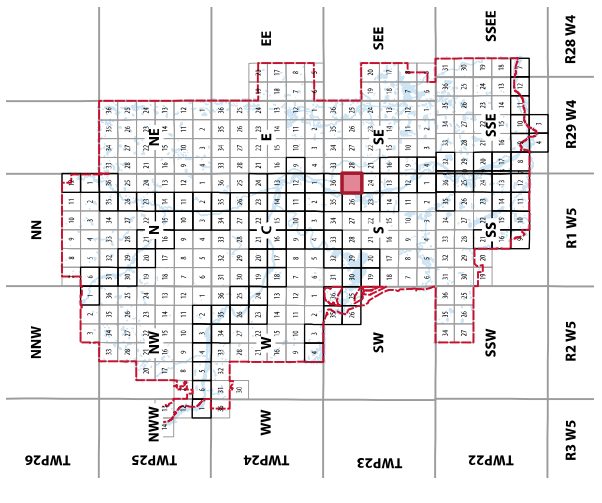
River Flood Map

Calgary

Legend

- Floodway
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 25S T23.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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33SE 28SE 21SE

36S 24S

26S

35S 23S

ISC: Unrestricted

25SW 30S 29S

24SW 20S

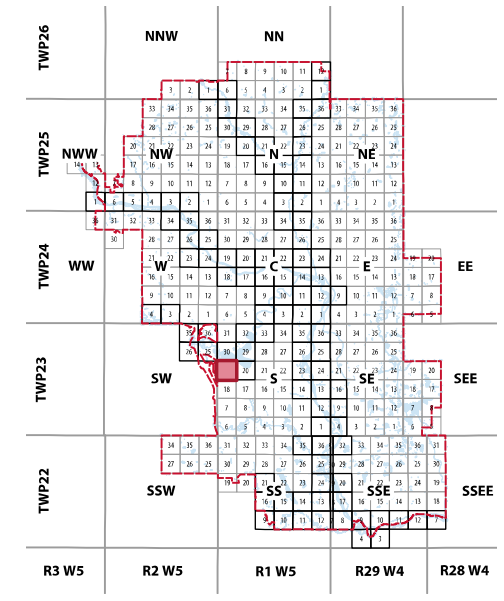
13SW 18S 17S

River Flood Map

Legend

- Floodway
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 19S T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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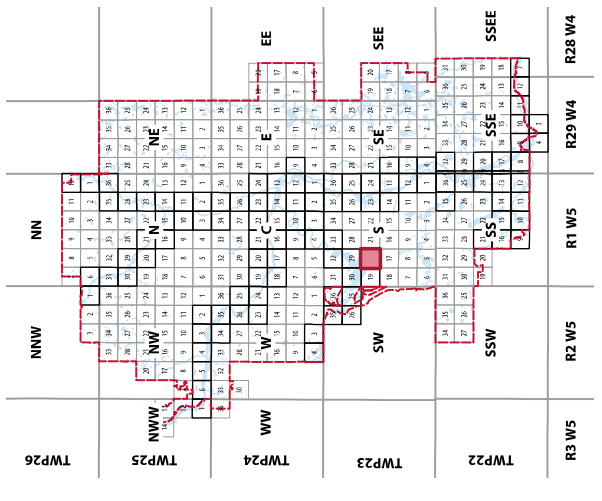
Calgary

River Flood Map

Legend

- Floodway
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 20S T23.R1.W5

Page: 72

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Source: Planning and Development

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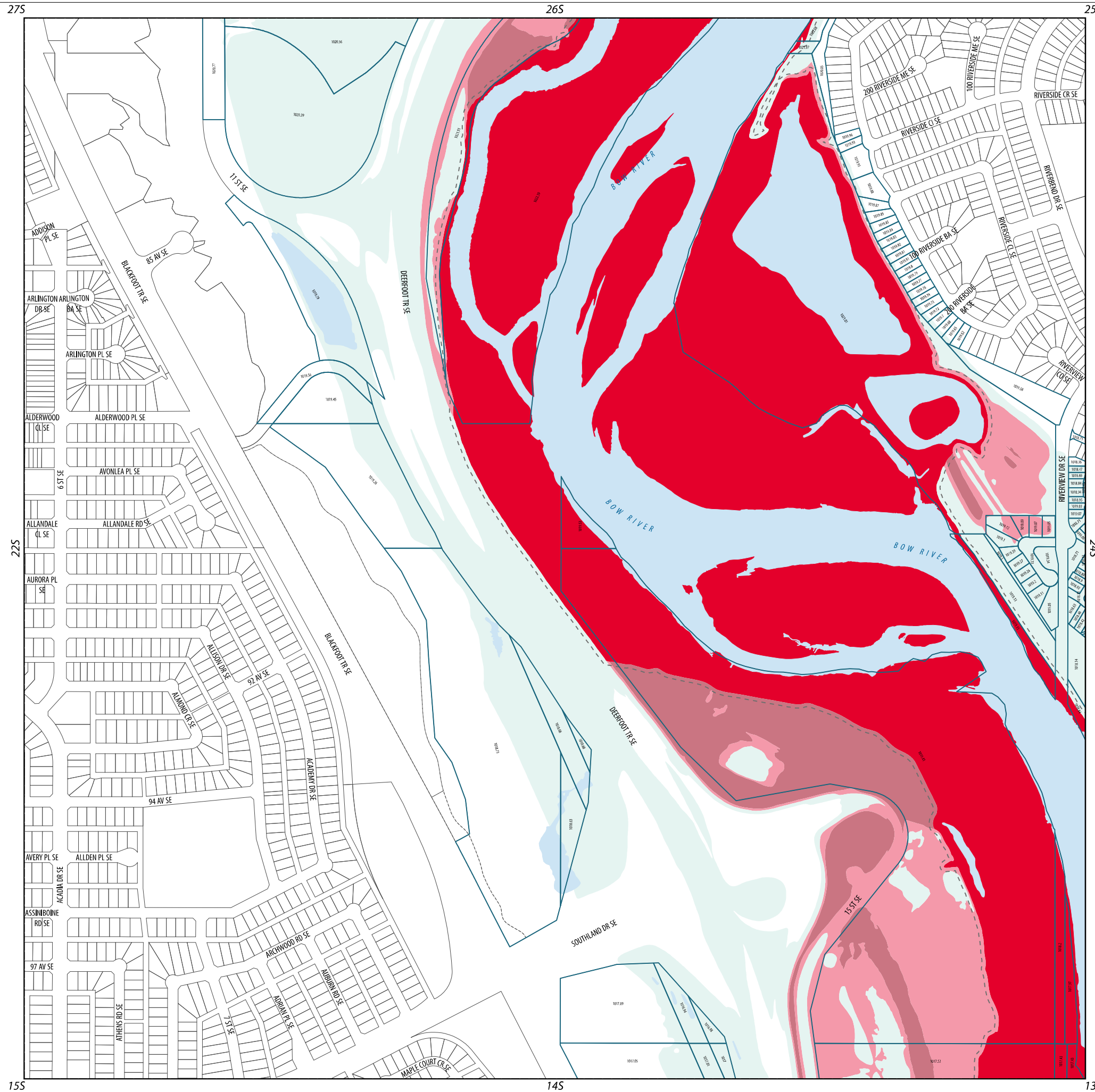
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28S
21S
16S
29S
17S
30S
19S
18S
HERITAGE DR SW
HAYSBORO CR SW
89 AV SW
HALLBROOK DR SW
90 AV SW
HALLBROOK DR SW
HOBART RD SW
HARLEY RD SW
HOOKE RD SW
96 AV SW
97 AV SW
HEATHER PL SW
14 ST SW
PATTON RD SW
100 PATTON PL SW
PUMPVALLEY CO SW
100 PATTON CO SW
200 PATTON CO SW
PUMPMEADOW PL SW
300 PUMPRIDGE PL SW
92 AV SW
96 AV SW
PUMP HILL CL SW
16 ST SW
PUMPMEADOW CR SW
100 PUMPRIDGE PL SW
PUMP HILL RI SW
PUMP HILL VW SW
PUMP HILL DR SW
300 PUMP HILL GD SW
PUMP HILL LD SW
PUMP HILL WY SW
100 PUMP HILL GD SW
200 PUMP HILL GD SW
PUMP HILL PL SW
PALLISER DR SW
PUMP HILL ME SW
19 ST SW
BAY CROFT RD SW
BAY SHORE RD SW
BAY FIELD PL SW
PALLISAN PL SW
PALLISADE DR SW
PALLISHAL RD SW
PALLISTONE RD SW
PALLISER PL SW
PALLISMOUNT PL SW
PALLISVIEW PL SW
PALLISWOOD RD SW
PALLISWOOD PL SW
PALLISWOOD WY SW
PALLISWOOD GA SW
PALLISWOOD BK SW
PALLISFIELD PL SW
PALLISFIELD RD SW
PALLISPRIOR RD SW
PALLISPRIOR AV SW
BAY RIDGE DR SW
BAYLOR CR SW
BAYCREST PL SW
BAY VIEW DR SW
BAY WOOD PL SW
BAY VIEW PL SW
90 AV SW
98 AV SW
22 ST SW
24 ST SW
PALLISER DR SW
PALLISTONE RD SW
PALLISFIELD RD SW
PALLISHAL RD SW
PALLISADE DR SW
PALLISER PL SW
PALLISMOUNT PL SW
PALLISVIEW PL SW
PALLISWOOD RD SW
PALLISWOOD PL SW
PALLISWOOD WY SW
PALLISWOOD GA SW
PALLISWOOD BK SW
PALLISPRIOR RD SW
PALLISPRIOR AV SW
PALLISFIELD PL

ISC: Unrestricted

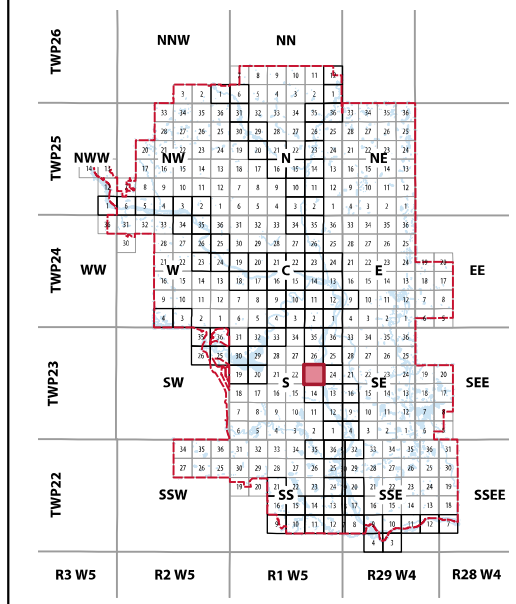


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 23S T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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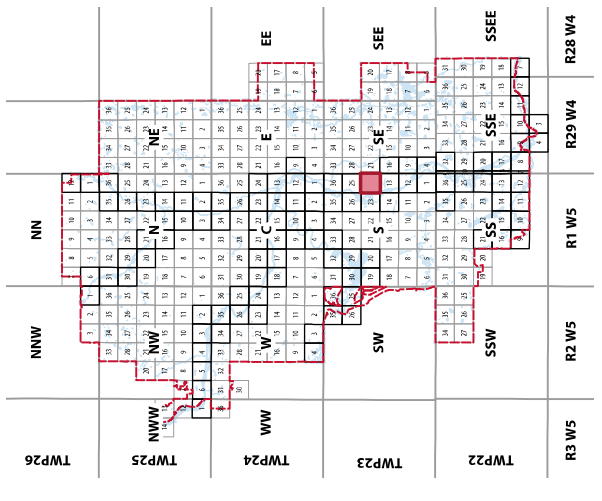
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 24S T23.R1.W5

0 200 400 Feet

0 50 100 Metres

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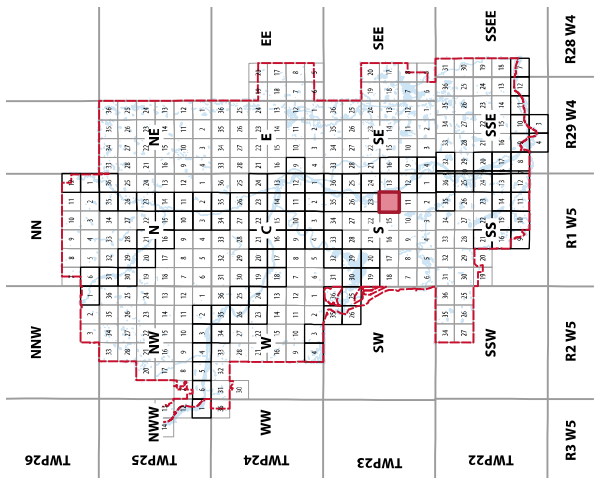
Calgary

River Flood Map

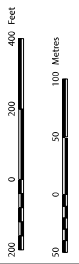
Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



SECTION 14S T23.R1.W5



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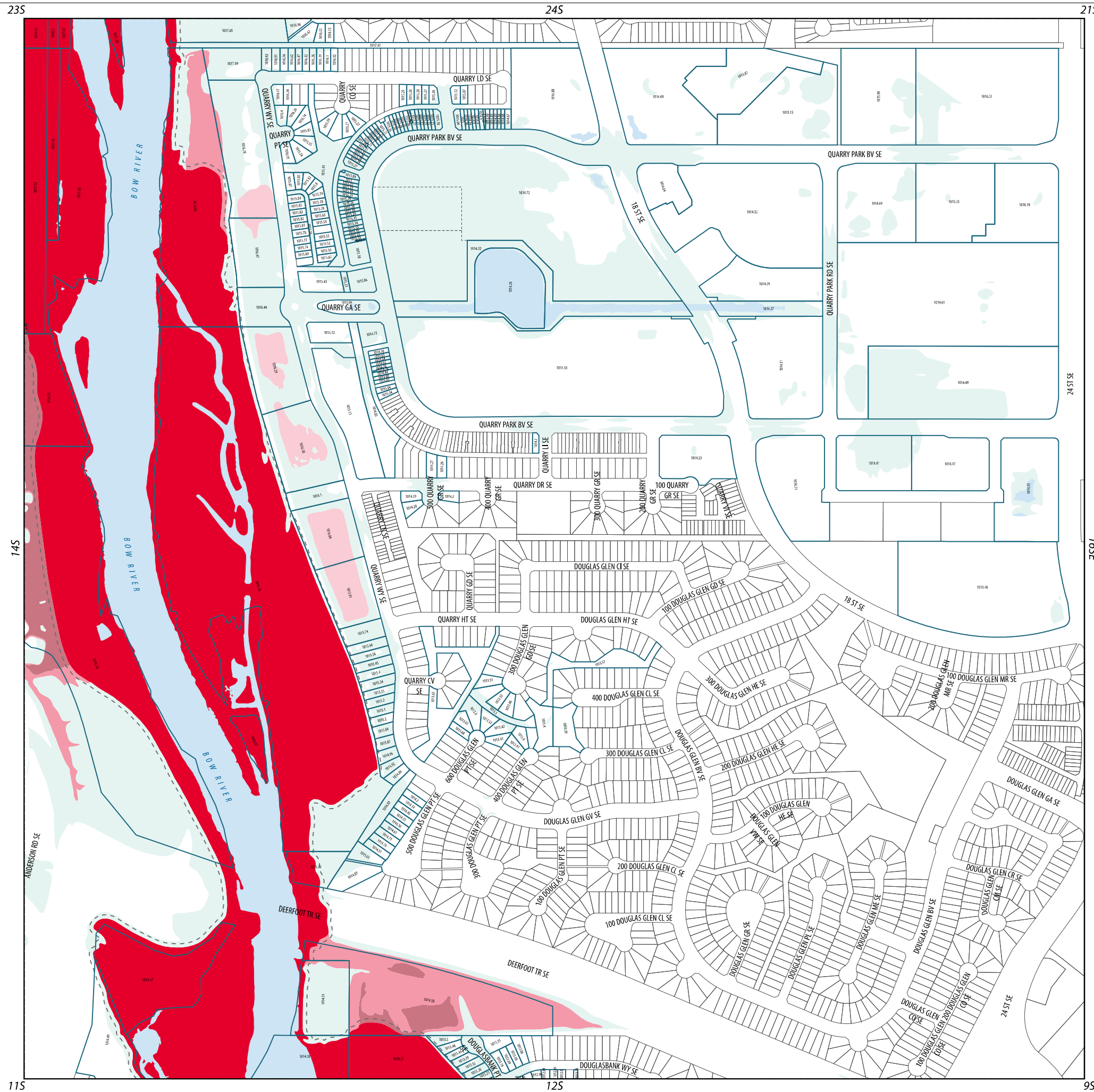
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24S 13S 12S 23S 11S 22S 15S 10S

15 ST SE
DEERFOOT TR SE
ANDERSON RD SE
BOW BOTTOM TR SE
MAPLESHIRE CR SE
MAPLEBURN DR SE
MAPLECREST RD SE
MAPLEFORD RD SE
MAPLEBEND DR SE
MAPLERIDGE CR SE
MAPLECREEK DR SE
MAPLE COURT CR SE
MAPLE COURT CR SE
MAPLEMONT RD SE
MAPLECLOTH RD SE
MAPLECLEN CR SE
MAPLEDALE PL SE
WILLOWGLEN PL SE
WILLOWIND PL SE
WILLOWSP RD SE
WILLOWGREEN DR SE
WILLOWGLEN DR SE
ACADIA DR SE
MAPLEGLADE DR SE
MAPLEGLADE CL SE
MAPLEGLADE CR SE
MAPLEGLADE CR SE
MIDWOOD RD SE
AUBURN RD SE
ADRIAN PL SE
7 ST SE
SOUTHLAND DR SE
MAPLETON DR SE
MAPLEWOOD CR SE
MAPLE BROOK PL SE
MAPLE GROVE PL SE
ARCHWOOD RD SE
ATHENS RD SE
WILLOW PARK DR SE
WILLOWVIEW RD SE
WILLAMETTE DR SE
WILLARD RD SE
WILLINGDON BV SE
WILLACY DR SE
WILTON PL SE
WILLCOX ST SE

ISC: Unrestricted

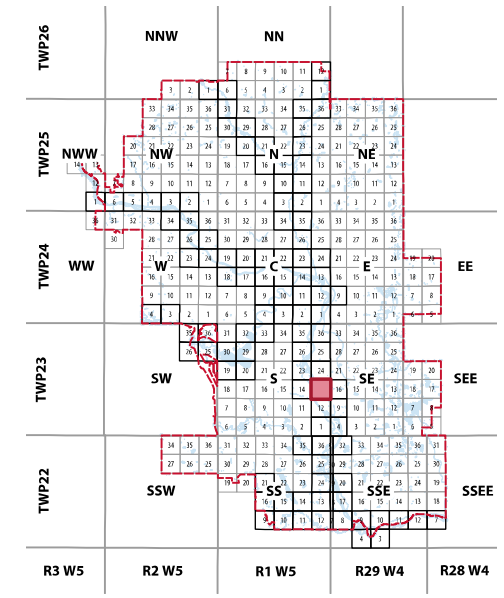


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Protected Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 13S

T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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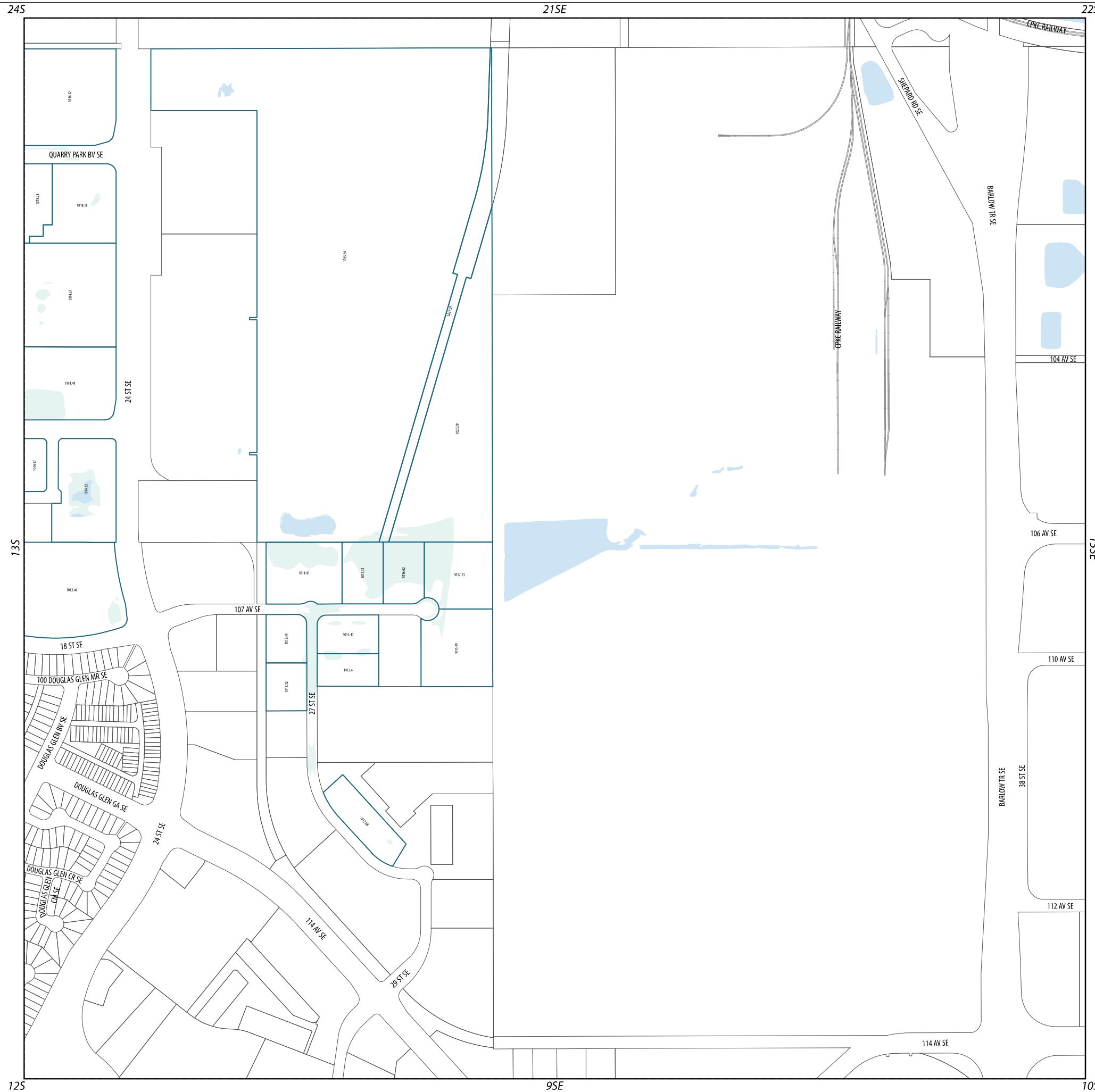
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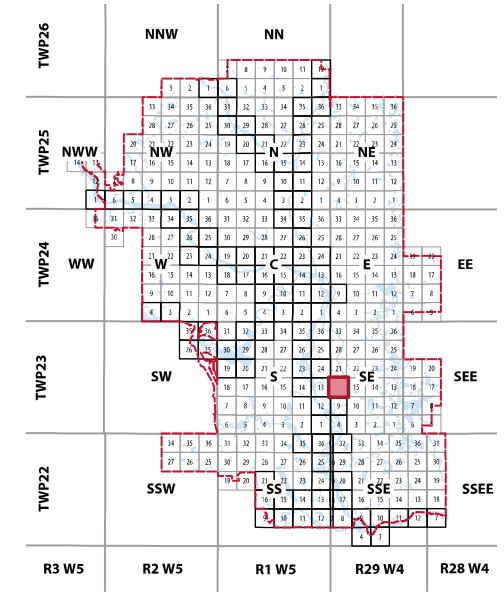
Calgary

River Flood Map

Legend

- Groundwater Flood Fringe
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 16SE

T23.R29.W4

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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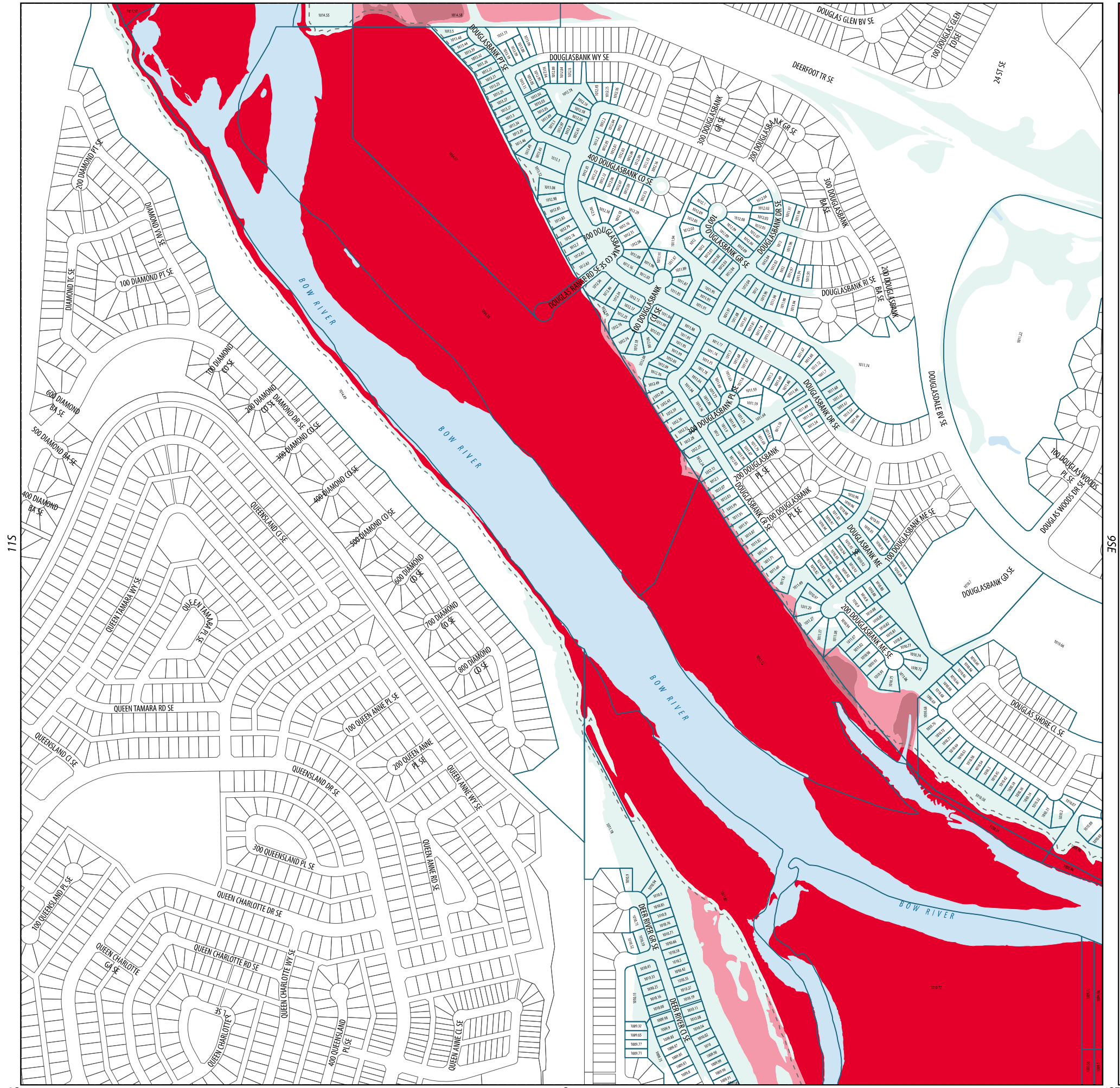
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ISC: Unrestricted

14S 13S 16SE

11S 9SE

2S 1S 4SE



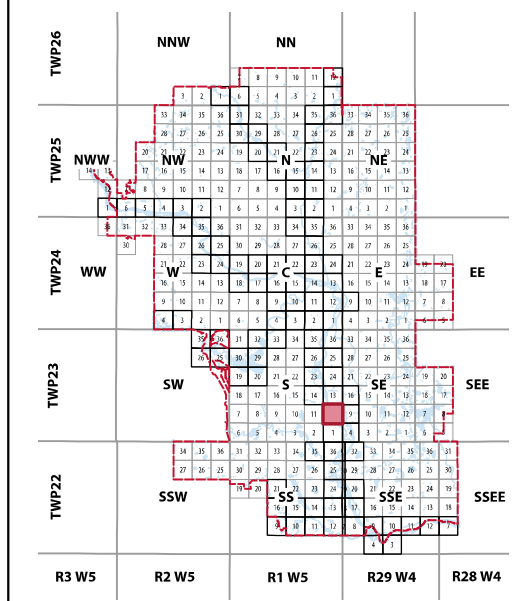
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 12S

T23.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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ISC: Unrestricted

13S 16SE 15SE

12S 10SE

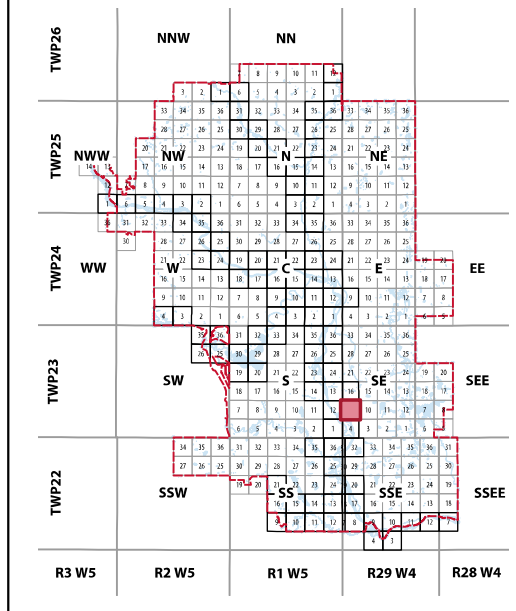
1S 4SE 3SE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 9SE

T23.R29.W4

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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11S 12S 9SE

2S 4SE

35SS 36SS 31SSE

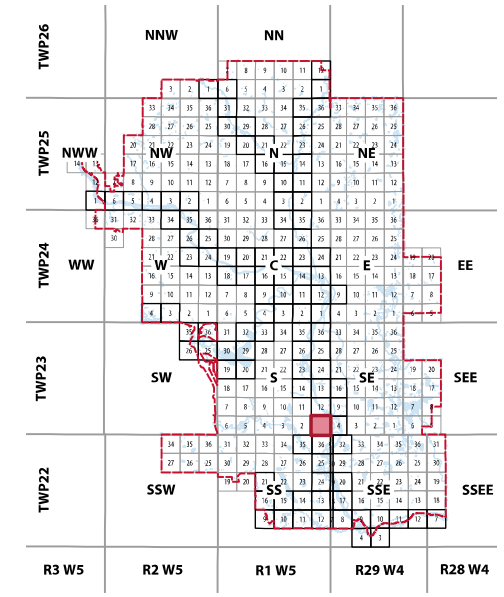
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 1S

T23.R1.W5

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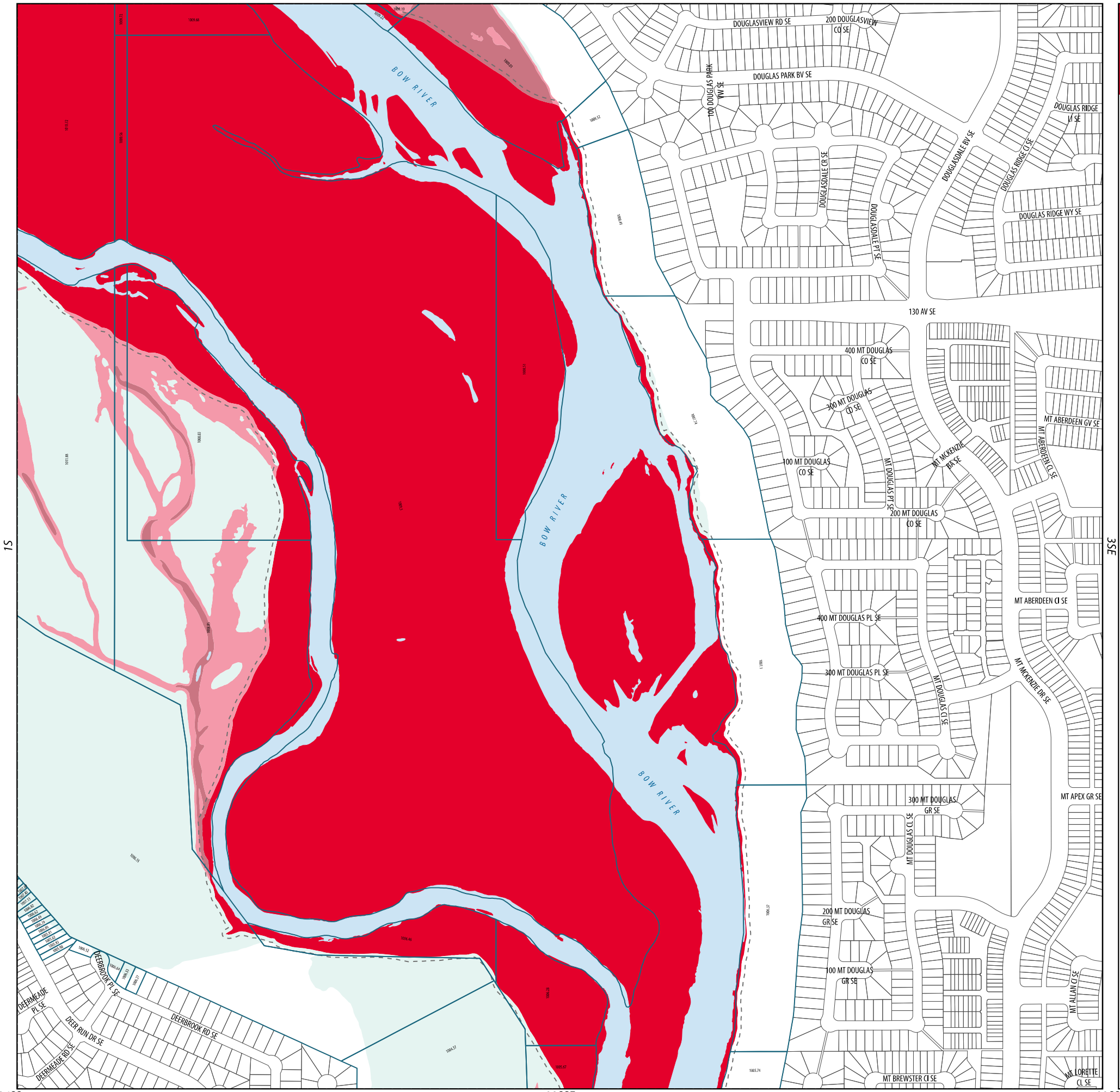
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ISC: Unrestricted

12S 9SE 10SE

1S 3SE

36SS 32SSE 33SSE



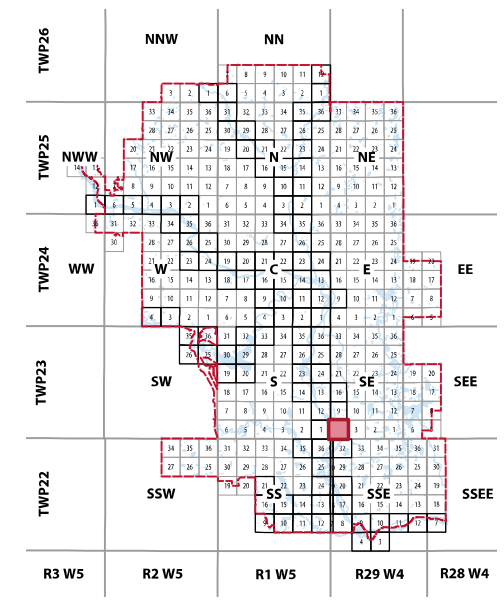
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 4SE

T23.R29.W4

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

Source: Planning and Development

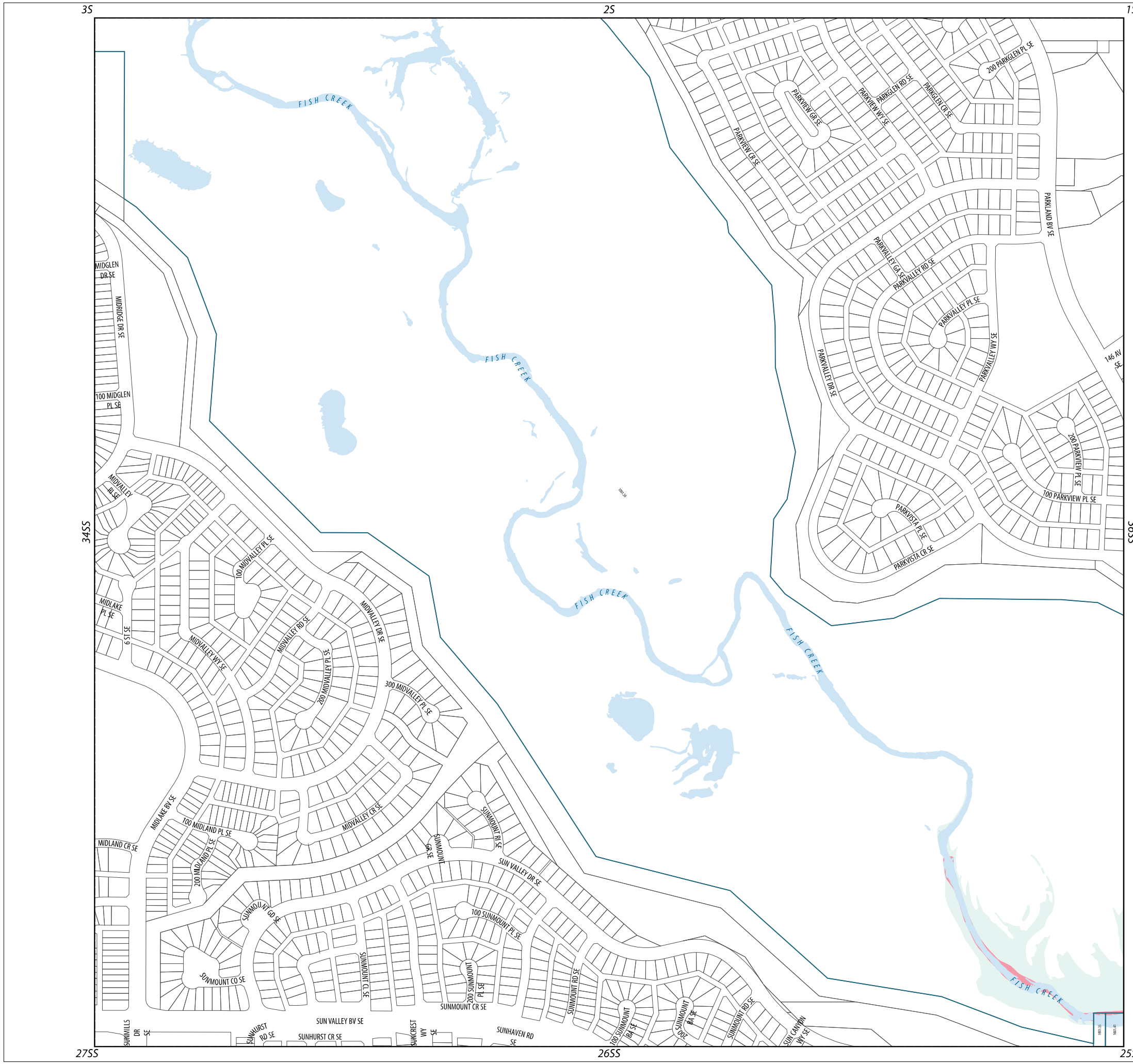
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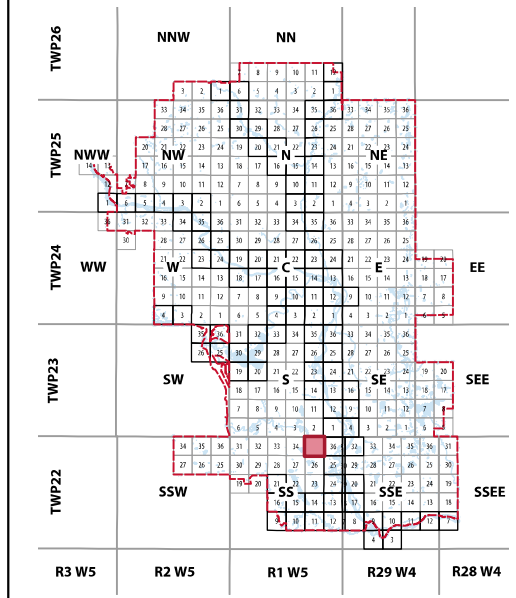
Calgary

River Flood Map

Legend

- Flood Fringe
- Groundwater Flood Fringe
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 35SS

T22.R1.W5

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2S 1S 4SE

35SS 31SSE

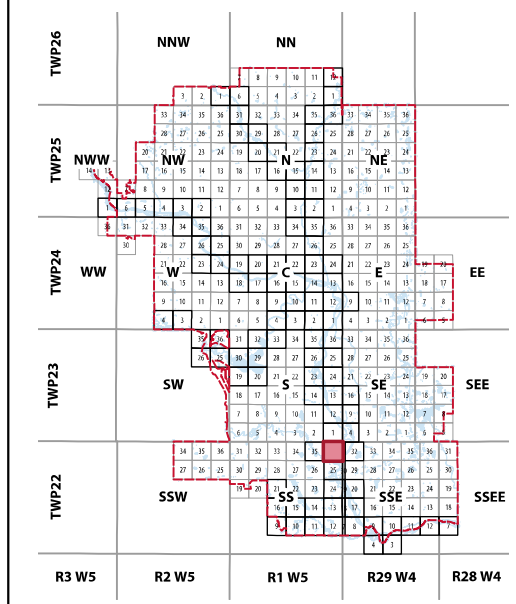
26SS 25SS 30SSE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 36SS

T22.R1.W5

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ISC: Unrestricted

1S 4SE 4SE

36SS 31SSE

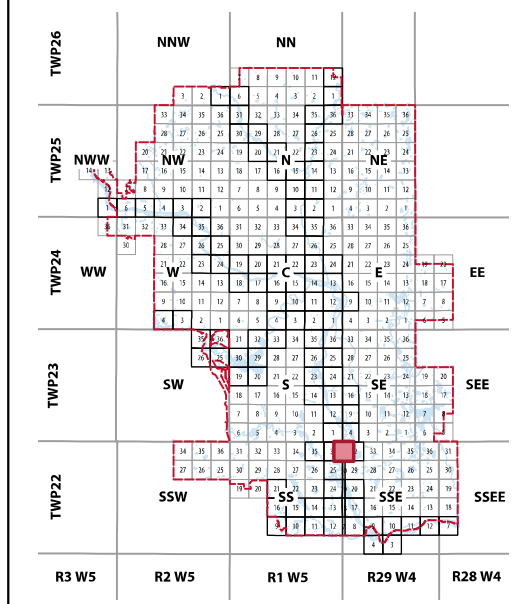
25SS 30SSE 29SSE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 31SSE

T22.R29.W4

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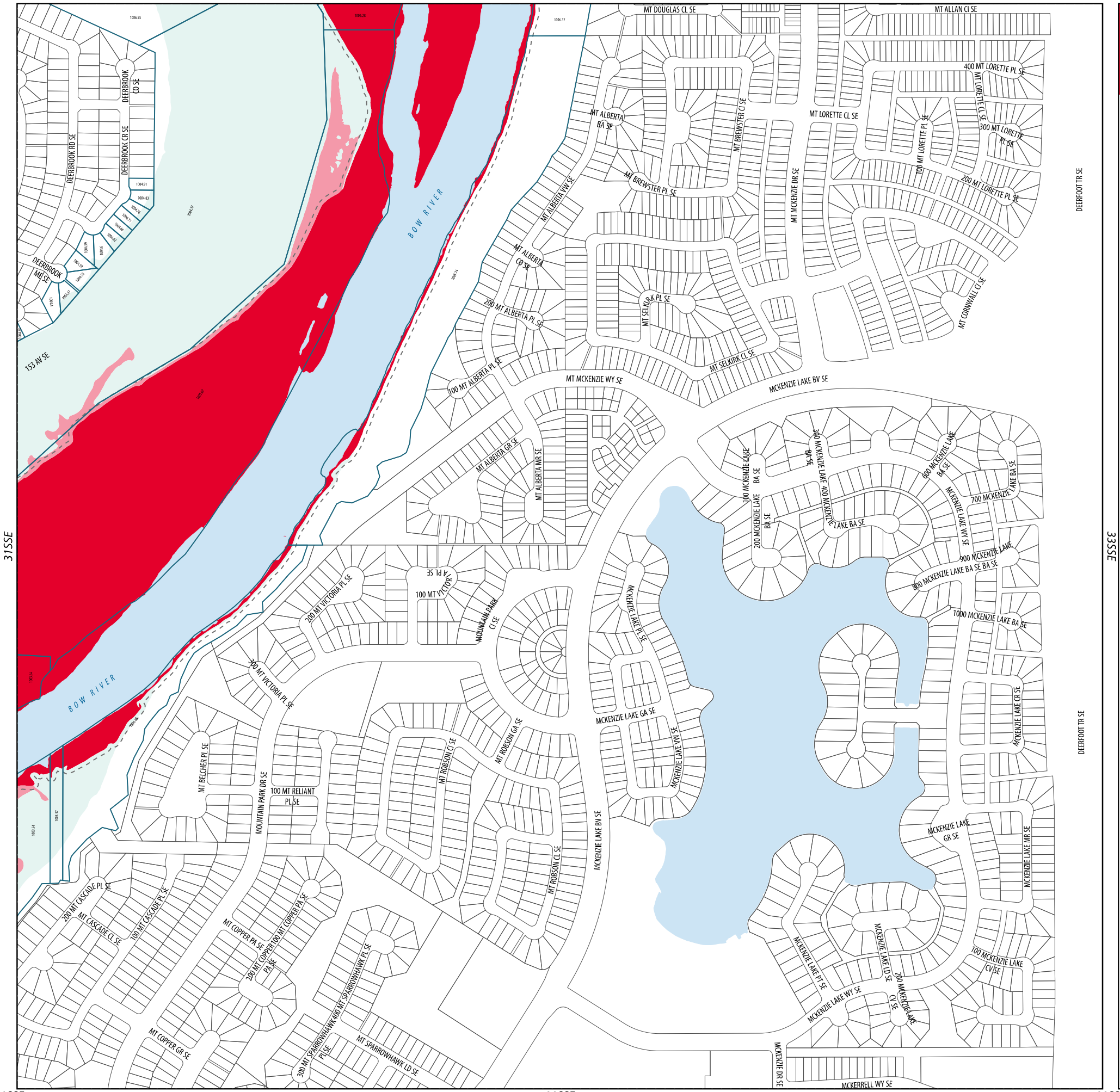
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ISC: Unrestricted

1S 4SE 3SE

31SSE 33SSE

30SSE 29SSE 28SSE



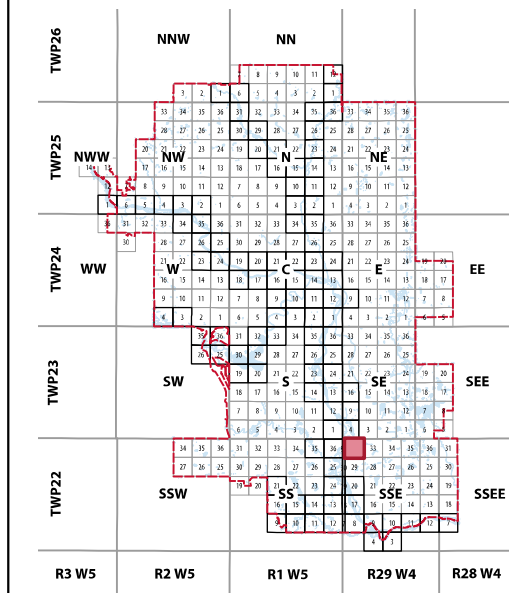
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 32SSE

T22.R29.W4

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ISC: Unrestricted

35SS

36SS

31SSE

26SS

30SSE

23SS

24SS

19SSE

FISH CREEK

SUNCANYON PA SE

SUNRISE CR SE

SUNRISE CI SE

SUN HARBOUR RD SE

SUN HARBOUR CR SE

SUN VALLEY BV SE

CHAPARRAL BV SE

BOW BOTTOM TR SE

STONEY TR SE

BOW RIVER

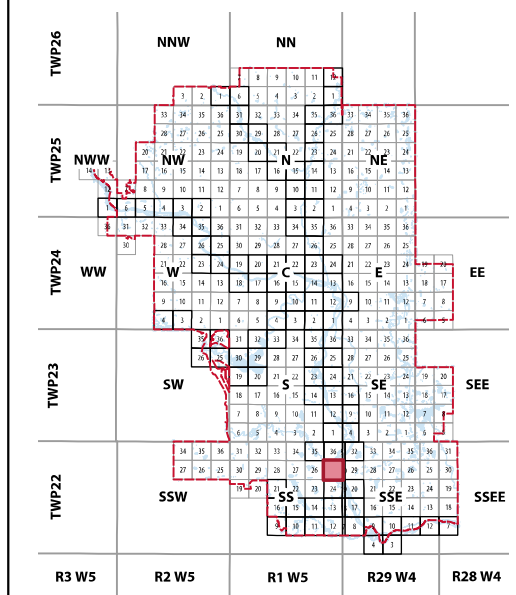
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 25SS

T22.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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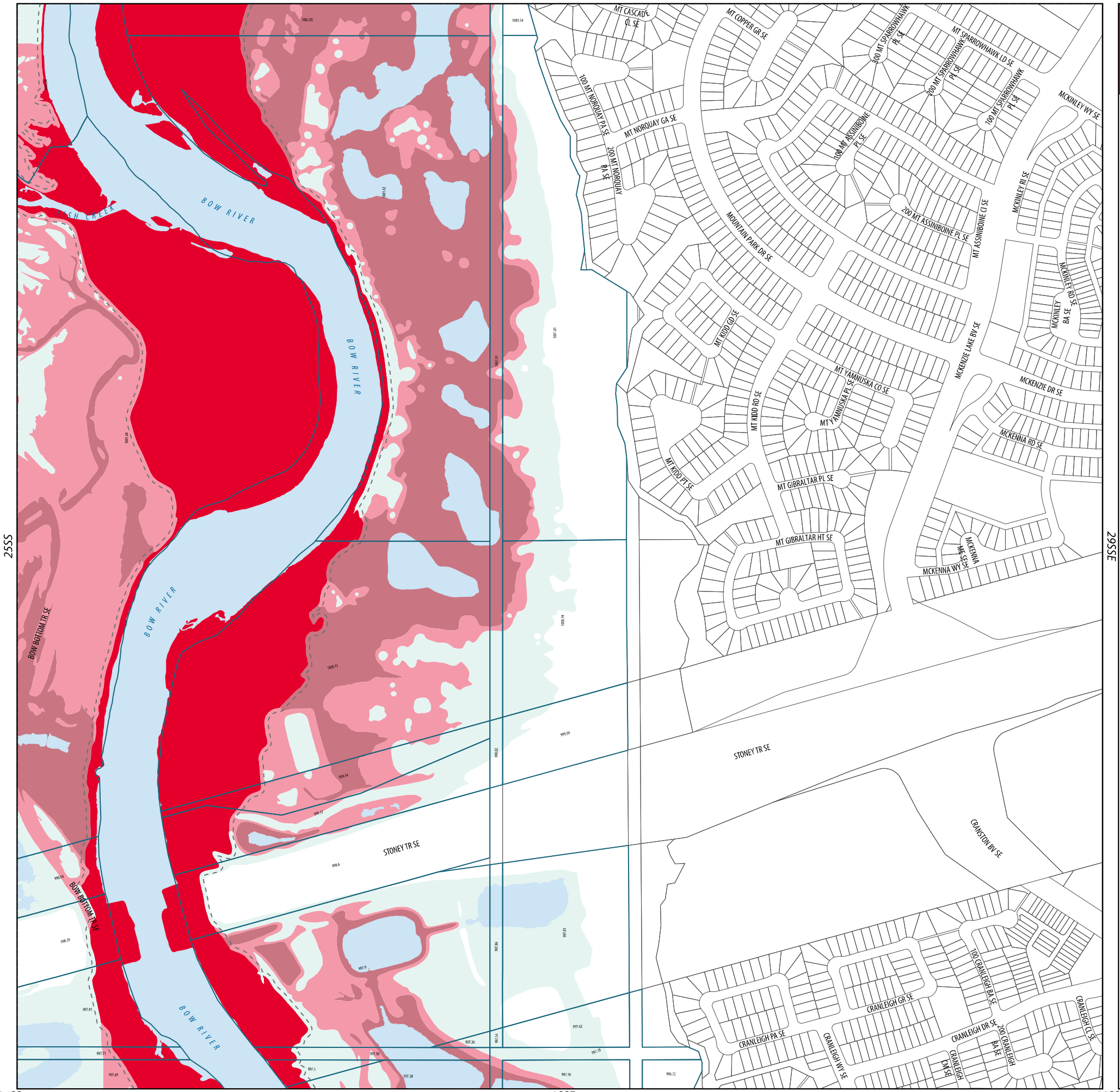
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ISC: Unrestricted

36SS 31SSE 32SSE

25SS 25SSE

24SS 19SSE 20SSE



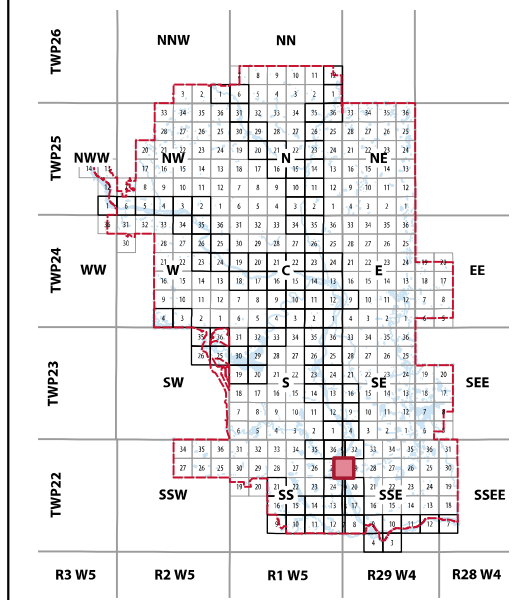
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 30SSE

T22.R29.W4

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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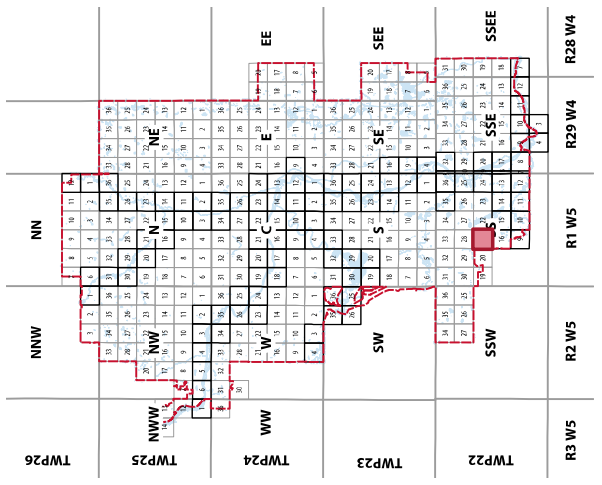
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



SECTION 21SS T22.R1.W5

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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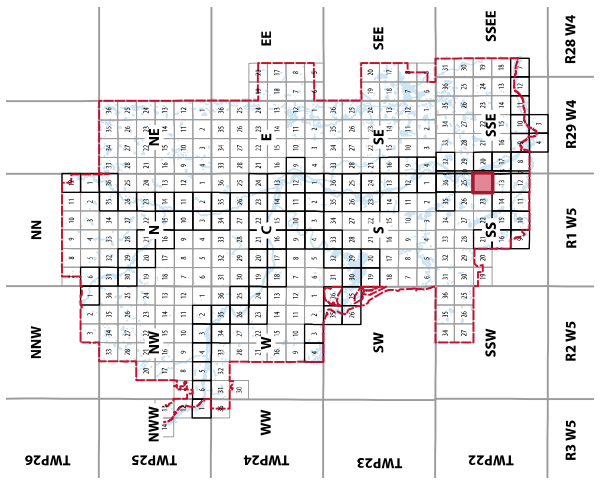
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 24SS T22.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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30SSE 19SSE 18SSE

25SS 13SS

26SS 23SS 14SS

ISC: Unrestricted

25SS 30SSE 29SSE

24SS 20SSE

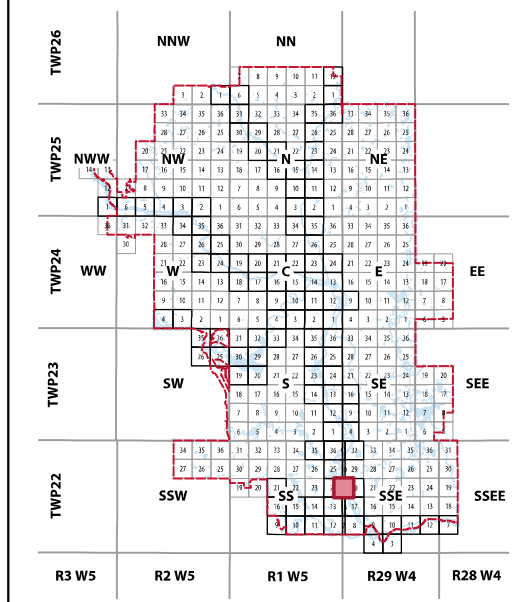
13SS 18SSE 17SSE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 19SSE

T22.R29.W4

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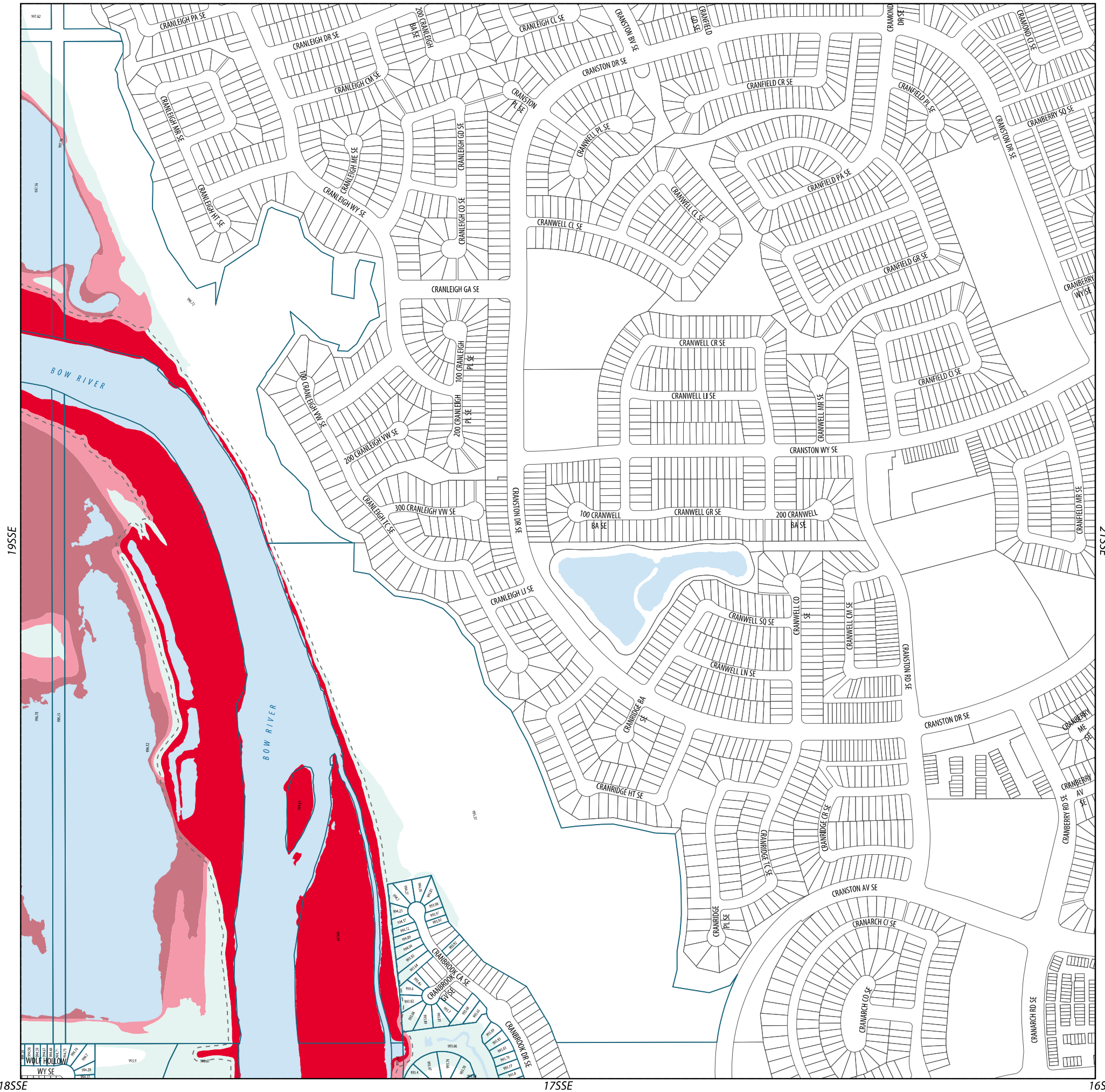
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ISC: Unrestricted

30SSE 29SSE 28SSE

19SSE 21SSE

18SSE 17SSE 16SSE

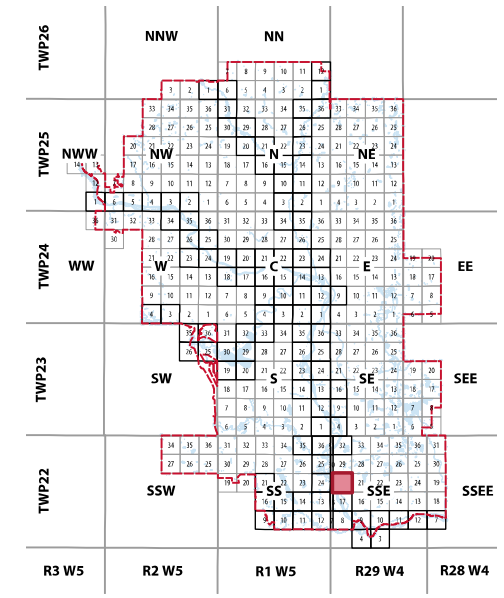


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 20SSE

T22.R29.W4

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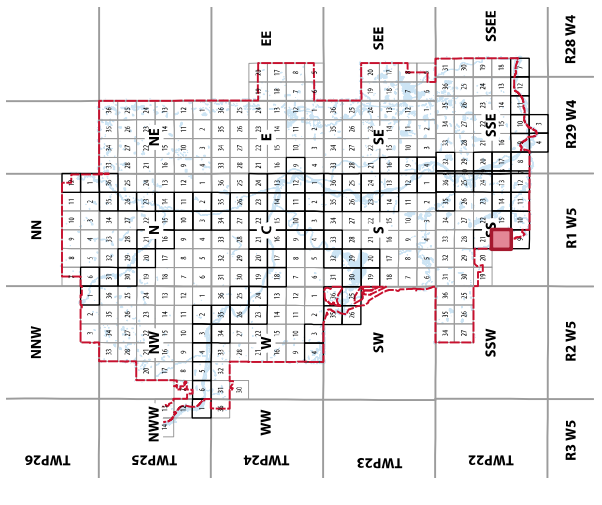
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



SECTION 16SS T22.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

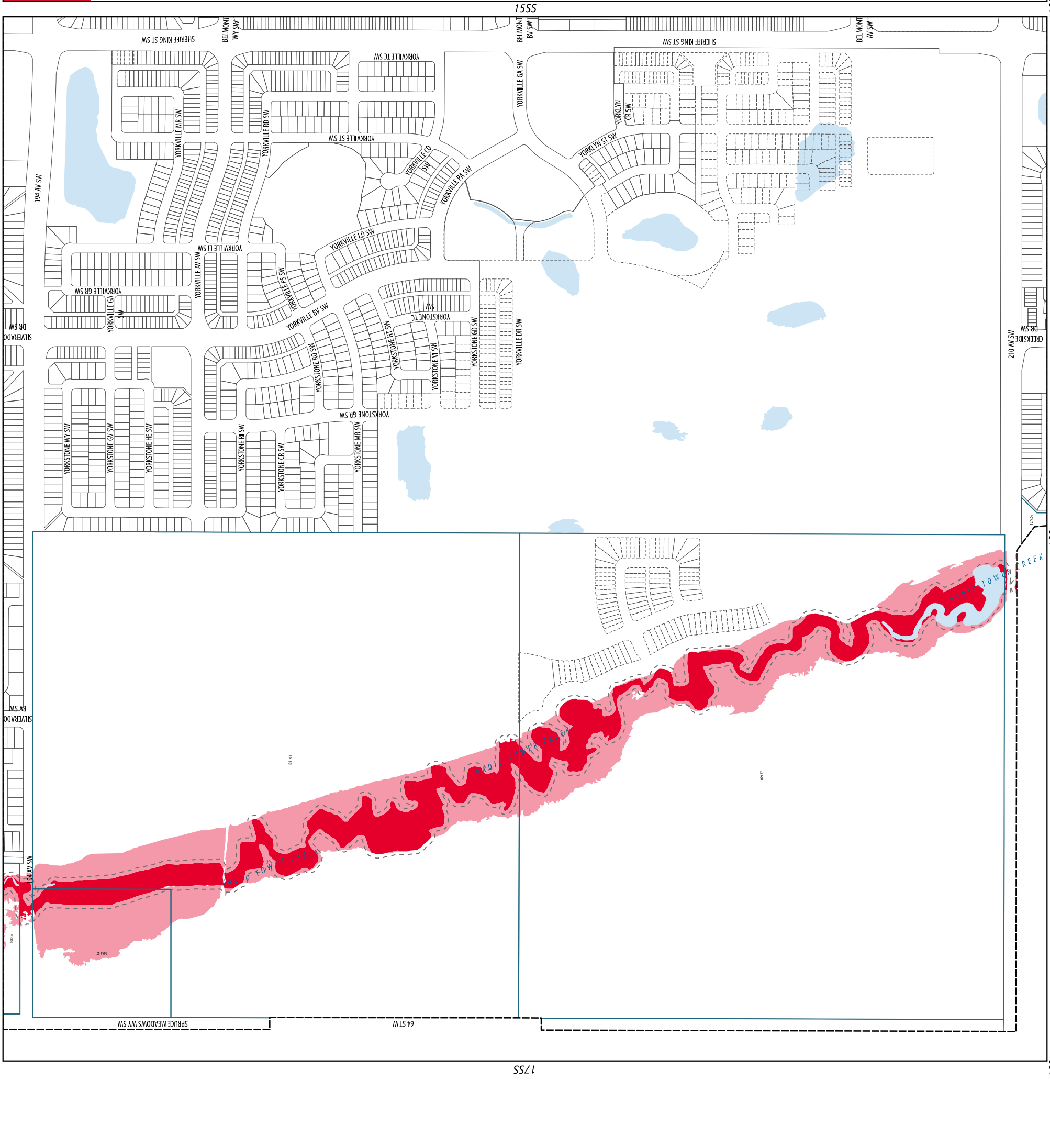
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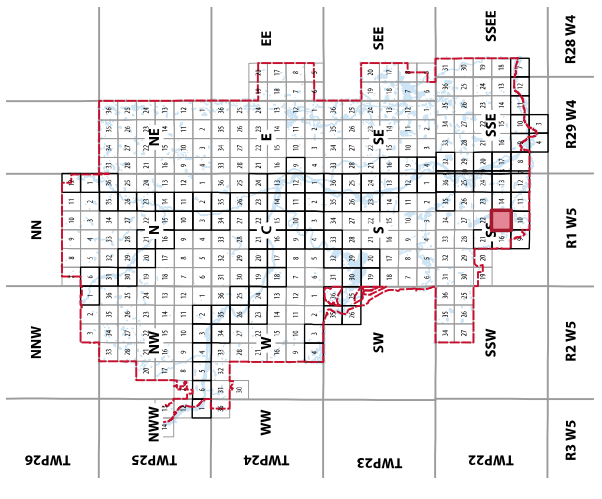
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



SECTION 15SS T22.R1.W5

200 0 200 400 Feet

50 0 50 100 Metres

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23SS 14SS 11SS 22SS 10SS 21SS 16SS 5S6

194 AV SW
6 ST SW
CPKC RAILWAY
SILVERTON GLEN WY SW
SILVERTON GLEN GA SW
SILVERTON GLEN GB SW
SILVERTON GLEN GD SW
SILVERTON ST SW
BELMONT PL SW
BELMONT PH SW
BELMONT PA SW
BELMONT PE SW
BELMONT PS SW
BELMONT MR SW
BELMONT GR SW
BELMONT BV SW
BELMONT VI SW
BELMONT CR SW
BELMONT TC SW
BELMONT GD SW
BELMONT DR SW
BELMONT AV SW
BELMONT LI SW
BELMONT CM SW
BELMONT HE SW
BELMONT ST SW
CREEKSTONE HI SW
CREEKSTONE BV SW
CREEKSTONE DR SW
210 AV SW
SHERIFF KING ST SW
YORKVILLE AV SW
YORKVILLE TC SW
YORKVILLE GA SW

ISC: Unrestricted

22SS 23SS 24SS

10SS 11SS 12SS

13SS 13SS

194 AV SW
194 AV SE
MS 15.9
CHAPALINA ME SE
CHAPALINA GV SE
CHAPALINA GD SE
CHAPALINA HT SE
CHAPARRAL DR SE
CHAPALINA DR SE
CHAPARRAL BV SE
WALDEN MR SE
WALDEN GV SE
WALDEN SQ SE
WALDEN RD SE
WALDEN VW SE
WALDEN LI SE
WALDEN GA SE
WALDEN GD SE
WALDEN DR SE
WALDEN BV SE
WALDEN CO SE
WALDEN RI SE
WALDEN CR SE
100 WALDEN ME SE
200 WALDEN ME SE
300 WALDEN ME SE
400 WALDEN ME SE
WALDEN GL SE
WALDEN BA SE
35 D DEGW
100 WALDEN CI SE
WALDEN PA SE
200 WALDEN CI SE
WALDEN GR SE
WALDEN GV SE
WALDEN WY SE
WALDEN DR SE
WALDEN HT SE
WALDEN HE SE
WALDEN PL SE
WALDEN HT SE
WALDEN TR SE
WALDEN MT SE
WALDEN PR SE
WALDEN DR SE
WALDEN CM SE
WALGROVE ST SE
WALGROVE PL SE
WALGROVE CV SE
MACLEOD TR SE
210 AV SE
210 AV SW
CPKC RAILWAY
ALDERSYDE GA SE
LONGVIEW CM SE
CAYLEY RD SE
HARTELL WY SE
LEGACY VILLAGE LI SE
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1041.37
1041.37
1037.84
1038.31

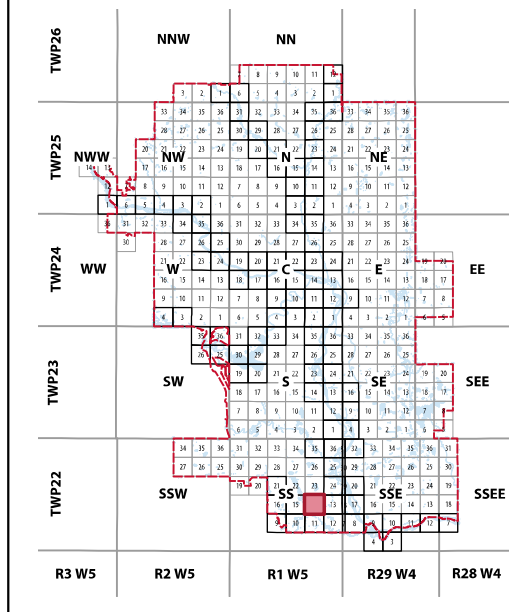
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 14SS

T22.R1.W5

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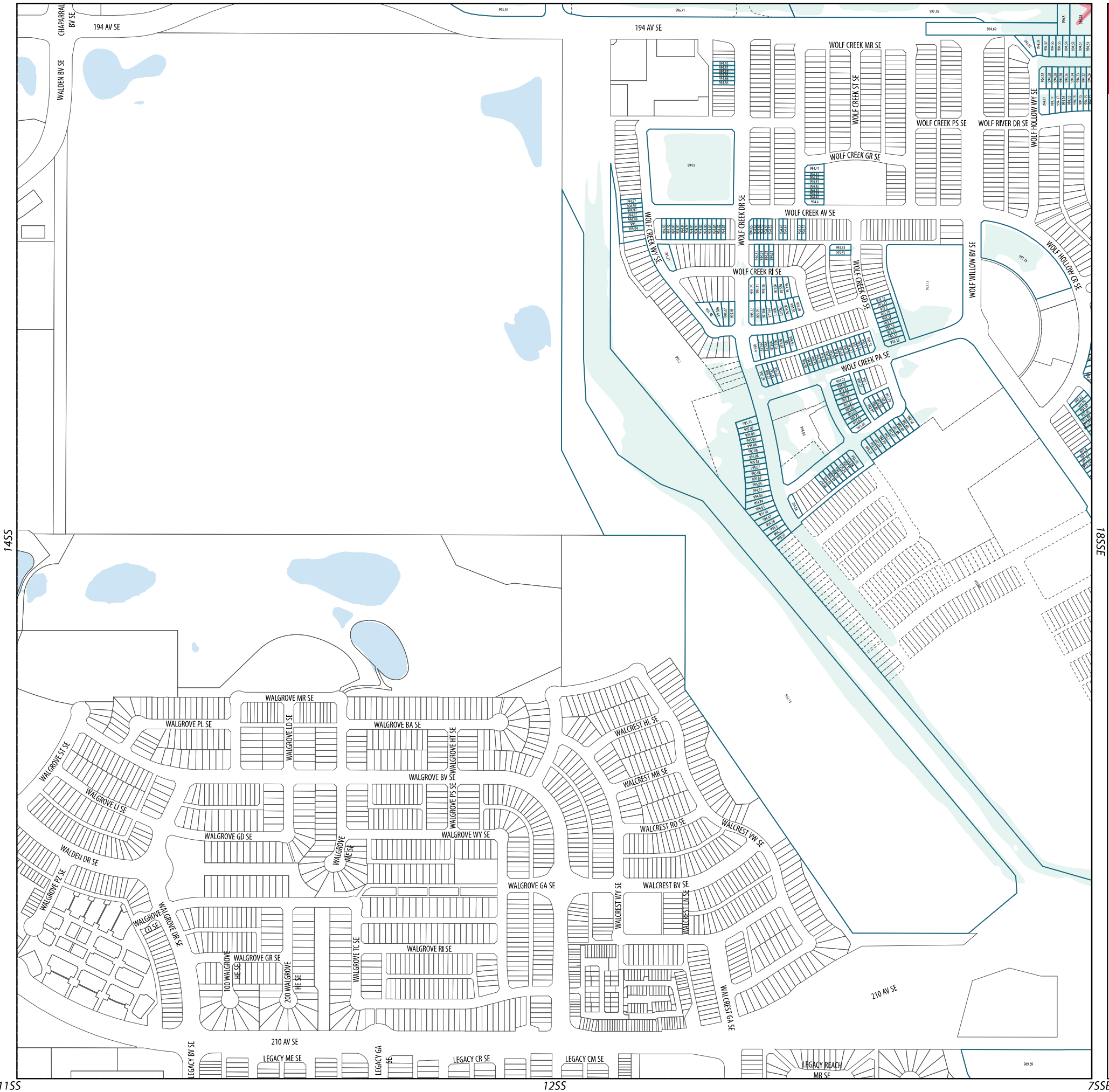
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ISC: Unrestricted

23SS 24SS 19SSE

14SS 18SSE

11SS 12SS 7SSE



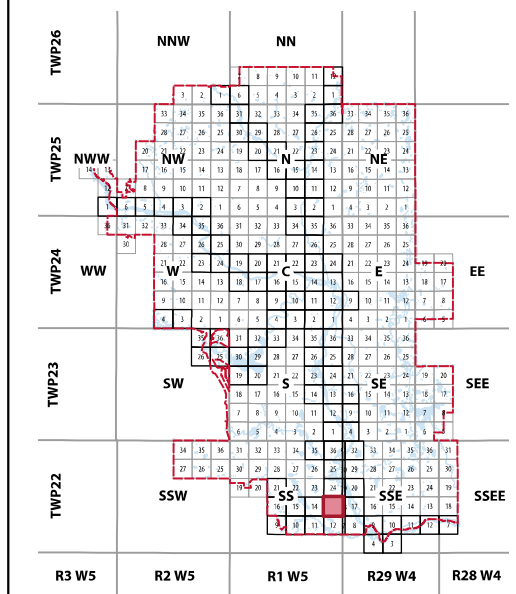
Calgary

River Flood Map

Legend

- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 13SS

T22.R1.W5

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24SS 19SSE 20SSE

194 AV SE
WOLF CREEK MR SE
WOLF CREEK SS SE
WOLF CREEK PS SE
WOLF CREEK GR SE
WOLF CREEK AV SE
WOLF CREEK DR SE
WOLF CREEK WY SE
WOLF CREEK RI SE
WOLF CREEK GD SE
WOLF CREEK PA SE
WOLF HOLLOW WY SE
WOLF RIVER DR SE
WOLF HOLLOW SQ SE
WOLF HOLLOW MR SE
WOLF HOLLOW PA SE
WOLF HOLLOW PR SE
WOLF HOLLOW RI SE
WOLF HOLLOW CR SE
WOLF HOLLOW AV SE
WOLF HOLLOW IC SE
WOLF HOLLOW ST SE
WOLF HOLLOW DR SE
WOLF RIVER DR SE
200 CRANBROOK PT SE
CRANBROOK GA SE
100 CRANBROOK PT SE
CRANBROOK HT SE
BOW RIVER
BOW RIVER
WOLF WILLOW BV SE
WALCREST HL SE
WALCREST MR SE
WALCREST RD SE
WALCREST VW SE
WALCREST BV SE
WALCREST LN SE
WALCREST MY SE
WALCREST GA SE
210 AV SE
210 AV SE
LEGACY CR SE
LEGACY REACH MR SE

13SS 17SSE

12SS 7SSE 8SSE

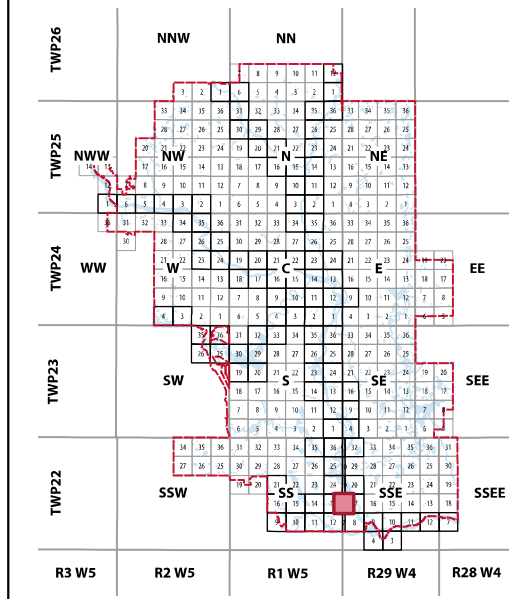
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 18SSE

T22.R29.W4

Notes: This information is based on data from the Government of Alberta (2025) and The City of Calgary's groundwater study (2026).

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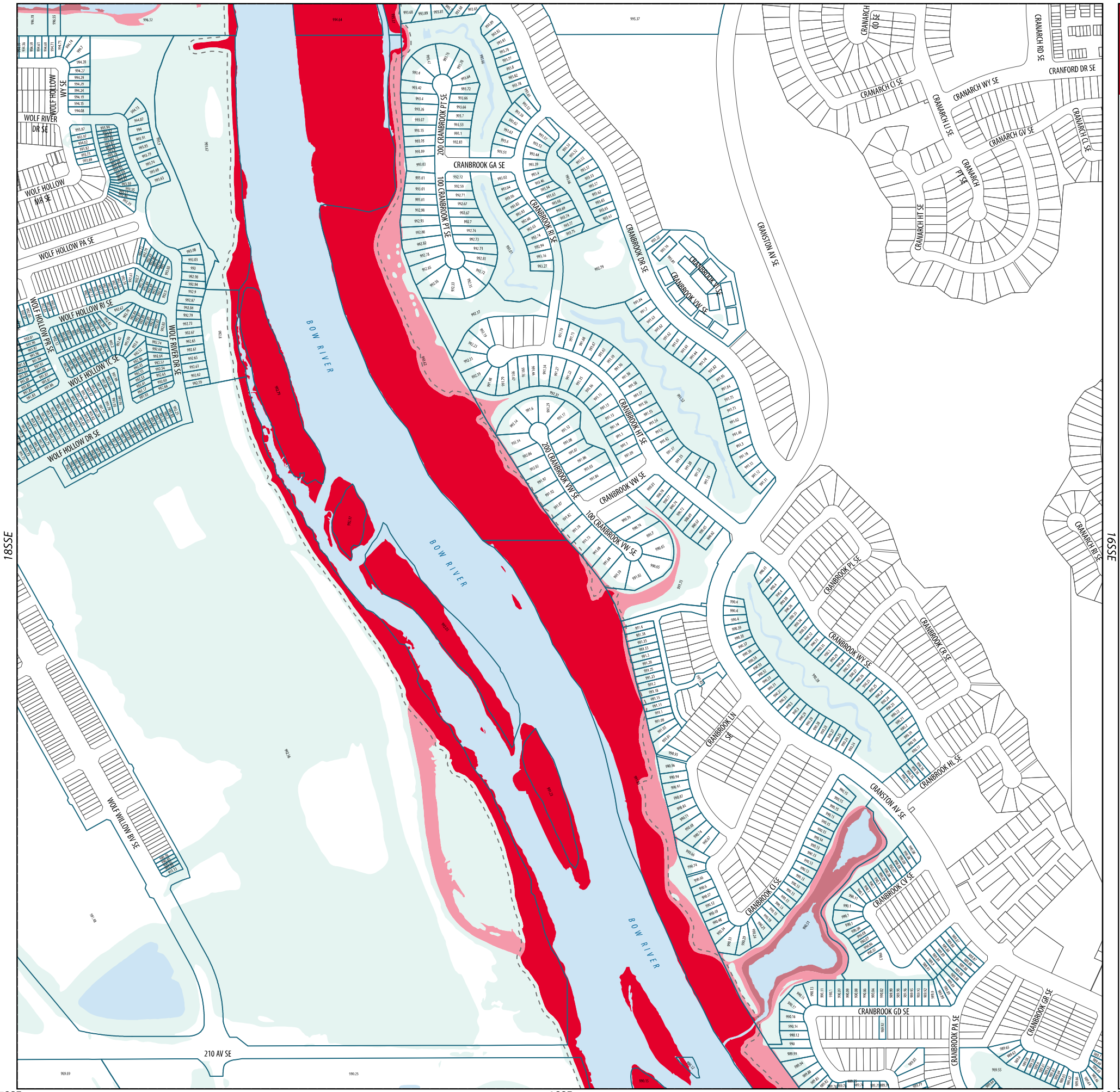
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ISC: Unrestricted

19SSE 20SSE 21SSE

18SSE 16SSE

7SSE 8SSE 9SSE

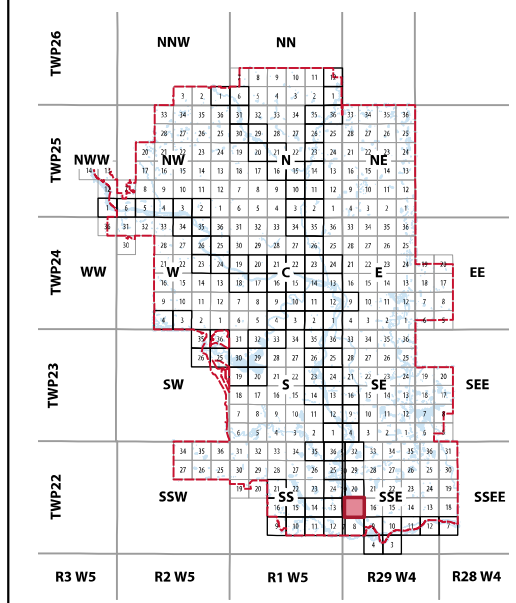


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 17SSE

T22.R29.W4

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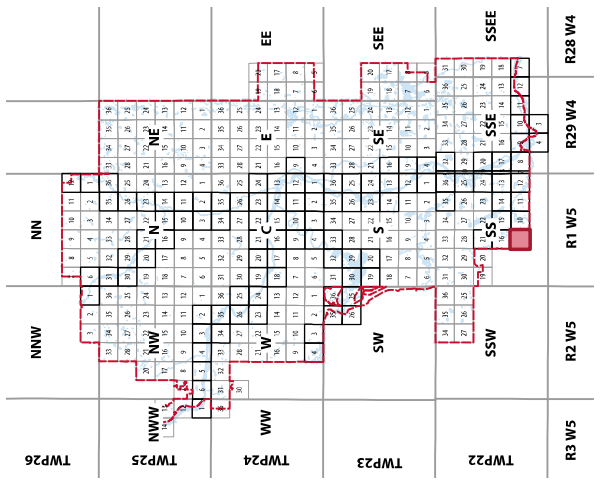
River Flood Map

Calgary

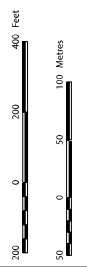
Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



SECTION 9SS T22.R1.W5



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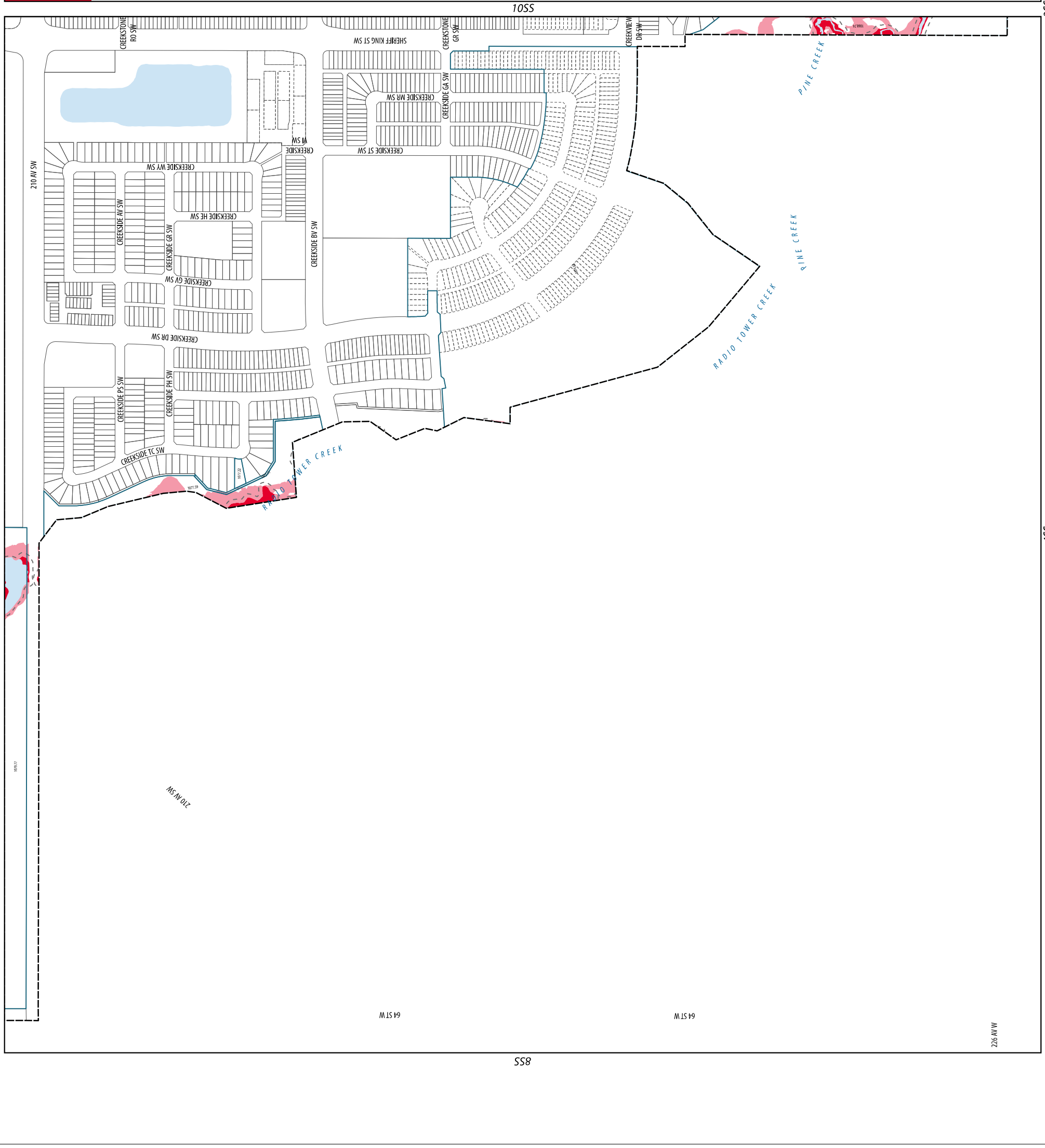
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ISC: Unrestricted

16SS 15SS 14SS

9SS 11SS

4SS 3SS 2SS

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map

TWP26 NNW NN

TWP25 NWW NW N NE

TWP24 WW W C E EE

TWP23 SW S SE SEE

TWP22 SSW SS SSE SSEE

R3 W5 R2 W5 R1 W5 R29 W4 R28 W4

200 0 200 400 Feet

50 0 50 100 Metres

SECTION 10SS

T22.R1.W5

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ISC: Unrestricted

15SS 14SS 13SS

10SS 12SS

3SS 2SS 1SS

CPKC RAILWAY

218 AV SW

SHERIFF KING GV SW

HIGHWAY 552 - 226 AV W

MACLEOD TR SE

CAYLEY RD SE

HARTEL WY SE

NAPHTHA PZ SE

LEGACY VILLAGE LI SE

LEGACY MAIN ST SE

LEGACY VILLAGE RD SE

LEGACY VILLAGE WY SE

16 ST W

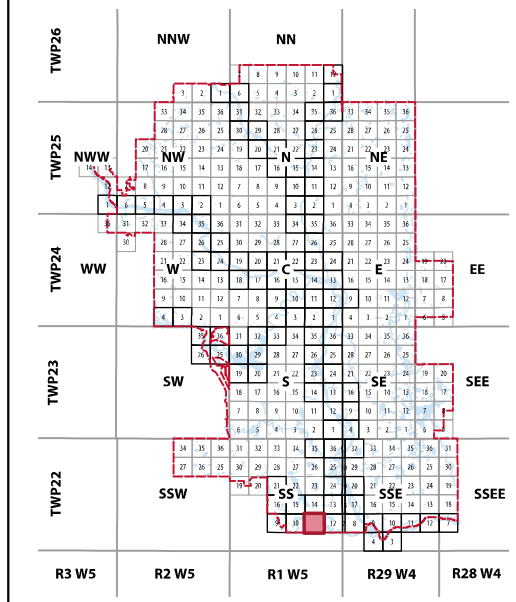
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 11SS

T22.R1.W5

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Source: Planning and Development

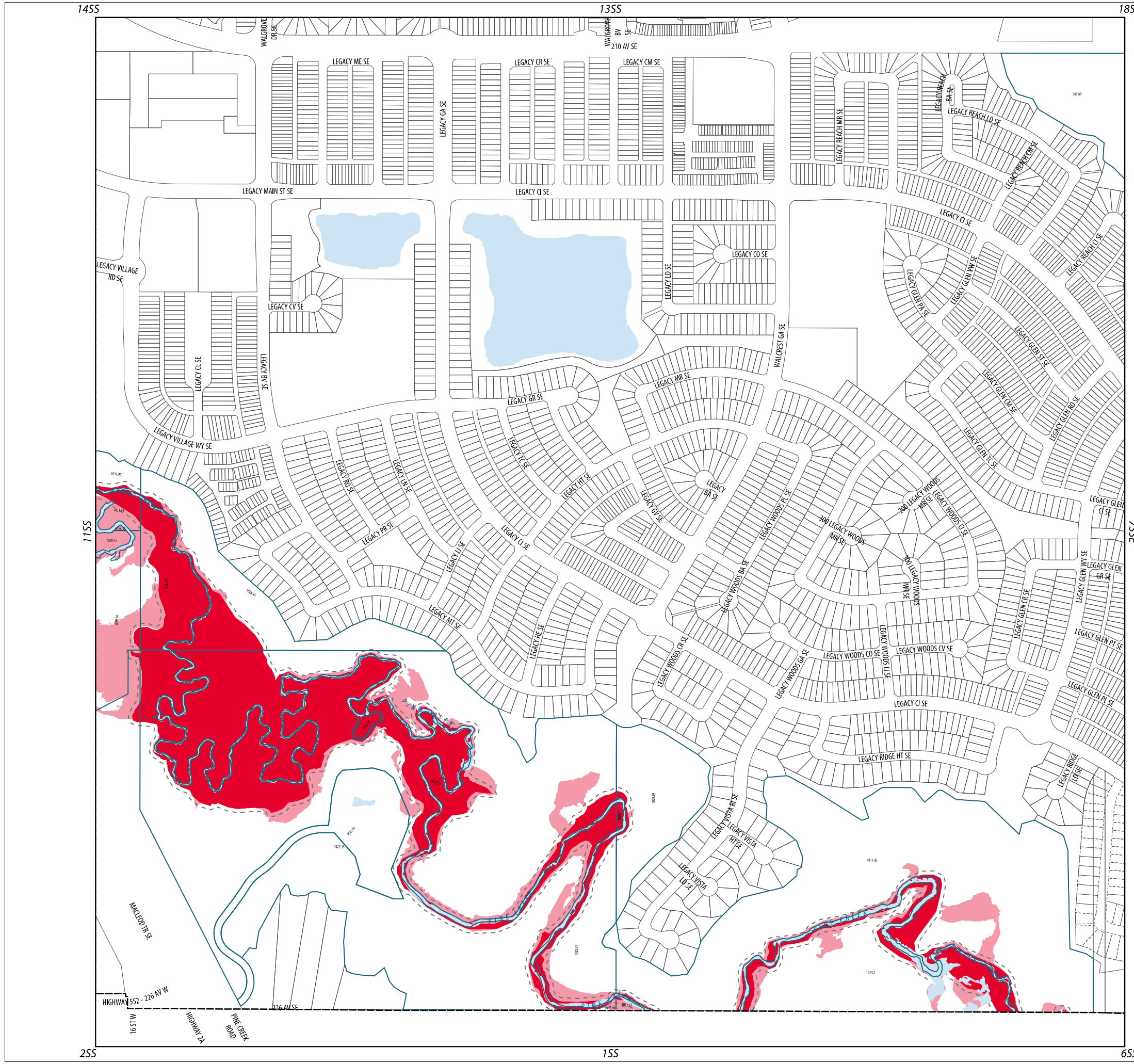
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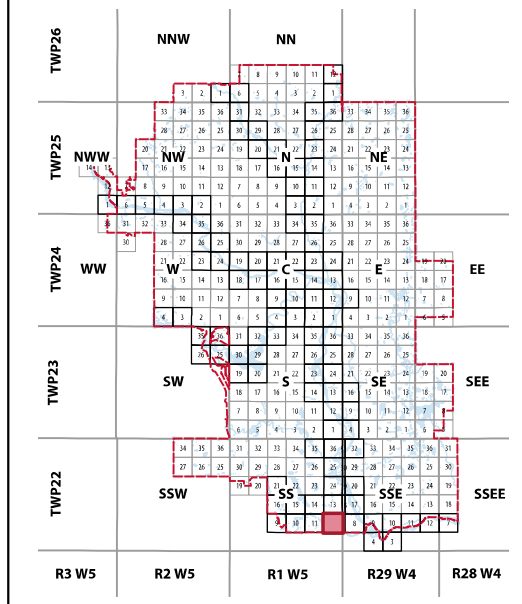


River Flood Map

Legend

- Floodway
- Flood Fringe
- 6m Floodway Setback
- 1085.20 — Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 12SS

T22.R1.W5

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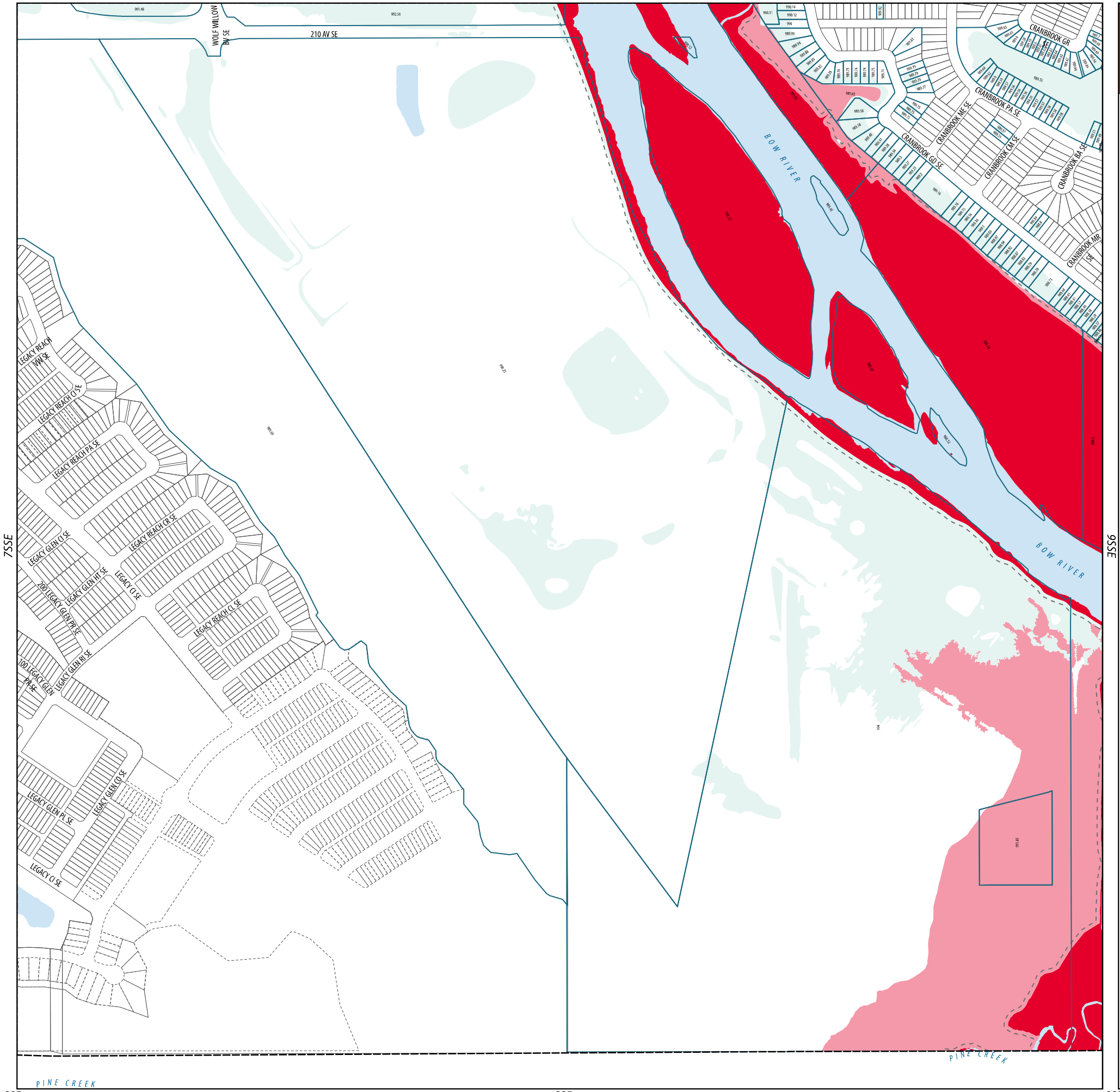
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18SSE 17SSE 16SSE

7SSE 8SSE

6SSE 6SSE 4SSE



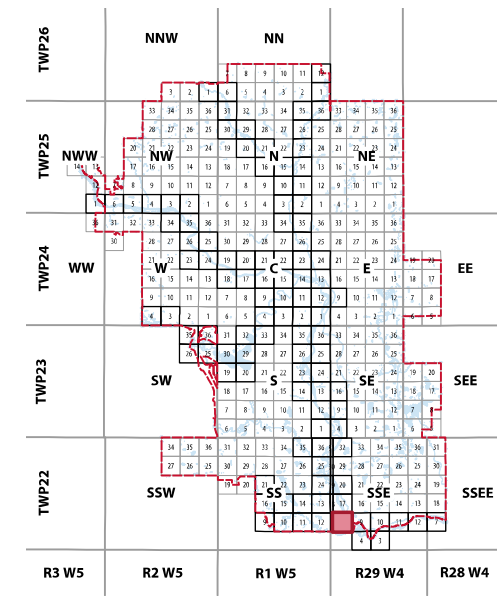
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 8SSE

T22.R29.W4

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17SSE 16SSE 15SSE

8SSE 10SSE

5SSE 4SSE 3SSE

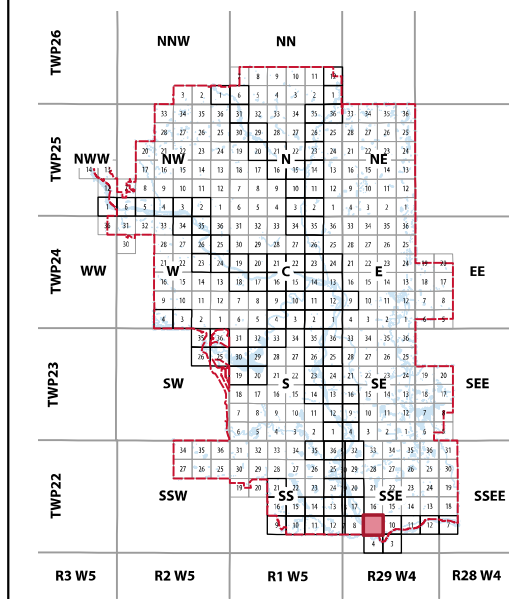
CRANSTON AV SE
CRANBROOK GR SE
CRANBROOK CL SE
CRANBROOK CO SE
CRANBROOK PA SE
CRANBROOK BA SE
CRANBROOK MR SE
CRANBROOK MR SE
CRANBROOK GD SE
DEERFOOT TR SE
212 AV SE
SETONVISTA WY SE
RICARDO RANCH BV SE
RICARDO RANCH DR SE
SETONVISTA VIA SE
SETONVISTA GA SE
SETONVISTA GV SE
BOW RIVER
BOW RIVER
HIGHWAY 2
CREEK
PINE CREEK

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Area A
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 9SSE

T22.R29.W4

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16SSE 15SSE 14SSE

SETON WY SE
212 AV SE
MAIN ST SE
RICARDO RANCH BV SE
WILD ROSE WY SE
BUFFALOBERRY MR SE
DRY GRASS GV SE
RICARDO RANCH AV SE
JUNE GRASS GR SE
SETONVISTA GA SE
SETONVISTA GV SE

9SSE 11SSE

978.9
983.46
983.54
985.76
985.08
977.41

BOW RIVER
BOW RIVER

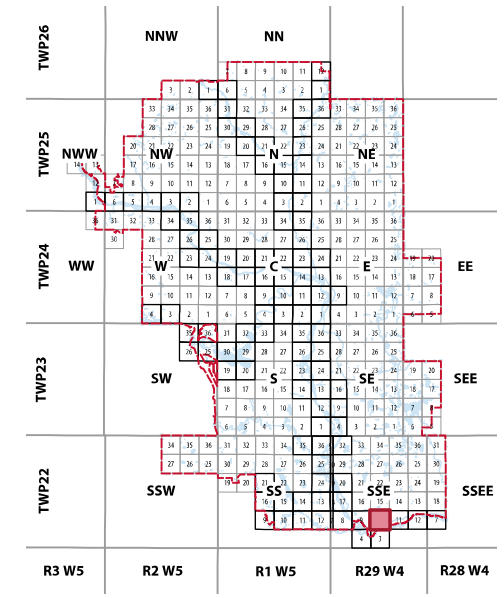
4SSE 3SSE 2SSE

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- Area A
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 10SSE

T22.R29.W4

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15SSE 14SSE 13SSE

10SSE 12SSE

3SSE 2SSE 1SSE

BOW RIVER BOW RIVER BOW RIVER

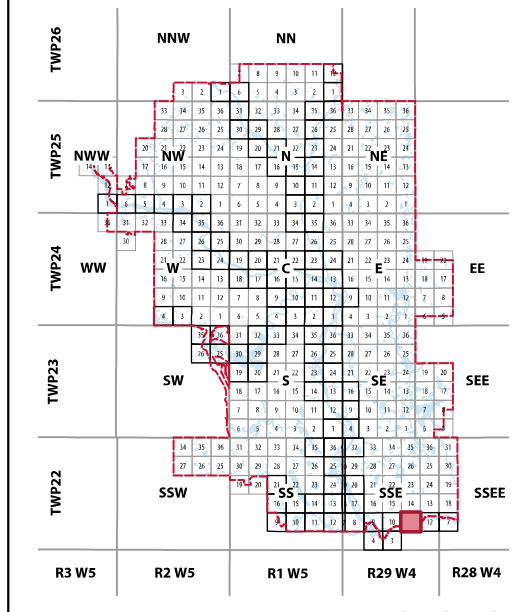
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 11SSE

T22.R29.W4

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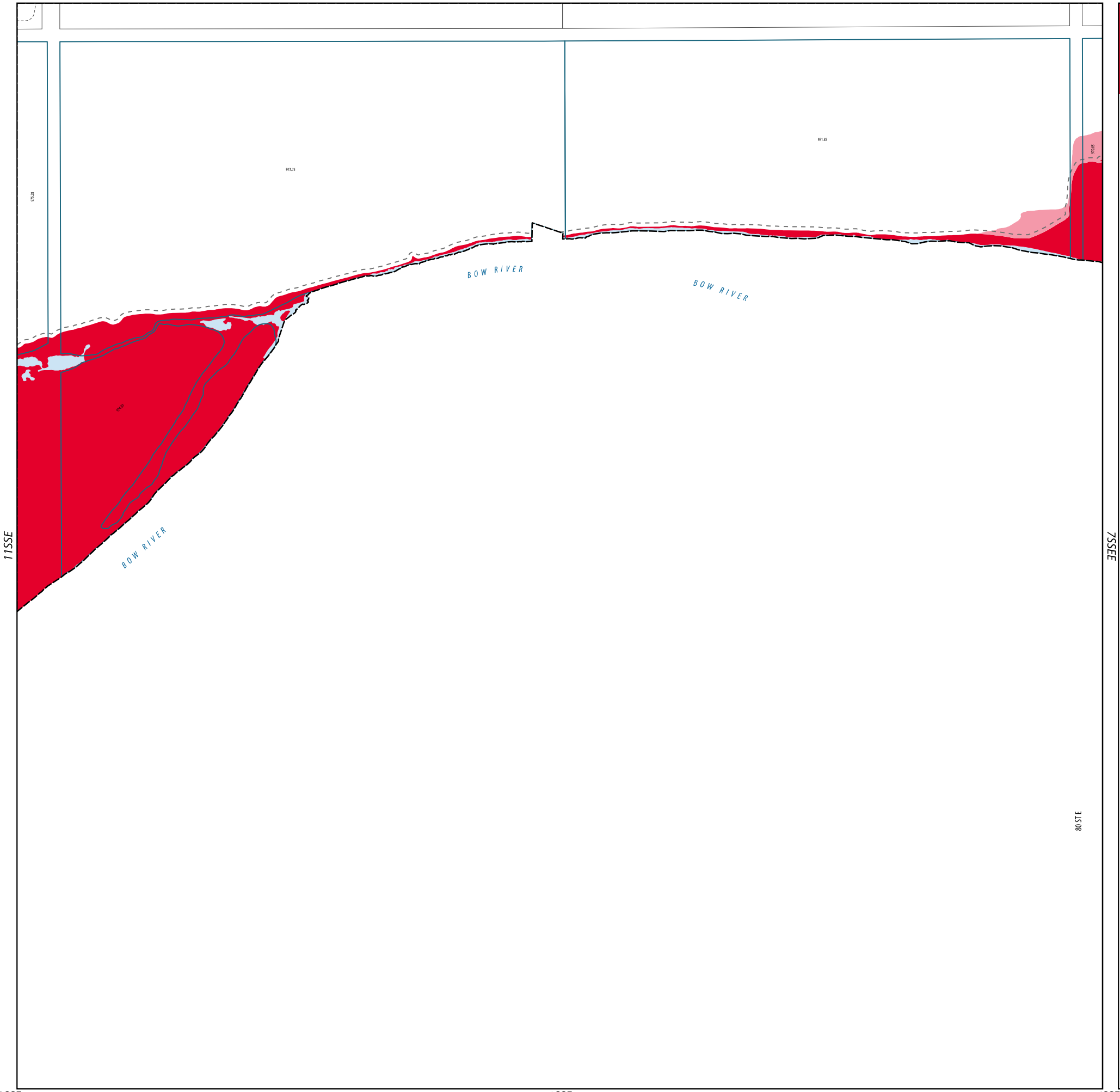
14SSE 13SSE 18SSEE

11SSE

7SSEE

3SSE 8

2SSE 1SSE 6SSEE

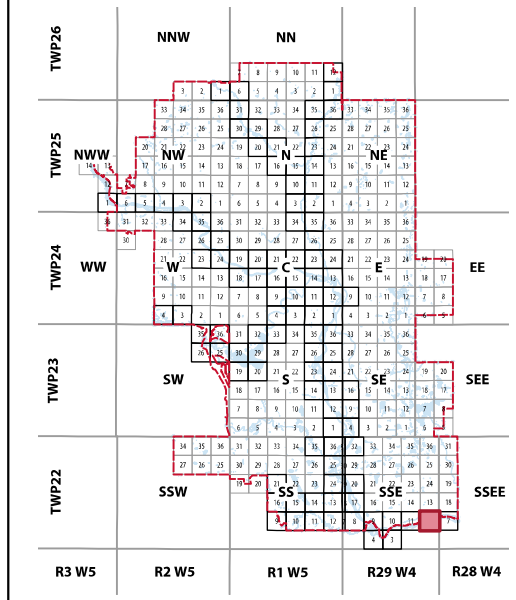


River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- Non-Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 12SSE

T22.R29.W4

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17SSEE

8SSEE

5SSEE

18SSEE

6SSEE

13SSE

12SSE

1SSE

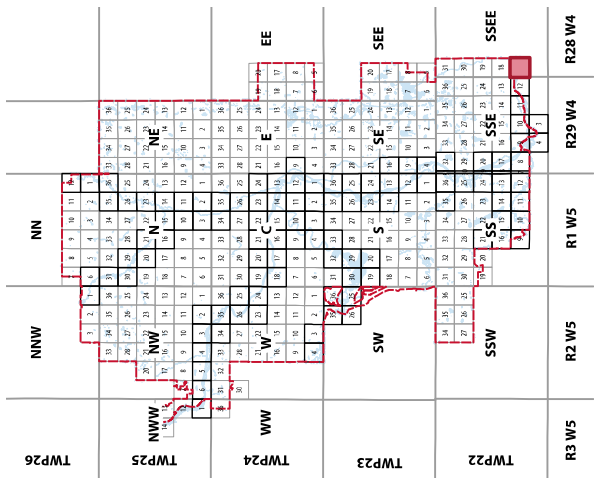
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- 6m Floodway Setback
- Designed Flood Elevation Value for Parcel (1085.20)
- Registered Parcel Outline
- City Limits

Key Map



SECTION 7SSEE T22.R28.W4

200 0 200 400 Feet

50 0 50 100 Metres

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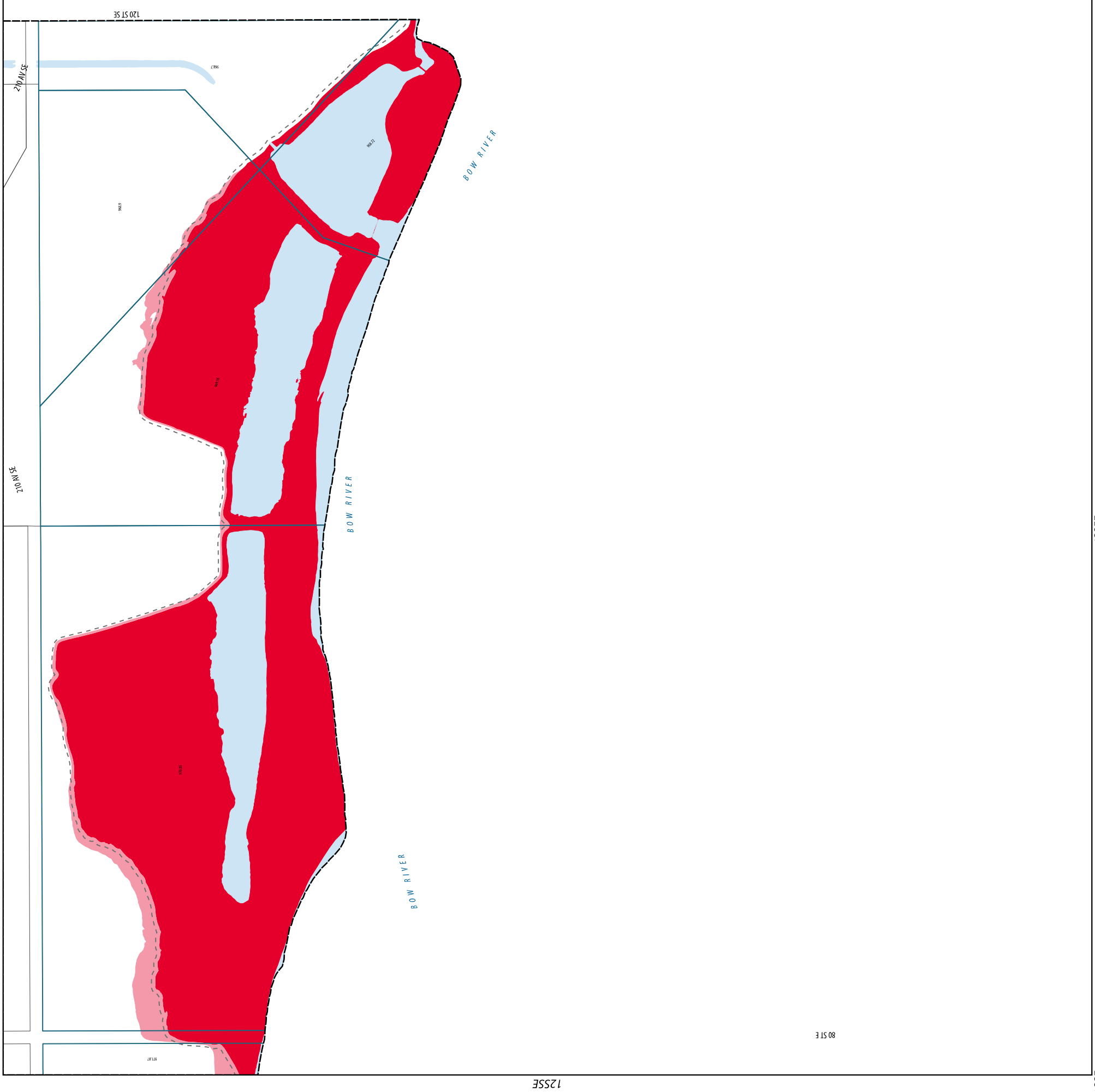
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8SSE 9SSE 10SSE

5SSE

3SSE

PINE CREEK

BOW RIVER

PINE CREEK

BOW RIVER

HIGHWAY 2

HIGHWAY 2

DUNBOW ROAD

16 ST E

DUNBOW ROAD

32 ST E

32SSE 33SSE 34SSE

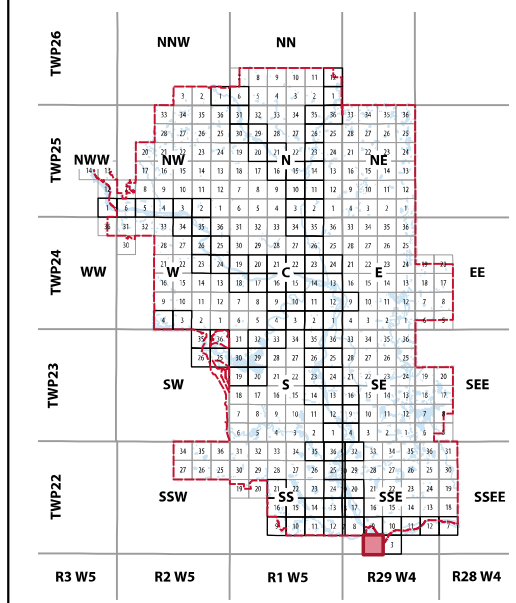
Calgary

River Flood Map

Legend

- Floodway
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 4SSE

T22.R29.W4

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9SSE

10SSE

11SSE

4SSE

2SSE

32 ST E

BOW RIVER

BOW RIVER

DUNBOW ROAD

DUNBOW ROAD

33SSE

34SSE

35SSE

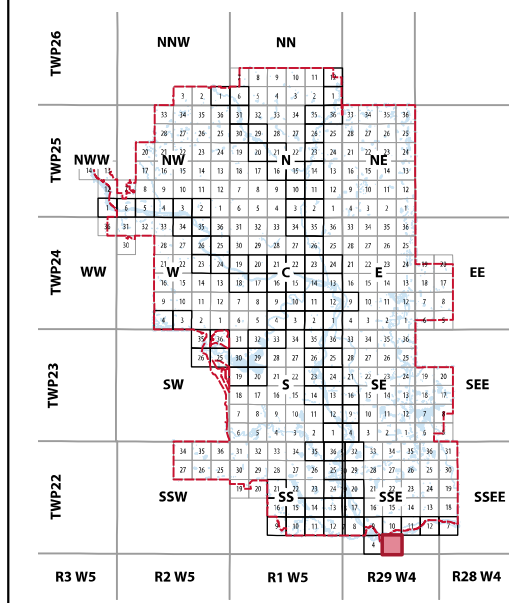
Calgary

River Flood Map

Legend

- Floodway
- High Hazard Flood Fringe
- Flood Fringe
- Groundwater Flood Fringe
- 6m Floodway Setback
- 1085.20 Designed Flood Elevation Value for Parcel
- Registered Parcel Outline
- City Limits

Key Map



200 0 200 400 Feet

50 0 50 100 Metres

SECTION 3SSE

T22.R29.W4

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Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy

PART 1: INTERPRETATION OF THIS BYLAW

Division 1: General Interpretation

Content

(3) This Bylaw includes the:

(a) Schedules appended hereto;
(b) Land Use District Maps deposited with the City Clerk;
~~(c) Floodway/Flood Fringe Maps deposited with the City Clerk;~~
(c) River Flood Maps deposited with the City Clerk;
~~(d) Floodway/Floodplain Maps deposited with the City Clerk;~~
(e) Developed Area and Developing Area Maps deposited with the City Clerk;
(f) Parking Areas Map deposited with the City Clerk;
(g) Bonus Area Boundaries Map deposited with the City Clerk; and
(h) Heritage Guideline Areas Maps deposited with the City Clerk.

PART 1: INTERPRETATION OF THIS BYLAW

Division 2: Definitions and Methods

General Definitions
13 (1) In this Bylaw, the following terms have the following meanings.

~~**(49)** ***"designated flood level"*** means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.~~
(49) "***designated flood elevation***" means an elevation that references the water level that is expected during a flood of a magnitude that has a one per cent chance of occurring in any year as identified on the River Flood Maps.

~~**(61)** "***flood fringe***" means those lands abutting the *floodway*, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.~~
(61) "***flood fringe***" means the areas identified on the River Flood Maps.

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~~**(62) "*floodway"*** means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.~~

(62) "***floodway***" means the areas identified on the River Flood Maps.

(72.1) "***groundwater flood fringe****"* means the areas identified on the River Flood Maps.

(73.3) "***high hazard flood fringe***" means the areas identified on the River Flood Maps.

(96.1) "***occupied space***" includes all areas of a ***building*** that are:

(a) used for dwelling or business including, but not limited to:
  (i) bedrooms;
  (ii) living areas;
  (iii) kitchens;
  (iv) ***basements***; and
  (v) commercial spaces; and

(b) does not include:
  (i) entryways;
  (ii) crawl spaces; or
  (iii) areas used for parking and loading.

~~**(96.1)**~~ **(96.2)** ***"Officer"*** **means a Bylaw Enforcement Officer or a Peace Officer.**

~~**(98) "*overland flow area"*** means those lands abutting the ***floodway*** or the ***flood fringe***, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.~~

(113.1) "***protected flood fringe***" means the areas identified on the River Flood Maps.

(121.1) "***river flood area***" means the collective area made up of the ***floodway***, ***high hazard flood fringe***, ***flood fringe***, ***protected flood fringe*** and ***groundwater flood fringe***.

PART 2: ADMINISTRATION

Division 2: Land Use Amendment and Direct Control Districts

Application for Land Use Amendment

Reference to Other Bylaws in Direct Control Bylaws

22 (1) Where a ***parcel*** is designated with a Direct Control District:

(a) pursuant to this Bylaw, a reference to a section of Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on June 8, 2014, unless the Direct Control District referred to Part 10 of this Bylaw as of the effective date of the Direct Control District Bylaw;
(b) pursuant to this Bylaw, a reference to a section of any Part other than Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
(c) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by ***Council*** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the ***parcel*** Direct Control.
(d) pursuant to this Bylaw, a reference to a section for R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on December 31, 2024, unless the Direct Control District referred to R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw as of the effective date of the Direct Control District Bylaw.

(2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:

(a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and
(b) notwithstanding the definitions contained in this Bylaw, each Direct Control Bylaw must assume only those meanings for the terms contained therein that were intended at the date of the original passage.

(3) Where a ***parcel*** is designated with a Direct Control District pursuant to this Bylaw, or a previous land use bylaw and such designation is continued pursuant to this Bylaw, and the ***parcel*** is located within the ***river flood area*** identified on the River Flood Maps, the regulations contained in Part 3; Division 3 of this Bylaw, as amended from time to time, apply and prevail.

PART 2: ADMINISTRATION

Division 3: Development Permits

Requirement for a Development Permit

23 A ***development permit*** is required for every ***development*** unless it is otherwise exempted in this division.

Conditions for Development Permit Exemptions

24 A ***development*** listed in section 25 will only be exempt from the requirement to obtain a ***development permit*** if it:

(a) complies with the rules of this Bylaw;
(b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
(c) is not located in the ***floodway***;
(d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
(e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the ***development***.

Exempt Developments

25 (2) The following ***developments*** do not require a ***development permit*** if they are not located in the ***flood fringe*** or ***high hazard flood fringe*** ~~***overland flow areas***~~ and the conditions of section 24 are met:

25.1 The following ***developments*** do not require a ***development permit***:

(f) ***developments*** ~~located in the ***floodway***,~~ which are being conducted by, or on behalf of, the *City* for the purpose of erosion control, where the primary purpose is to protect public infrastructure;

PART 2: ADMINISTRATION

Division 4: Permitted Use Development Permit

Permitted Uses That Meet All Requirements

28 ~~**(5)** Where a ***development*** is located in the ***floodway***, ***flood fringe*** or ***overland flow area***, the ***Development Authority*** may, as a condition of issuing the ***development permit***, require ***building*** or site design measures to mitigate the potential impact or obstruction of floodwaters.~~

(5) Where a ***development*** is located in the ***river flood area***, the ***Development Authority*** may, as a condition of issuing the ***development permit***:

(a) require additional information, reports, or ***building*** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
(b) require the mitigations identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***.

Permitted Uses That Do Not Meet All Requirements

~~**30** Where a ***development permit*** application is for a ***permitted use*** in a ***building*** or on a ***parcel*** and the proposed ***development*** does not conform to all of the applicable requirements and rules of this Bylaw, the ***Development Authority*** may:~~

~~(a) refuse to approve the ***development permit*** application; or~~
~~(b) approve the ***development permit*** application and grant a relaxation of the requirement or rule to which the proposed ***use*** does not conform.~~

30 (1) Unless otherwise referenced in subsection (2), where a ***development permit*** application is for a ***permitted use*** in a ***building*** or on a ***parcel*** and the proposed ***development*** does not conform to all the applicable requirements and rules of this Bylaw, the ***Development Authority*** may:
(a) refuse to approve the ***development permit*** application; or
(b) approve the ***development permit*** application and grant a relaxation of the requirement or rule to which the proposed ***use*** does not conform.

(2) Where a ***development permit*** application for a use listed as a ***permitted use*** in a land use district does not conform to all the applicable requirements and rules in Part 3; Division 3 of this Bylaw, the ***use*** is a ***discretionary use***.

Conditions on Discretionary Use Development Permits

38 (4) Where a ***development*** is located in the ***river flood area***, the ***Development Authority*** may, as a condition of issuing the ***development permit***:

(a) require additional information, reports, or ***building*** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
(b) require the mitigations identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***.

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PART 3: RULES GOVERNING ALL DISTRICTS

~~**Division 3: Floodway, Flood Fringe and Overland Flow**~~
Division 3: River Flood Area and Setback Regulations

~~**Floodway, Flood Fringe and Overland Flow**~~

~~**55** For ***parcels*** located in the ***floodway***, ***flood fringe*** or ***overland flow area***, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.~~
55 For ***parcels*** located within the ***river flood area*** or ***adjacent*** to the ***floodway***, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.

~~**Floodway Regulations**~~
~~**56(1)** For ***parcels*** located in the ***floodway*** on which a ***building*** existed and the use of that ***parcel*** was approved as of September 9, 1985, the use may continue as a ***permitted*** or ***discretionary use*** provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.~~

~~**(2)** Subject to subsection (1), in the ***floodway*** only those ***permitted*** and ***discretionary uses*** which are listed below, and which are also listed in the land use district for which the ***parcel*** is designated, may be allowed as ***permitted*** and ***discretionary uses***:~~

~~(a) **Extensive Agriculture**;~~
~~(b) **Natural Area**;~~
~~(c) **Outdoor Recreation Area**;~~
~~(d) **Park;** and~~
~~(e) **Utilities**.~~

Building Setbacks from Rivers and Creeks

56 **(1)** Unless otherwise referenced in subsection (2), ***buildings*** must be set back a minimum of 6.0 metres from the ***floodway***.

(2) Where a ***parcel*** was vacant on July 22, 1985, all ***buildings*** must be set back the greater of:
(a) 60.0 metres from the edge of the Bow River;
(b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek, Pine Creek; or
(c) 6.0 metres from the ***floodway***.

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~~**New Buildings and Alterations**~~

~~**57 (1)** No new ***buildings*** or other new structures are allowed in the ***floodway***, except for the replacement of existing **Accessory Residential Buildings**, **Backyard Suites**, **Duplex Dwellings**, **Secondary Suites**, **Semi-detached Dwellings** and **Single Detached Dwellings** on the same ***building*** footprint.~~

~~**(2)** An addition to a ***building*** in the ***floodway*** may only occur if it does not increase the ***building*** footprint or increase the obstruction to floodwaters.~~

~~**(3)** In the ***floodway***, nothing must be stored outside of a ***building***.~~

River Flood Area

57 **(1)** Where any portion of a ***parcel*** is located within the ***floodway***, ***high hazard flood fringe***, ***flood fringe***, ***protected flood fringe*** or ***groundwater flood fringe***, the regulations apply to only that portion of the ***parcel*** located within that area.

(2) Where a ***building*** or any portion of a ***building*** is located in the ***river flood area***, the regulations for the most restrictive area in which the ***building*** is located will apply to the entire ***building***.

(3) The flood mitigation measures referenced in subsection (6) do not apply to:

(a) a ***fence***, gate, ***deck***, ***balcony***, ***landing***, ***patio***, ***skateboard and sports ramp***, air conditioning equipment, satellite dish, hot tubs, above ground private swimming pool, or an **Accessory Residential Building** that does not contain a **Backyard Suite**;

(b) a temporary ***building*** that is:

(i) not placed on a foundation;

(ii) located on the ***parcel*** for less than 365 consecutive days; and

(iii) removable from the ***parcel*** within 24 hours; and

(c) a change of ***use*** in a legally existing ***building***.

(4) The flood mitigation measures in subsection (6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** to an existing ***building*** in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe***:

(a) does not increase the floor area of the legally existing or approved ***occupied space*** below the ***designated flood elevation***;

(b) does not include a new **Secondary Suite** below the ***designated flood elevation***; and

(c) meets the requirements in subsection (5), if applicable.

(5) The flood mitigation measures referenced in subsection (6) do not apply to additions to ***buildings*** that do not increase the ***gross floor area*** of the ***building*** by 75.0 per cent or more of the ***gross floor area*** legally existing or approved as of June 23, 2026, provided that:

(a) the additions do not increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026; or

(b) the additions that increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent but less than 75.0 per cent of the ***gross floor area*** legally existing or approved as of June 23, 2026, the ***building***:

(i) has an electrical consumer service disconnect for the entire ***building*** through the placement of the master switch above the ***designated flood elevation***; and

(ii) has a sewer backflow valve installed.

(6) In the ***river flood area, buildings*** must be designed with the following flood mitigation measures:

(a) in the ***floodway***, ***high hazard flood fringe*** or ***flood fringe,*** a ***building*** must:

(i) be designed to prevent structural damage from floodwater, as demonstrated by a note on the plans by a qualified professional;

(ii) have the main floor entirely above the ***designated flood elevation***;

(iii) have all ***occupied space*** and **Secondary Suites** be located above the ***designated flood elevation***;

(iv) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the ***designated flood elevation***;

(v) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation*** minus 1.0 metre;

(vi) have ***building*** envelope penetrations designed to minimize water ingress where not located above the ***designated flood elevation***;

(vii) have a sewer backflow valve installed;

(viii) have all weeping tiles drain to a sump pump with battery backup power;

(ix) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***;

(x) have a water alarm installed in the lowest level of the ***building*** below ***grade***; and

(xi) provide one of the following where a reverse-grade driveway leading to an enclosed garage or parkade is proposed:

(A) a flood barrier, other than a trench drain; or

(B) a driveway peak elevation greater or equal to 0.30 metres above the highest existing ***grade*** on the ***adjacent street***; or

(b) in the ***protected flood fringe*** or ***groundwater flood fringe***, a ***building*** must:

(i) be designed to prevent structural damage from high groundwater potentially sustained for several days during a high river event, as demonstrated by a note on the plans by a qualified professional;

(ii) have the main floor of all ***buildings*** entirely above the ***designated flood elevation***;

(iii) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the ***designated flood elevation***;

(iv) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation***;

(v) have ***building*** envelope penetrations designed to minimize water ingress where not located above the ***designated flood elevation***;

(vi) have a sewer backflow valve installed;

(vii) have all weeping tiles drain to a sump pump with battery backup power;

(viii) have the sump pump discharge pipe discharge above the ***designated flood elevation*** to a ***soft surfaced landscaped area*** a minimum of 2.0 metres from a ***property line***; and

(ix) have a water alarm installed in the lowest level of the ***building*** below ***grade***.

~~**Alterations to the Floodway and Riverbanks**~~

~~**58** On those areas of land within the ***floodway*** that are subject to municipal jurisdiction, no alterations shall be made to a ***floodway*** and no structures including, but not limited to, berms, ***decks***, docks, ***fences***, gates, ***patios***, rip-rap or walls shall be constructed on, in or under a ***floodway*** unless those structures are being constructed by, or on behalf of, the ***City*** for the purpose of erosion control, where the primary purpose is to protect public infrastructure.~~

Floodway

58 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***floodway***.

(2) Unless otherwise referenced in subsection (3), (4) or (5), in the ***floodway*** only the following ***uses*** may be allowed if also listed as a ***use*** within the land use district:

(a) **Extensive Agriculture**;
(b) **Motion Picture Filming Location**;
(c) **Natural Area**;
(d) **Outdoor Recreation Area**;
(e) **Park**;
(f) **Special Function – Class 1**;
(g) **Special Function – Class 2**;
(h) **Urban Agriculture**;
(i) **Utilities**; and
(j) **Utilities – Linear**.

(3) For ***parcels*** located in the ***floodway*** on which a ***building*** existed and the ***use*** of the ***parcel*** was approved as of September 9, 1985, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.

(4) Subject to subsection (3), no new ***buildings*** or other structures are allowed in the ***floodway***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint.

(5) An addition to a ***building*** in the ***floodway*** may only occur if it does not increase the ***building*** footprint and does not increase the obstruction to the floodwaters.

(6) No ***buildings*** or structures including, but not limited to, ***decks***, ***patios***, ***fences***, gates, ***retaining walls***, docks, or riprap are allowed to be constructed on, in or under a ***floodway***.

(7) ***Grade*** in the ***floodway*** must not be altered.

(8) Nothing must be stored outside of a ***building***.

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~~**Flood Fringe and Overland Flow Area Regulations**~~

~~**59 (1) Only those goods that are easily moveable may be stored on a *parcel* in the *flood fringe* or the *overland flow area*.**~~

~~**(2) Unless stated in subsection (3), all *buildings* must be set back 6.0 metres from the edge of the *floodway*.**~~

~~**(3) Where a *parcel* was vacant on July 22, 1985, all *buildings* must be set back the greater of the following distances:**~~

~~**(a) 60.0 metres from the edge of the Bow River;**~~

~~**(b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek; or**~~

~~**(c) 6.0 metres from the edge of the *floodway*.**~~

High Hazard Flood Fringe

59 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***high hazard flood fringe***.

(2) Unless otherwise referenced in subsection (3), (4), (5), (6) or (7), in the ***high hazard flood fringe***, only the following ***uses*** may be allowed if also listed as a ***use*** within the land use district:

(a) **Extensive Agriculture**;
(b) **Motion Picture Filming Location**;
(c) **Natural Area**;
(d) **Outdoor Recreation Area**;
(e) **Park**;
(f) **Special Function – Class 1**;
(g) **Special Function – Class 2**;
(h) **Urban Agriculture**;
(i) **Utilities**; and
(j) **Utilities – Linear**.

(3) For ***parcels*** located in the ***high hazard flood fringe*** on which a ***building*** existed or the ***use*** of that ***parcel*** was approved as of June 23, 2026, the ***use*** may continue provided that the ***use*** is listed in the land use district that the ***parcel*** is designated.

(4) Subject to subsection (3), in the ***high hazard flood fringe***, legally existing non-residential ***uses*** may be replaced if the ***use***:

(a) was existing prior to June 23, 2026;
(b) is located on the same ***building*** footprint;
(c) is listed as a ***use*** within the land use district; and
(d) is a ***use*** listed below:
  (i) **Food Kiosk**;
  (ii) **Food Production**;
  (iii) **Municipal Works Depot**;
  (iv) **Natural Area**;
  (v) **Outdoor Recreation Facility**;
  (vi) **Park**;
  (vii) **Parking Lot – Grade**;
  (viii) **Park Maintenance Facility – Large & Small**;
  (ix) **Power Generation Facility – Medium;**
  (x) **Public Transit System**; and
  (xi) **Zoo**.

(5) Unless otherwise referenced in subsection (7), no new ***buildings*** or other structures are allowed in the ***high hazard flood fringe***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint.

(6) Unless otherwise referenced in subsection (7), the maximum number of ***units*** or ***suites*** is equal to the number of ***units*** or ***suites*** legally existing or approved on a ***parcel*** prior to June 23, 2026.

(7) A new **Single Detached Dwelling** and one **Accessory Residential Building** may be constructed on a vacant ***parcel*** designated as a ***low density residential district*** if the vacant ***parcel*** was created through a subdivision application approved prior to June 23, 2026, and the ***building***:

(a) has the minimum ***building setbacks***:
  (i) 2.2 metres from any ***side property line***; or
  (ii) 1.8 metres from one ***side property line***, if the combined ***building setbacks*** from both ***side property lines*** is greater than or equal to 4.4 metres; and
(b) does not contain a ***suite***.

(8) An addition to a ***building*** in the ***high hazard flood fringe*** may only occur if it does not increase the ***building*** footprint or increase the obstruction to the floodwaters.

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(9) ***Grade*** in the ***high hazard flood fringe*** must not be altered.

(10) Only those goods that are easily removable may be stored outside of a ***building.***

(11) Where a d***evelopment*** is located in 'Area A' on the River Flood Maps, the rules in this section do not apply if the ***development***:

(a) is graded above the ***designated flood elevation*** in accordance with a ***development permit*** approved prior to June 23, 2026; and
(b) complies with the ***groundwater flood fringe*** rules in section 61.

~~**Building Design in the Flood Fringe**~~

~~**60 (1)** All ***buildings*** in the ***flood fringe*** must be designed in the following manner:~~

~~(a) to prevent structural damage by floodwaters;~~
~~(b) the first floor of all ***buildings*** must be constructed at or above the ***designated flood level***; and~~
~~(c) all electrical and mechanical equipment within a ***building*** shall be located at or above the ***designated flood level***; and~~
~~(d) a sewer back-up valve must be installed in every building.~~

~~**(2)** The rules regarding ***building*** design referenced in subsection (1) do not apply to:~~
~~(a) an addition that does not increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014; and~~
~~(b) a ***fence***, gate, ***deck***, ***landing***, ***patio***, ***skateboard and sports ramp***, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.~~

~~**(3)** Notwithstanding subsection **(1)** and **(2)**, in addition to the conditions listed in section 38, additions to ***buildings*** that increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent but less than 75.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014 must:~~
~~(a) provide electrical isolation for the entire ***building*** through the placement of the master switch above the ***designated flood level***; and~~
~~(b) install a sewer back-up valve in the building.~~

~~**(4)** Notwithstanding subsection **(1)**, **(2)**, and **(3)**, in addition to the conditions listed in section 38, additions to ***buildings*** that increase the ***gross floor area*** of the ***building*** by at least 75.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014 must:~~
~~(a) fully mitigate as per subsection (1).~~

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Flood Fringe

60 **(1)** In addition to this section, the requirements in sections 56 and 57 apply to ***parcels*** in the ***flood fringe***.

(2) Only those goods that are easily removable may be stored outside of a ***building*** in the ***flood fringe***.

~~**Building Design in the Overland Flow Area**~~

~~**61 (1)** All ***buildings*** in the ***overland flow area*** must be designed in the following manner:~~

~~(e) to prevent structural damage by floodwaters;~~

~~(f) the first floor of all ***buildings*** must be constructed at or above the ***designated flood level***; and~~

~~(g) all electrical and mechanical equipment within a ***building*** shall be located at or above the ***designated flood level***; and~~

~~(h) a sewer back-up valve must be installed in every building.~~

~~**(2)** The rules regarding ***building*** design referenced in subsection (1) do not apply to:~~

~~(c) an addition that does not increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014; and~~

~~(d) a ***fence***, gate, ***deck***, ***landing***, ***patio***, ***skateboard and sports ramp***, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.~~

~~**(3)** Notwithstanding subsection **(1)** and **(2)**, in addition to the conditions listed in section 38, additions to ***buildings*** that increase the ***gross floor area*** of the ***building*** by more than 10.0 per cent but less than 75.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014 must:~~

~~(c) provide electrical isolation for the entire ***building*** through the placement of the master switch above the ***designated flood level***; and~~

~~(d) install a sewer back-up valve in the building.~~

~~**(4)** Notwithstanding subsection **(1)**, **(2)**, and **(3)**, in addition to the conditions listed in section 38, additions to ***buildings*** that increase the ***gross floor area*** of the ***building*** by at least 75.0 per cent of the ***gross floor area*** legally existing as of June 09, 2014 must:~~

~~(a) fully mitigate as per subsection (1).~~

Protected Flood Fringe and Groundwater Flood Fringe

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61 **(1)** The requirements in sections 56 and 57 apply to ***parcels*** in the ***protected flood fringe*** or ***groundwater flood fringe***.

(2) The flood mitigation measures in subsection 57(6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** proposed does not increase the ***gross floor area*** by more than 10.0 per cent.

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Summary of Engagement

This attachment includes the following reports that provide a record of engagement.

- Timeline of engagement p.2
- Summary Reports (Stages 1-3)
    - Stage 1 p.3
    - Stage 2 p.4
    - Stage 3 p.5
- What We Heard Reports (Stages 1-3)
    - Stage 1 Report p.6
    - Stage 2 Report p.250
    - Stage 3 Report p.325

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Timeline of Engagement

The Calgary River Valleys Project (CRVP) has provided a multi-year planning and engagement forum to understand how Calgarians value and want to shape their river valleys including areas impacted by flooding. Administration used the CRVP engagement to gather input on the updated 2025 River Flood Maps and proposed flood resilience regulations. Administration also worked closely with the Province during the development of the flood maps and coordinated local engagement within provincial timelines.

Below is a timeline of engagement through the Calgary River Valleys Project, alongside the release of draft and final provincial flood hazard mapping.



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Calgary River Valleys

What We Heard from Phase 1

Calgary is a river city. The rivers are **for everyone**.

Things to Keep the Same

- Pathway system
- Equitable access
- Cultural programming and the river identity
- Play and recreation opportunities
- Trees and natural protection
- Water access

Things to Improve

- More protection of the natural areas and restoration
- More activations and programming
- More Indigenous spaces
- More public education about recreation safety, natural protection and Indigenous knowledge
- Improve operations and maintenance
- More opportunities for community stewardship
- Improve the safety for everyone
- Improved equity (affordable housing, more public spaces, washrooms, etc.)
- Address transportation conflicts and impacts

Spatial Direction

Downtown:

- Showpiece waterfront
- Location for more intensive programming
- Opportunities for downtown residents to connect with nature
- Commercial uses okay (cafes, restaurants, shops, etc.)

Other Locations:

- Keep and protect as much natural as possible, particularly sensitive areas
- Provide quiet areas for retreat
- A well-designed pathway system to help protect nature, facilitate commuting, improve accessibility and connect to adjacent communities
- Recreation and event spaces in already disturbed areas

Complete Phase 1 Report

To read the complete summary of What We Heard in Phase 1, scan the QR code.

Values



Nature-focused:
Prioritize and respect natural health and nature's 'personhood'
Protect habitats, corridors, and ecosystems
Enable people to connect with nature
Instill pride and stewardship
Protect for future generations
Create a healthy environment for climate resilience



Safety & Belonging:
The river valley is for everyone
Everyone should feel, and be, safe in the river valley



Balanced and Integrated Development:
Balance development with natural protection



Equitable Public Access:
Prioritize public access over private ownership
Provide a range of access points and experiences
Work with the community on maintenance and stewardship
Maintain and expand the river pathway system for recreation and commuting

Engagement Tactics

- 4 Public Drop-in Events
- 4 River Valley Pop-ups
- Online Survey
- School & Youth Engagement
- Action Dignity Partnership
- Indigenous Engagement (Pre-engagement, Summits and one-on-one discussions)
- Interested Parties Virtual Sessions

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Calgary River Valleys

What We Heard from Phase 2

Each flood zone is regulated based on risk. Participants told us in the:

Floodway

- Living spaces (including secondary suites), main elevations and mechanical equipment should not be allowed below the 1:100 flood level
- While only buildings on the current footprints are allowed, things like removable/breakaway fences should also be allowed
- No subdivisions should be allowed, even if on the same structure footprint
- No commercial, institutional or industrial uses should be allowed and residential should only be replaced using the same type of housing on the same footprint.

High Hazard Flood Fringe

- The City should not allow multi-family buildings
- Living spaces, mechanical and electrical equipment should not be allowed below the 1:100 flood level
- Vulnerable and polluting land uses should not be allowed
- 1:200 flood level for main floor elevations in critical infrastructure
- No additions or subdivisions to buildings, anchoring for accessory buildings allowed

Flood Fringe

- Increase regulations on density, land use and building designs
- Use discretion around living spaces being below the 1:100 flood level
- Main floor mechanical and electrical equipment above the 1:100 level, 1:200 for critical infrastructure
- Recommend no new living spaces below 1:100 level
- Vulnerable uses only allowed if the main floor is above the 1:100 level

Protected Flood Fringe

- Basements allowed to have living spaces, with a required sump pump and backflow valve
- Secondary suites should be allowed but must follow the same development regulations as other buildings in this zone
- Vulnerable uses should be allowed in this zone

Groundwater

- Building design regulations should protect against residual groundwater flood risk

Values

Overall, most participants felt that:

- The need for appropriate regulations to ensure public safety was important
- More planning was needed to deal with extreme weather events
- Stronger measures/regulations should be taken to balance between current and potential new developments
- Development and density needs to be managed more appropriately near the river, especially new developments in flood hazard areas
- More information about groundwater flood risk during overland flood events and regulations for this risk are required

Providing residents and businesses with timely, updated information around flood risks and mitigations was also recommended.

Participants told us that we need to start planning more urgently for extreme weather and water storage as well as increase setbacks where we can.

Engagement Tactics

- **3 Public Drop-in Events**
- **4 River Valley Pop-ups**
- **Online Survey**
- **Interested Parties Sessions**
- **High Hazard Flood Fringe Online Event**
- **Indigenous Engagement** (Four directional summits)
- **2 Virtual Information Sessions**

Complete Phase 2 Report

To read the complete summary of What We Heard in Phase 2, scan the QR code.

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Calgary River Valleys

What We Heard from Phase 3

Regulations are based on river flood areas and the scale of development.

Groundwater Flood Fringe Approach and Regulations

- Most participants felt that the approach to how the groundwater flood fringe mapped are was clear. However, about 25% did not agree that it was clear, which suggests room for improvement in communication.
- Generally, respondents feel the strength of regulations for properties within the groundwater flood fringe is appropriate.
- Respondents expressed some doubts around the risk to properties within groundwater areas.
- Additional clarity around approach and terminology (e.g. "watertight") is needed.

Floodway Regulations

- Half of engagement participants felt that floodway regulations are appropriate, while 32% felt they are too strong. About 17% would like to see stronger regulations in this area.

High Hazard Flood Fringe Regulations

- 44% of respondents felt the regulations are appropriate. 13% felt that the regulations are not strong enough, noting stronger, targeted regulations should be applied to certain activities.
- 42% of respondents indicated that the regulations for High Hazard Flood Fringe felt too strong. Respondents felt the regulations limit development, or unfairly impact them.

Flood Fringe Regulations

- 43% of respondents felt the flood fringe regulations are appropriate. 16% felt that regulations are not strong enough, noting a desire for stronger regulations around hazardous goods storage. 40% of respondents felt the regulations are too strong for this area.

Protected Flood Fringe Regulations

- A majority of respondents (64%) feel that regulations for this area are appropriate. Some respondents would like stronger regulations (17%), while others (19%) felt regulations are too strong. Generally, respondents desired more information.

Floodproofing Measures

- Just under half (44%) of engagement participants felt that floodproofing regulations are appropriate, while another 44% felt they are too strong. About 12% would like to see stronger flood proofing regulations.

Values

Participants represented a range of perspectives on how development in the river valleys should be regulated:

- Generally, additional clarity on the regulations, DFE, and other terminology would support implementation. Some respondents expressed difficulty in understanding what the regulations mean.
- Many respondents feel that the proposed regulations for all flood hazard areas are appropriate and respond adequately to risk.
- Some participants want to see stronger regulations within the river valleys, ensuring appropriate risk mitigation. Participants would like stronger regulations around hazardous materials, living spaces below the DFE, and riparian health.
- Some participants feel that the proposed regulations are too strong, and expressed concerns about the cost to homeowners. Up-stream or inform-only approaches were suggested.

Engagement Tactics



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Calgary River Valley Project

Stage 1 public report back: What we heard

August 21, 2023

Project overview

Calgary's river valleys are essential to our city. They are at the core of our city's identity and its appeal as a place to live, play and do business.

The purpose of the Calgary River Valleys Project is to provide guidance for decisions about how we plan, develop and build in our river valleys, with a focus on coordinated and purposeful land use policies.

The project will create and consolidate:

- Principles for public space planning to provide direction that guides future recreation, trails, environmental protection, and land management decisions.
- Principles for private land planning that provide direction on land use tools like reserves, setbacks, design requirements, densities and other land use tools that shape development.
- Inform amendments to the Municipal Development Plan and Land Use Bylaw, ensuring that Calgary's guiding documents consistently address development, planning and investment in our river valleys and areas impacted by flooding.

Engagement overview

A multi-phased engagement approach is planned for 2023 and 2024. This report focuses on Stage 1, which took place Spring 2023 and provided opportunities to discuss and share river valley values and priorities at a high-level. This Stage will provide the foundation for future direction by defining a vision, guiding principles and goals.

We utilized several tactics for this engagement, of which the primary engagement ran from April 27 to June 5, 2023. Additional pop ups ran the week of July 18-21. We used online engagement to reach the broader Calgary audience to understand how they value the river valleys. In addition, opportunities to speak directly to project team members in person through drop in events and public pop ups were available throughout the river valley. We set up drop-in sessions at four river valley locations, Historic Fire Hall #6 (central Bow River valley), Seton YMCA (lower Bow River valley), Fort Calgary (Elbow River valley) and Four Points by Sheraton Calgary West (upper Bow River valley). The pop-ups were held at East Village on the Riverwalk, Lindsay Park behind MNP Centre and Edworthy Park near the Bow River bridge. Interested parties and organizations were also engaged through targeted virtual engagement sessions. We also targeted youth specifically at river valley elementary and high schools and through partnerships with youth organizations in Calgary. Racialized community members were also part of the engagement through partnership with ActionDignity to learn about their thoughts on Calgary's River Valleys.

The Calgary River Valleys Plan (CRVP) Update Project has been connecting and working with the Nations of Treaty 7 and Urban Indigenous Calgarians through a parallel Indigenous engagement

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process. A Pre-Engagement process was initiated in 2021, providing the opportunity for Nations to bring forward concerns, suggestions, and questions regarding working with The City of Calgary and specifically for the CRVP project and issues relating to the Elbow and Bow Rivers. The resulting Common Principles and Process Approach that resulted from these discussions directly informed a series of guiding actions that impacted an Indigenous Engagement Framework for the CRVP project with the following accountabilities: commitment to protocol, a distinctions-based approach, a themed approach, and a commitment to action.

Focusing on a directional round, two Summits have been held to date, with over sixty participants. The East Summit (January 2023) focused on respect, with discussion on the impact of flood, drought, and river flow. The theme of the South Summit (June 2023) was reconciliation, with a focus on river health. Two future Summits are planned for October 2023 and March 2024. In actioning the approach recommended with the commitments outlined in the pre-engagement, those managing additional City of Calgary projects and initiatives that intersect with the CRVP have been invited to attend the Summits. City staff have the opportunity to share information on their projects, gather information, ask questions, and listen to suggestions to further deepen the understanding of Indigenous ways of knowing, engaging, building relationships, and working towards an equitable environment in all of The City's work.

What we asked

We asked two different sets of questions in Stage 1. The first set focused on River Valley values for those who had passing interest in the project and wanted to participate. We asked questions around what participants felt the most important roles of the River Valley were, why they felt that way and what their hopes were for the future of the River Valley. We asked what aspects of the River Valley should stay the same, what should change and why. Lastly, participants were asked what their favorite spot in the River Valley was and how The City could lead by example to keep the River Valley a great place to live, work and enjoy.

The second set of questions focused on priorities of the River Valley. Here, we asked questions around trade-offs regarding five key responsibilities The City has regarding land use decisions in the River Valley. Those responsibilities are: Cultural uses, Recreation uses, Natural spaces, Building and Development, and Flooding. For this stage of engagement, we focused on the first four. The discussion on flooding will be explored in a subsequent stage of engagement as The City of Calgary awaits the release of the updated Government of Alberta flood hazard area maps.

The online engagement included both sets of questions. For some engagements, such as the youth and pop-up engagements, only the values-based questions were asked due to time constraints.

What we heard

Stage 1 engagement began online and in person on April 27, with a kick off event at Historic Fire Hall #6, and ran until June 5. Three additional pop-up events occurred on July 18, 19 and 20 within the River Valley. Online engagement drew more than 7,700 engagement portal page views from over 6,100 visitors. This resulted in 1,400 contributions from 800 individual contributors. Additionally, we spoke to over 230 high school students from Lord Beaverbrook, Forest Lawn, Bowness and Dr. E. P. Scarlett high schools and almost 100 Grade 5 students from Connect Charter. We also heard from the Miskanawah Diamond Willow Youth Council on their thoughts on the River Valley. Working with ActionDignity, we heard from over 100 Racialized families within the River Valley. More than 200 people stopped by one of our four drop in events and over 150 spoke to us at our three pop-ups. We also held two virtual sessions for key community partners and interested parties with more than 20 organizations represented in attendance.

We have worked closely with Indigenous Nations to learn about their relationships with the River Valley, priorities, and traditional uses. These conversations started many seasons prior to public engagement to incorporate those learnings into the engagement. At a ceremony with Indigenous Nations on January 19, 2023, a request was made for the Nations to collaborate with The City as we work to incorporate Indigenous knowledge and worldviews into our planning processes in a good way. This work continues through the project and will be reported on through a separate process.

During Stage 1 of engagement, participants clearly stated their personal values regarding the rivers and river valley. Two key, overarching values came through clearly across all types of engagement and participants groups. Access to the river from within the River Valley and access to the River Valley itself was ranked very high. Secondly, the desire for limited or more thoughtful development within the River Valley also came across clearly from participants through Stage 1 engagement.

A brief summary of what we heard overall from all participants:

Values

- Most participants said the most important role of the river valley was that it is a connected system of natural areas.
- More housing and family gathering spaces was a high priority for participants who responded through ActionDignity.
- Most respondents felt that a holistic view of the river valley (function, biodiversity, wildlife, climate change) is missing from our current work.
- Many participants hope that:
    - The river valley stays natural in the future.
    - The City will manage building and development more in the river valleys.
- Favorite locations included Eau Claire, Prince's and St. Patrick's Islands, Bowness and Fish Creek Parks.

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- The City can lead by example through improved land uses, polices around set backs and by doing more enforcement around social disorder, litter and preservation of natural areas.

Priorities

- Most participants feel that intensive recreation and programming needs to be in the downtown and established areas due to the higher population and existing development and infrastructure.
- Participants felt that The City should focus highly designed spaces in the downtown area and leave new communities with more natural settings.
- Participants said it's more important to maintain a natural feel in both established and new communities, but that there also needs to be natural spaces to escape to in the downtown and industrial areas.
- Pathways and trails are important for participants, regardless of the area of the city. This includes using them to access the river valley and river itself, having separated pathways for pedestrians and cyclists and connectivity throughout the River Valley.
- Participants told us that commercial opportunities should be focused more on the downtown areas, with some in more established part of the city, but limited commercial in new communities or industrial areas.
- In order to balance human use and environmental protection, The City should require higher design requirements for parks, landscapes and streetscapes in the River Valley.

For a detailed summary of the input, see the Summary of Input section.

For a list of verbatim input, see the Verbatim Responses section.

What we heard, what we are doing

The following outlines how the feedback from Stage 1 will be used, and how it will influence decisions as well as the work being considered for future stages of engagement.

- A focus of Stage 1 engagement was inviting input on what within the river valleys should stay the same or change. Insight from engagement participants will support draft policy development by highlighting what is going well that can be further protected, expanded and enhanced as well as things that need more attention, resolution or prioritization.
- Values questions from Stage 1 engagement also support development of emerging vision and principles for planning.
- Prioritization questions provided insight into balancing use and protection spatially. Emerging draft policy direction will need to articulate where and how public use and development should occur in the river valley to balance natural protection with public use.

- Input from Stage 1 will also help inform and refine topics presented in future Stages of engagement.

Next steps

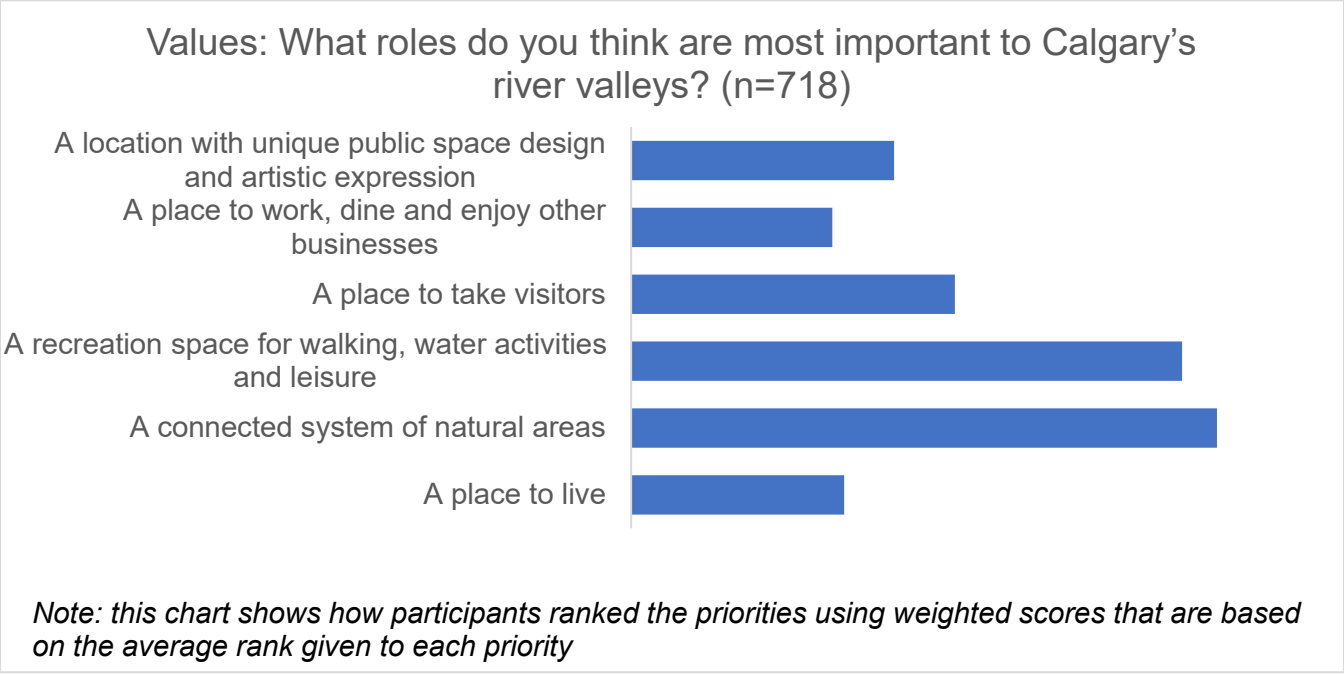
- All the information collected has been shared internally with the project team and technical consultants who will look at how to incorporate this information into potential policy related decisions.
- The next stage of engagement will look at flood-related topics, aligned to the Government of Alberta's updated flood hazard area mapping.
- More information about subsequent phases of engagement will be made available at engage.calgary.ca/rivervalleys as well as through public communications. Additional communications will be made as the project progresses towards completion.

Summary of input

Online feedback – Values

For this set of questions, the project team was interested in where people placed importance on the River Valley, what roles they feel The City should place importance on and if they felt anything was missing at this point in the project.

We heard:



Note: this chart shows how participants ranked the priorities using weighted scores that are based on the average rank given to each priority

What Roles do you think are most important to Calgary's River Valleys … Why did you rank them this way?

Theme	Detailed explanation or example (verbatim)
Preservation and recreational uses	• I think it's a place mostly for public enjoyment and connecting with nature and allowing activities is the way to go • nature and the land isn't for businesses
Equity	• Universal access, regardless of address, is important to me. The spaces adjacent to the river should attract all Calgarians to use and interact with the waterfront (or the water itself!). Bold and vibrant public space should support and encourage this.

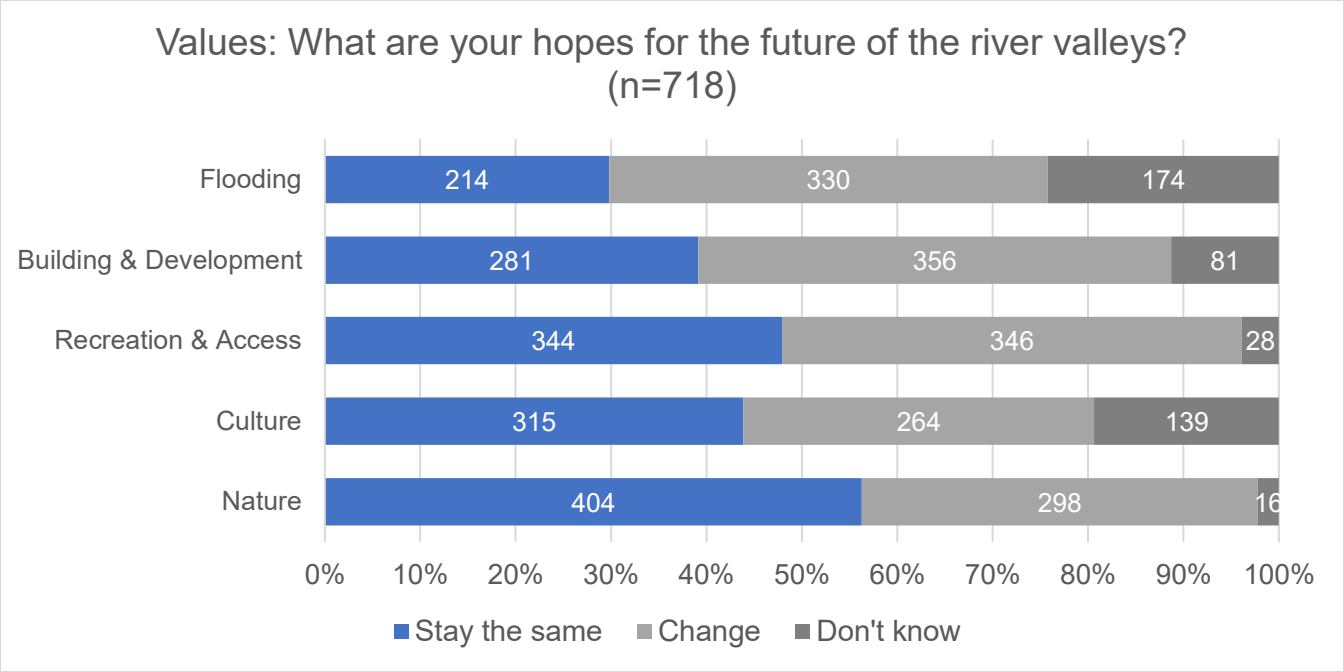
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	• I think spending time outdoors is critical to our mental health. I think it's important to have accessible pathways for all to enjoy

Is anything missing?

Theme	Detailed explanation or example (verbatim)
Holistic system view	• Importance of protecting wuldlife, nature, the river/valleys and natural Greenspace. • Their ecological functions are essential! Human enjoyment should be secondary.
Flooding and flood-related items	• What's missing is the natural purpose and reason the valley exists: it is a channel for moving huge quantities of water, particularly during exceptional but ultimately likely extreme flooding events… • Yes, protection of natural habitats; importance of maintaining and sustaining natural wetlands for flood mitigation and climate change

What are your hopes for the future of the river valleys?



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Based on your selections above, why should those aspects of the river valley STAY THE SAME?

Theme	Detailed explanation or example (verbatim)
Preservation	• I would want to avoid further human development within the river valley, in the interest of preserving the natural spaces there • Keep areas natural, with public recreational access • Maintaining designated river pathways is important for social wellbeing and meeting climate goals
Good as it is	• I think the City has done a fairly good job keeping our rivers clean and a vibrant place to be. • The ones that are built are great when maintained. • Meets the current and future needs of Calgarians
Already enough development	• I don't want any more development in the river valley taking up green space. The river valley also has natural areas that take up flooding, and we don't want to build in those. • Mitigate flooding, and otherwise stop developing close to riverbanks!

Based on your selections above, why should those aspects of the river valley CHANGE?

Theme	Detailed explanation or example (verbatim)
Restrict certain developments	• More natural habitat protects the city from extreme flooding. This requires less building and development - which are the areas that are affected most by flood damage • The area that requires the most evaluation and scrutiny in my opinion is the Elbow River between Lindsay Park and the Bow River, particularly the area that backs on to Stampede Park. The stables are only used for 10 days of the year. Poor use of land. • I am disheartened by the amount of building in the river valley. If we keep building homes along the river we will destroy the ecosystem through erosion, run off, habitat disruption, etc
More amenities and recreation areas	• It would be nice to see more naturalization of the river valleys, improvements made to the infrastructure and connectivity of the pathway system, less buildings in the river valley bottoms except those designed for tourism and recreation.

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	• The pathways in winter need to be better maintained, it makes using them after snowfall hard because they arent cleared well. There are areas where the pedestrian only pathways are narrow and very uneven.This makes it hard for people with limited mobility • I would love to see more native plants/landscaping around the rivers with paths/ways the community can access them
Preserving more natural areas	• Upgrade pathways, more garbage cans, ensure no flooding, don't build on them! • I think we need to rewild some areas or make parks where the flooded houses came down and keep these areas from flooding again. Building new communities (ie south Calgary) in the flood plain needs to STOP. Better bike connectivity east-west ie. Manchester
Flooding/Flood related priorities	• More buildings (primarily housing and restaurants) to create calm pedestrianized areas, plus naturalized flood planes instead of sheet piles and concrete walls • Flood mitigation will require changes as the climate changes. Less drinking and partying on the water would be good. Nature - the river is too dirty and full of garbage; electrification of trains inside Calgary to reduce pollution and noise.

What is your favorite spot in Calgary's River Valley and why?

Top 5 locations	Detailed explanation or example (verbatim)
Downtown Area (includes Eau Claire, East Village, Prince's and St. Patrick's Islands)	• Pathway along the Elbow river, and the river walk along the Bow River. • Princess island - because it strikes a balance between nature and culture • Downtown east village. This is where I find the confluence of art, culture and nature coming together in the best way. The numbers of people visiting speak to its values. • Too many to have a favourite, but Eastvillage is a good example of Pathway, park and service development
Fish Creek Park	• Mallard point in fishcreek- lush and not too busy, lots of paths. Policeman's flats area - quiet, open, edge of the city and not busy. Less noise pollution • Fish Creek Park, the wildlife!

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	• Fish Creek Provincial Park. Naturalized, yet accessible for biking, walking. Needs better Kayak launch points.
Bowness Park	• The whole thing is beautiful, but the repurposed off-take channels at Bowness and Eau Claire are a nice indication of how beauty can still exist after we change the river dramatically. • Bowness Park. The river flows along the edge of the park and it feels like you are not in the city, as it is left fairly natural. • Along the edges of Bowness and Silver Springs. It's close to home and has lots of great access points to sit in or by the river along with beautiful walking paths.
Bowmont Park	• Bowmont/Bowness/Baker parks. An oasis for nature. • Bowmont - because it's near, I know it best, the river is lively there, floods and recedes, lots of natural space, wildlife • The Bow River Pathway system and the Natural Areas around Bowmont Park/Silver Springs
Edworthy Park	• Edworthy park. It's close to my house, its nice and I have good memories. • Edworthy Park, Sandy Beach. Great spots to get down to the water to float or cool off and also great connections to bike and walking paths. Also the Douglas Fir Trail is the best! • Upstream from Edworthy Park to the western edge of the City. That section seems to have the most natural areas without development and is most accessible for me.

How might The City of Calgary lead by example to make our River Valleys a great place to live, work and enjoy for everyone?

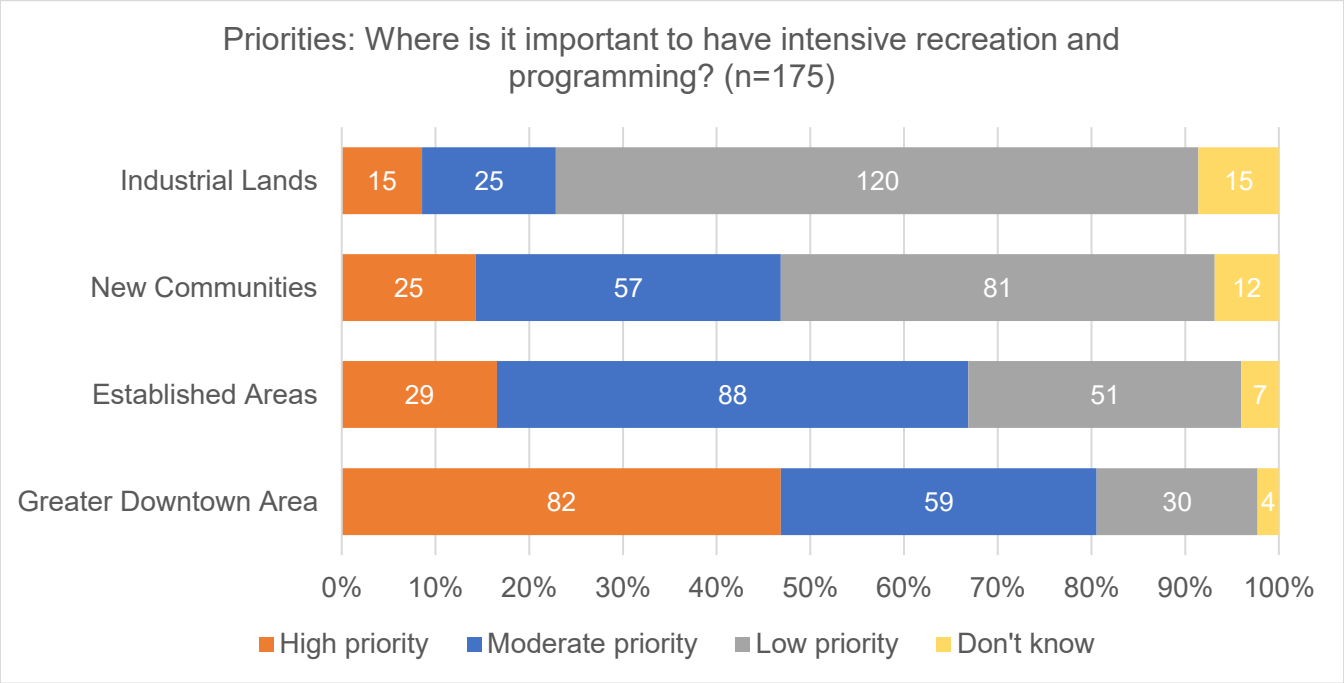
Theme	Detailed explanation or example (verbatim)
Land use policies for protection	• If there is development along the river for housing there must be affordable housing incorporated as well. Calgary should avoid the desire to gentrify for those with resources to buy luxury condos. Find a way to ensure economic diversity. • Protect them! Having accessible parks and wilded areas are equally as important. Stop further on the banks and the flood plain that's isn't built out already.

	• Make usable with easily rebuilt infrastructure in flood plains.
Enforce bylaws	• More education on how to tread lightly on the land. Limit off-road biking to designated paths. Enforce on-leash areas to prevent dogs from disturbing wildlife. Thanks! • Cleaning them up, address the homeless problem, tax businesses properly, maintain areas. • Safety and usage defined. The dog poo and off leash issues need to be addressed. • Continue to expand the parks, and address the safety issues present in the downtown river valley parks
Better accessibility	• ensure its safe for all users. accessibility for people with disabilities as well as security so people feel safe • Well maintained Pathways with Signage on Shared or designated paths. Washrooms avail and open all year. Not just mid May to Oct. • Increase accessibility and maintenance of pathways. Having separate bike and walk pathways where possible, expanding the width of pathway and increasing trees and vegetation along the valley that has been taken away from flooding, age, other

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Online feedback - Priorities

Where is it important to have intensive recreation and programming?

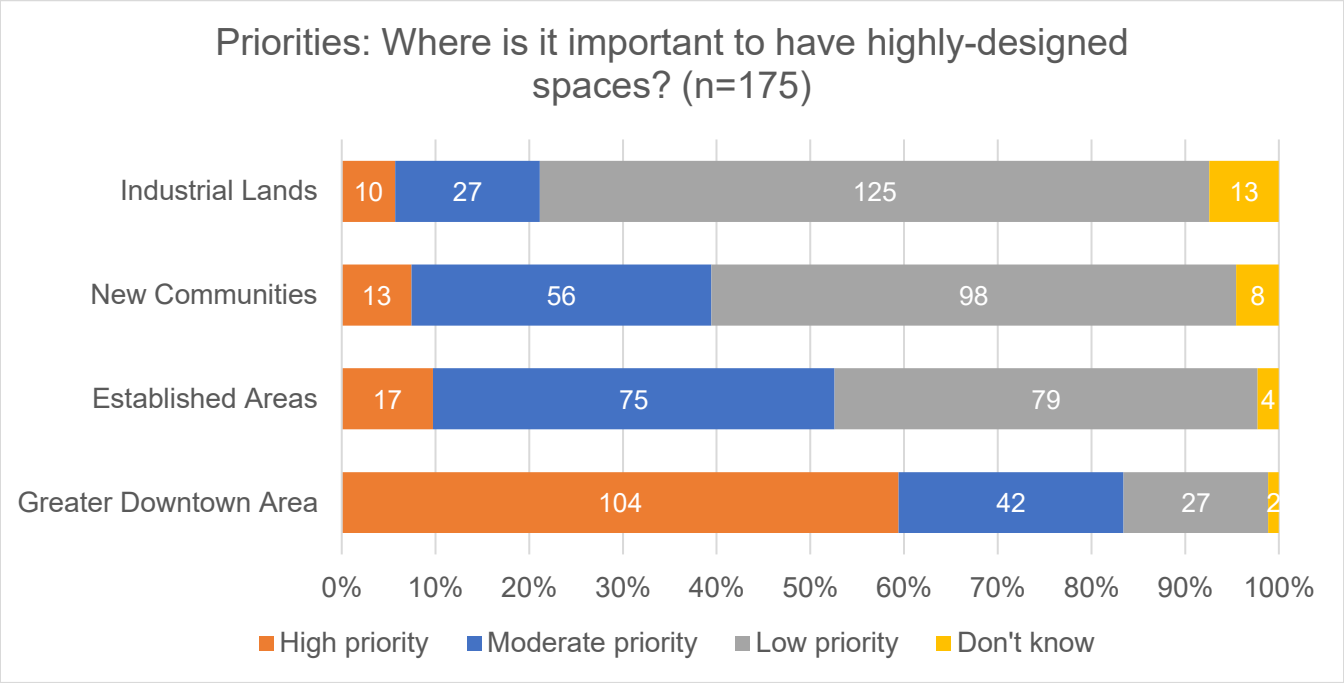


Location by priority (highest to lowest)	Detailed explanation or example (verbatim)
Greater Downtown Area	• Intensive programming should be focused in the downtown area due to the density and cultural hub that area is. Elsewhere, it should be in limited locations where applicable. • The downtown area has a higher concentration of people living in closer quarters therefore benefiting from being able to wander to a place nearby along the river that feels private
Established areas	• Put money where the most people will have access to the facility • These are areas that have more people seeking recreation activities
New communities	• This seems to be where they would get the most use, and be in most demand • Recreation needs to be close to where people live and work.
Industrial lands	• We've already ruined those spots, so use the grounds there to put events. Leave nature alone.

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	• Inner-city river is used as a break/oasis for people living and working downtown.

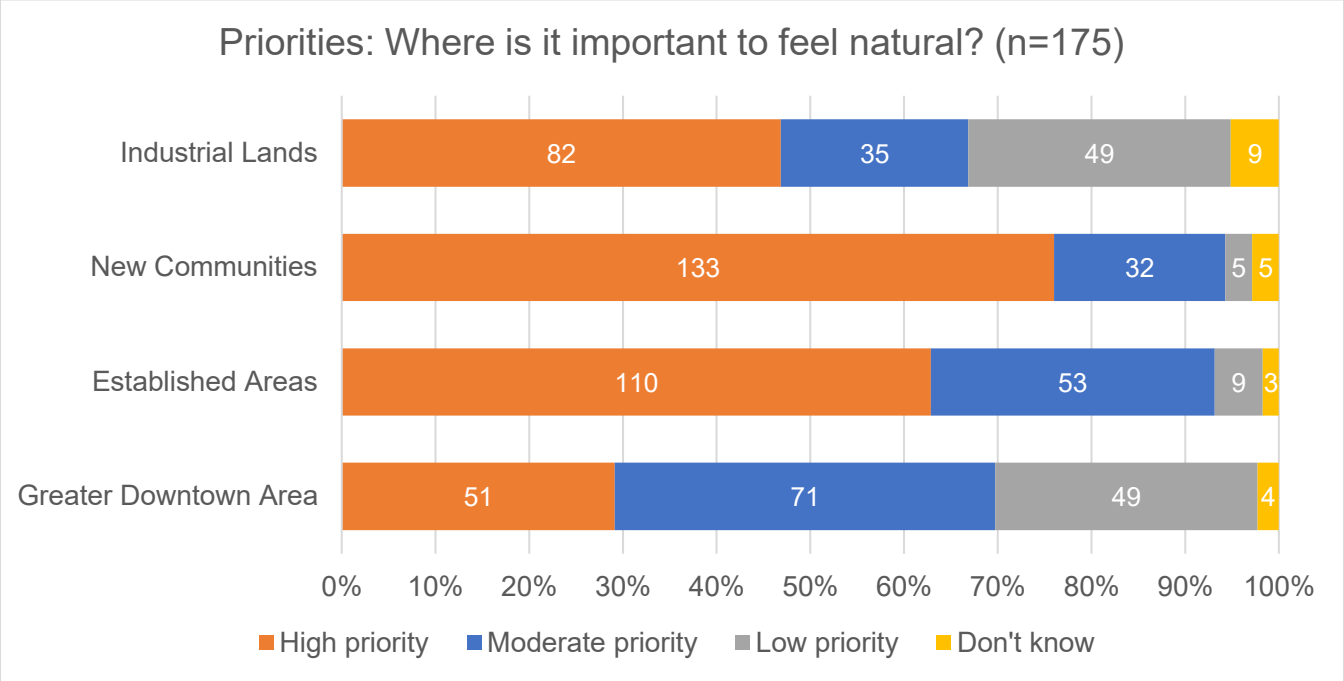
Where is it important to have highly designed spaces?



Location by priority (highest to lowest)	Detailed explanation or example (verbatim)
Greater Downtown Area	• I believe the downtown area should generally be the exclusive area for urban designed areas around the river. Everywhere else should have more of a natural feel. Micro features (gazebos or small amphitheatres) can be added to limited areas. • More natural areas may struggle to thrive with the amount of people using them downtown, but not as much in other areas.
Established areas	• More human interaction • Don't build these in proposed new communities, stay off the river
New communities	• By only having limited access points it creates over-usage, parking issues, etc.

	• If we want to encourage gatherings and enjoyment of our communities, then we should provide spaces for interact in all communities.
Industrial lands	• You could put gathering places and designed spaces in idustrial areas to beautify brownfields. leave established older communities with natural areas and some hardscaped spaces. • It would be nice to have a reason to get people to a facility to enjoy the rivers in industrial areas. Revitalize and make less 'unfriendly'.

Where is it important to feel natural?

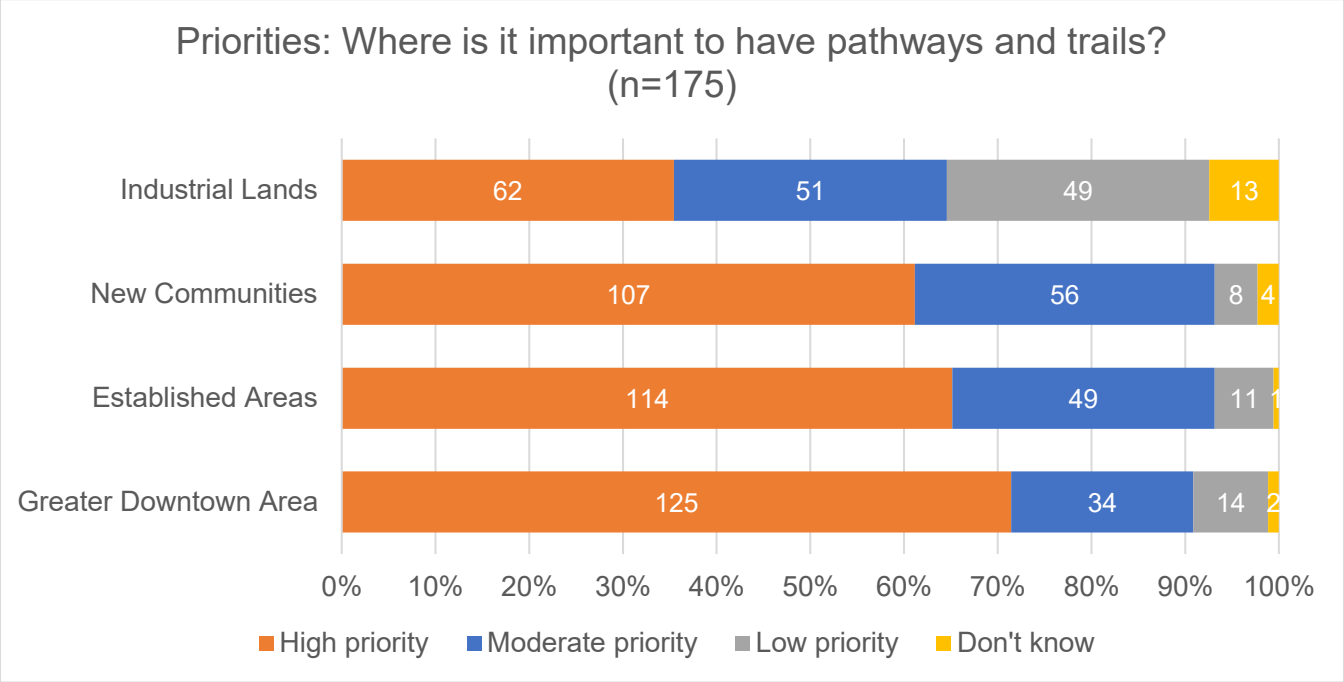


Location by priority (highest to lowest)	Detailed explanation or example (verbatim)
New communities	• Outside of downtown, the river should feel like an escape from the city environment. Greenery should be prevalent. • While all areas could use natural spaces, it is easier to do outside of downtown.

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Established areas	• We've lost the natural space in the core and industrial areas; maintain what we have there and enhance it elsewhere. • Already very developed, better chance to reserve existing nature, less people in industrial areas.
Greater Downtown Area	• The GTA needs to preserve and conserve its natural environment for public accessibility and not just for those who have financial means to access more remote spaces. • The areas that are most affected by human influence (downtown and industrial) need to be protected
Industrial lands	• Theme park natural is being pursued by commercial interests already. We need more natural natural spaces. • well... we're natural creatures. they say it's good for our mental health and that seems to be quite important

Where is it important to have pathways and trails?

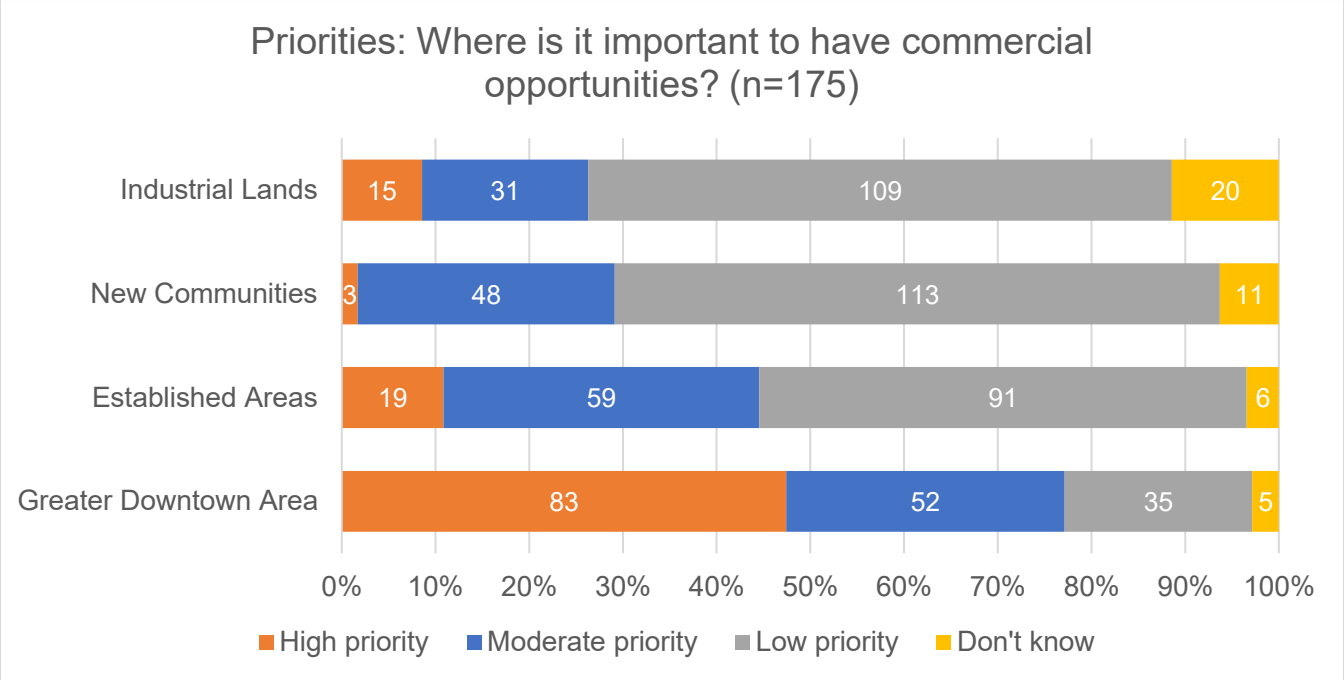


Location by priority (highest to lowest)	Detailed explanation or example (verbatim)

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Greater Downtown Area	• Everywhere along the river valley should have pathways. There should also twinning of these paths to include bikeways in popular downtown and established areas. In certain spots, natural trails should be accommodated. • pathways and trails are important as they clearly delineate where it is safe to be/walk/access the water. important for risk management and natural ecosystem health
Established areas	• We all live in communities that need more access to nature. • Pathways are the least intrusive development type and provide for fitness, mental health and green transpo opportunities. Always a need for more. Trails need to be managed to minimize impacts but also good for health and respect for natural world.
New communities	• New communities need pathways to access the river valley • Build new communities with an abundance of pathways and trails to encourage people to get outside and appreciate the river valley as a natural space full of wildlife and as its own ecosystem with or without humans.
Industrial lands	• More people commute from the downtown than other communities, so more interconnectivity across all trails would benefit all Calgarians. Industrial lands currently lack connectivity and make parts of the city feel inaccessible. • Bikes and pedestrians connectivity is a top priority.

Where is it important to have commercial opportunities?



Location by priority (highest to lowest)	Detailed explanation or example (verbatim)
Greater Downtown Area	• Downtown area should be the main spot for business to connect to the river. Elsewhere, the mileage may vary in regards to recreation activities (which should have a higher priority compared to others) and dining/entertainment. • new communities are not going to be able support a lot of commercial opportunities anyway. their river access should be as 'light' as possible. higher need in GDT and established areas; some areas of commercial opportunities exist in industrial areas
Established areas	• Again can concentrate, improve and densify already established areas. • Established areas deserve to have a commercial place in the beautiful river areas as a place to encourage humans to hangout and enjoy the area before venturing to a hike or walk in the area
Industrial lands	• Some commercial activities are good for placemaking, but only those places already built up should have

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	commercial activities, the rest of the riversides should remain as natural as possible. • Majority of businesses are located downtown so important to have easy access to commercial businesses not too far away from downtown. Industrial lands are under-utilized and could benefit from this.
New communities	• Limited commercial on the river valleys. Do we need commercial everywhere or can it be developed away from the valleys. • It is awesome to have the ability to enjoy a park and get something to eat or rent equipment in the same space

Based on your experiences in the River Valley, how should human use be balanced with environmental protection in the River Valleys?

Theme	Detailed explanation or example (verbatim)
Require higher design standards for parks, landscapes, etc.	• Development setbacks should be even greater than they currently are and should be applied to the Nose Creek valleys as well as they are just as important as the Bow and Elbow when it comes to wildlife corridors
Concentrate access and recreational use to protect more areas	• Focus high-intensity uses in already established/disturbed areas. Increase pathway network across the city, including within river valleys. Low-intensity uses in previously undeveloped / moderately disturbed areas.
Limit uses that require extensive changes to the terrain	• Raise awareness about how environmental health is connected to human wellbeing and make low-impact activities the most accessible.
Other / additional comments noted (unthemed)	• As a new Calgarian I am overwhelmed with how busy the parks are and the amount of off-leash areas. Calgary has the opportunity to lead the way in ensuring our beautiful valleys are protected and wild - and therefore all human access should respect that. • No changes to existing natural areas/parks other than to appropriately enhance/maintain existing infrastructure, and no more new development along the river valley.

	• Please add more year round public washrooms. Please ensure that traditional ecological knowledge is included in the balancing act in order to respect Calgary's heritage and current indigenous population. • Investing in public education and programming also important

Youth engagement

The Calgary River Valley Project team was able to talk to many youth participants in various settings to learn what they value and want to see in the River Valley. The team attended lunch time visits, presentations, and Youth Council meetings to encourage the conversations, out of which a few themes emerged. Youth participants value the river valleys as a place to spend time with family and friends and to enjoy nature. Many commented on how peaceful it is to be in the natural settings. There also were numerous comments on how they use pathways to enjoy the scenery and a desire to preserve these natural settings.

High School students' feedback (Lord Beaverbrook, Forest Lawn, Bowness and Dr. E.P. Scarlett High schools)

What is your favorite spot in Calgary's River Valleys? Why?

Theme	Detailed explanation or example (verbatim)
Places for activities and spending time with family/friends	• Like Fish Creek Park - take the dogs there anytime we have free time • Family trips to Bowness Park
Paths for walking and cycling	• Live close to fish creek, nice place to walk and bike. • Lots of places can be reached through Fish Creek
Place to connect with natural beauty/place to escape to	• Inglewood Bird Sanctuary is very calming • Hanging out at Prince's Island to study as it's quiet

What could be done to improve the river valley?

Theme	Detailed explanation or example (verbatim)
Preserve and protect natural areas from	• I want a clean environment for my future. Lots of trees to protect us from dust/air quality

pollution and flood damage	• We should leave them be. When we build them up we lose the essence of what makes them special.
Learn from others, about its history and ways to ensure it is there for the future	• We can learn from other countries that have industrialized their river. Don't ruin the environment, it's special. • me and my friend go on walks there and field trips in elementary. Accessing and learning about nature (Fish Creek)
Better connectivity, pathways and points of access	• Tough to go for a walk in the spring, getting the paths clear of debris and making the paths easier to access (Bowness Park)

Grade 5 feedback (Connect Charter School)

Things I love about the River Valleys

Theme	Detailed explanation or example (verbatim)
Water activities like swimming, or sitting by the water	• I can swim and float • How we have privilege to be able to hike, swim etc in our rivers in YYC
Exploring nature, the beauty and peacefulness	• The frogs and fish • I love the scenery and how calm the river flows
The pathway network, walking, hiking and cycling	• I like the wind blowing against my face and how I can swim, bike and walk around. • I like wading in our river valleys, my family bikes A LOT in the river valleys.

Things I wish we could do in the River Valleys

Theme	Detailed explanation or example (verbatim)
Protect and/or expand nature areas, address pollution	• I wish we could try not to build too much communities • Have Park rangers

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Have access to more water activities, like swimming and fishing	• more binoculars / bike trails • Explore under water
Have new or more recreation amenities like parks, sports and playgrounds	• add more parks, maybe put places for swimming and have more recreational activities • I wish we could go motor boating in the river

Miskanawah Diamond Willow Youth Council feedback

Things I love about the River Valley

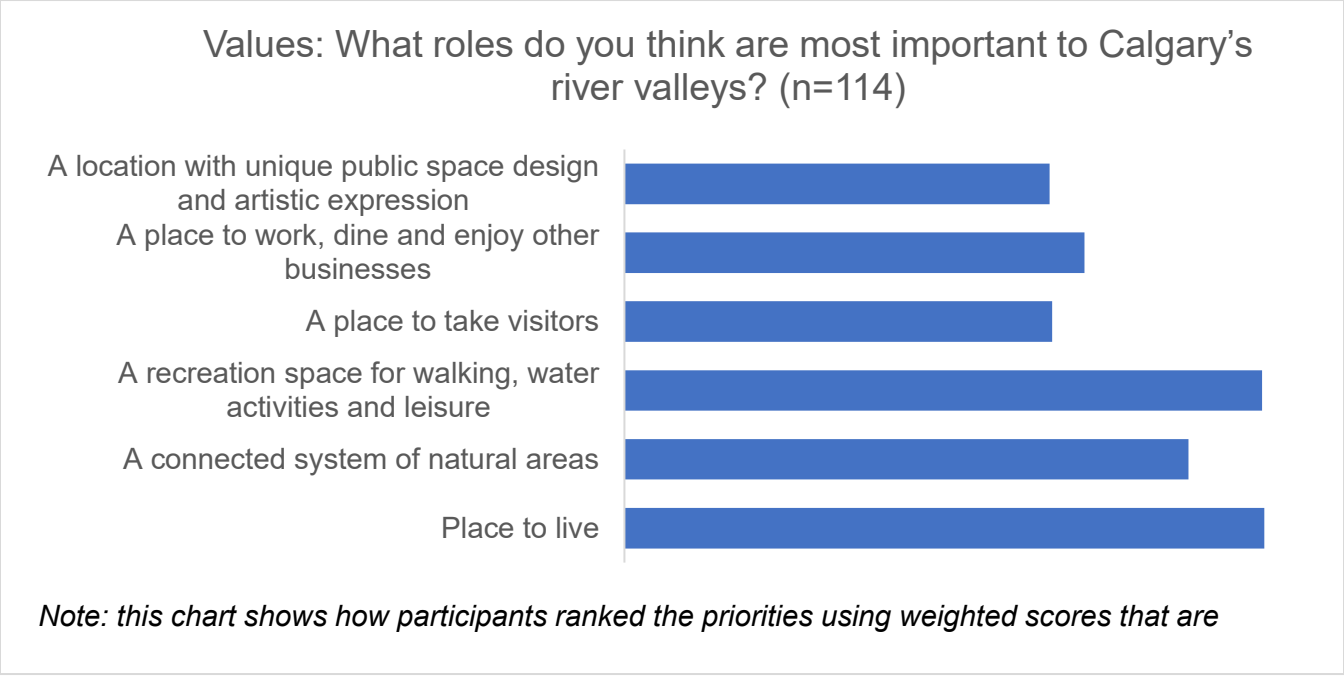
Theme	Detailed explanation or example (verbatim)
Access to the river	• The walking accessibility. Coming from Edmonton I find the river valley to be fine as it is in my eyes. At least we can walk next to it. The green of it all, you've got both rural and urban feel depending what side you are on. • I love how easy it is to access the river, and how clean it is, and how beautiful it is
Nature setting	• I highly respect river valleys because it's been around for thousands of year and given it's the main water source for our city it catches my eye every time • I love the ease of access to the river and how serene the walks are around the area

Things I wish we could change about the River Valley

Theme	Detailed explanation or example (verbatim)
More activities	• more natural swimming,
More amenities	• more access for WHOLE city (NE access), more river cleanups, more trash cans, panic or help butons • more bathrooms,
Different plantings	• more natural, non-invasive plants • more medicines that can be harvested (sweetgrass)

ActionDignity feedback

ActionDignity is a local charitable organization who employs Community Connectors from various Racialized communities to assist in removing barriers to participation in community projects and engagements. ActionDignity assisted the project team by reaching out into these communities that live within the River Valley so we could understand how they value the River Valley and what their priorities may be.



Note: this chart shows how participants ranked the priorities using weighted scores that are

Participants interviewed by ActionDignity reported primary uses of the River Valley that differed from what we heard from other groups. These participants identified that having a place to live and recreation space for family gatherings/visitors as their top priorities for the River Valley, as noted in the graphic above. Another item to note was the number of comments around accessibility, not just of the water, but to ensure people could get to the River Valley itself to be able to enjoy natural environment.

Favorite Spot in the River Valleys

Theme	Detailed explanation or example (verbatim)
Natural places	• I think that would be by the river along the sidewalk so I can do my walk, ride my bike • The natural habitat and the walking and bike paths. The nature garden plants and the beauty of the plants. I love taking people to see the beautiful river. It is the more pristine river I have ever seen. Keep it Blue!

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Walking / pathways	• Pearce Park in the SE. It is big and it has hiking path around the river • Eau Claire because of the walking paths and the access to all the food places
Park Spaces (Eau Claire, Prince's Island, Bowness Park, Fish Creek Park, Peace Bridge)	• Prince's Island Park because it's nice and so many things happens • Edworthy, Eau Claire, East Village, Bowness, love recreational spaces for people watching

How might The City lead by example to make our River Valleys a great place to live, work and enjoy for everyone?

Theme	Detailed explanation or example (verbatim)
Keeping spaces maintained and safe	• More seats in parks and near rivers. Safer Calgary to walk around evenings and week ends • By providing budgeting to support to maintaining the river valley and invest in people centred recreation and keep public safety in place
More activities and events for everyone	• I hope to see more sport activities in the summer and music to encourage people to use this public space • preserve/maintain the natural resource and at the same time improve the accessibility for everyone. More access to trains, bus etc. add more events and gatherings for everyone to enjoy

Things I hope will stay the same about the River Valleys

Theme	Detailed explanation or example (verbatim)
Natural spaces	• Sustainability for future generations of people and animals • The river and this area looks great and think everythings of the river should stay the same way
Variety of activities	• accessible to the public, places to congregate, bbq's • The connection to nature, culture, opportunity to explore outdoors or a great spot to socialize with other people or with family
Safety and maintenance	• More garbage pick up options • cleaning of green areas so that everyone can enjoy walking on grass

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Things I wish I could change about the River Valleys

Theme	Detailed explanation or example (verbatim)
Safety and maintenance	• People clean up after their dogs • maintenance seems to be not enough. Actions could be taken in the near future the lack of maintenance ruins any project and attempt to look forward
Additional recreation amenities	• benches, water fountains • More wholesome plus diverse cultural recreation

Drop-in feedback

There were four advertised drop-in events through the River Valley. They were held at Historic Fire Hall #6 in Poppy Plaza (central Bow River reach), the Seton YMCA atrium (lower Bow River reach), Fort Calgary (Elbow River reach) and the Four Points by Sheraton in Bowness (upper Bow River Reach). From these participants, we heard that The City should place a higher priority on protecting the natural environment. Participants also want better connections to the water and more information on how to interact with the rivers in a safer manner. With the trade-off conversations, participants indicated that a balance can be found around aspects such as where people can go in the river valley and around commercial opportunities inside the valley. However, when asked what could be done and how it should look and feel, these participants clearly outlined the need for more natural settings and low-impact recreational opportunities that everyone can access.

Things I wish I could change in the River Valleys

Theme	Detailed explanation or example (verbatim)
Protection and restoration	• The prioritization of bioengineering and natural methods of restoration and stability • I want the remaining natural areas to stay that way and others to be re-naturalized • Maintain/restore wildlife corridors in the river valleys, don't fragment them
Better info on safer river use	• More information available about recreating on the river (webpage and messaging about safety) • Recreation - not a lot of info on safe boating, more info on you can use the river, launch points • River awareness raising day
No development in the 100 year flood plain	• restrict building in 100yr flood zone i.e. no new residential • Monitored and protected around the industrial areas • Development regs re: Protected flood fringe

Connection to water and land	• Natural spaces - our green spaces are a critical asset to connect us and bind us to the land • More network connections to the river valley pathways • connect city bow river pathway to glenbow ranch

Favorite spot in the River Valleys and why?

Locations	Detailed explanation or example (verbatim)
Bowmont Park	• Dog walking • Observing birds and wildlife in their natural habitat • Nature close to home
Fish Creek Park	• Natural Wildlife • Views • explore
Upstream of Bowness Park	• Nature on our hike to Bearspaw Dam • Improve access from parking lot in Valley Ridge

Trade-offs in the River Valleys

For these questions, participants were asked to place their response along a spectrum assigned to each question. Examples of responses are included where they were placed along that spectrum.

Where should we be able TO GO in the River Valley?

This range highlights comments from participants and how they would like The City to prioritize this.

Limited public access with lower impact trails		Balanced		Broad public access with an extensive and varied trail network
Leave space for nature - minimal disturbance	More nature pathways	Natural pathways	Paved paths close to the river	More people can enjoy

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		Need some areas protected for wildlife		
Building direct water access is important to launch a boat or put your feet in the water	Need paved so people with mobility issues the opportunity to enjoy the space	Quiet nature enjoyment	It is important for people to access & enjoy nature	Need public access to boat ramp at Harvey passage w/ parking
Some areas are very sensitive to human use. Take the last Great Blue Heron nesting site at the southern tip of land in Ricardo Ranch ASP.	Need some areas to remain protected for wildlife/quiet nature enjoyment		Keep pathway on both sides of pathway (river)	Better boat access on St. Patrick's Island with space to park trucks and trailers. Special parking permit for commercial users of river

What commercial opportunities should be in public spaces in the River Valley?

This range highlights comments from participants and how they would like The City to prioritize this.

Limited range of commercial opportunities in focused areas		Balanced		Broad range of commercial opportunities throughout
Limited low impact	Limited, low impact	Vendors - food trucks	Connect Bridgeland and Inglewood commercial areas	Attract more people

Scale back development near river x2	Food trucks & coffee shops at key locations only	Some commercial at limited designated public spaces	Need a more direct access from Bridgeland	More commercial development, river should be busy
No commercial it belongs in the mall	Limit it Lots of commercial space already Draw should be through nature, not shops			

What should we be able TO DO in the River Valley?

This range highlights comments from participants and how they would like The City to prioritize this.

Limited recreation and programming in smaller, focused areas		Balanced		Intensive recreation programming in fewer, larger areas
Too much noise and chaos in our city. I value opportunities for quieter pursuits; nature walks, picnics, birdwatching, sitting	Low key and protected	Both	More gathering spaces for families	Access to water for rafting, fishing, kayak

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Not all can afford to travel to Banff or the fees. Need accessible natural spaces in and around the City while increasing nature and wildlife	Need limits on intensive recreation the river valleys are wildlife corridors		Providing year round opportunities for Calgarians in green spaces through the river valley	
Natural play spaces similar to St. Patrick's Island that blends into the natural environment	Low-key is preferred			
	Varied opportunities in different spots. Some quiet nature walks and birding, some areas with formal recreation and programming			

What should the River Valley LOOK and FEEL like?

This range highlights comments from participants and how they would like The City to prioritize this.

Spaces that feel normal		Balanced		Spaces that feel highly designed
Need to move busy roads away from river. Memorial and Bow Trail are too noisy	Art in spaces	Should use low impact development techniques where possible		Don't throw trash in the water
Natural areas for running it makes me happy to hear birds	Less development close to river	Some of each, not everything a muddle		
Nature is what draws people in	Trees to block wind and shade on hot days - zoo road parking lot	Could use low impact development techniques where possible.		
Art in spaces	Public use of escarpment edge			
Preserve the river edge area for wildlife wherever possible, eshew rip-rapped areas w/willows				
Keep it natural, it's a place to				

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get away from it all				

Pop-up feedback

We held three unadvertised pop-ups in mid-July to gather in-person feedback in River Valley areas that were under-represented during the drop-in sessions and are high-use areas in the summertime. We held these pop-ups on the Riverwalk at East Village, at Lindsay Park behind MNP Centre and at Edworthy Park near the Bow River Bridge. Participants in these areas told us that more amenities are needed, such as garbage cans, more water stations, public bathrooms and benches for people to sit on to be able to enjoy the river and the surroundings.

What do you like about the River Valleys? Why?

Theme	Detailed explanation or example (verbatim)
Pathways to walk, run, bike	• Accessibility to other neighbourhood through the valley • Beautiful pathway, natural and peaceful
Simple, natural beauty, wildlife	• like hikes and natural area • Wants to see it as it is - natural, lots of trees
Greenspace, parks and amenities	• Picnic facilities • Lots of multi-cultural families having large gatherings is great to see, we need more spaces for this

What would you change about the River Valleys? Why?

Theme	Detailed explanation or example (verbatim)
More amenities needed	• More washrooms and water stations • More benches along the path for persons with disability and washrooms
Maintenance needed	• More litter pick ups/clean ups • At Riverwalk, steps used to go to stone benches and water, now are overgrown
Rewilding, protect wildlife	• More pollinator (bee) plants • Make a nature preserve

Key organizations feedback

This group was made up of special interest groups, academics and other partner agencies that work with The City on River Valley-related topics. These conversations were about how

the River Valley impacts their organizations and how The City can continue to partner with them. From this group, we heard more comments around protections, not only of the River Valley, but also around the cultural and historical significance of the River Valley. There were also comments around more cultural and open areas for people. The City has already developed or is in the process of updating.

How does your organization benefit from the River Valleys?

Theme	Detailed explanation or example (verbatim)
Sport / River activities	• Promote sport purposes of the river • We've hosted tours of certain parts of the river valleys
Climate resilience	• …Provides tree canopy important for keeping local temperatures lower to provide cooler areas especially near downtown. Climate refuge.
River protection	• Wildlife corridors, connectivity along these rivers is important to protect • Crucial areas for wildlife lifecycles and need to be protected (i.e bank swallows)
Cultural / Historical	• Fort Calgary is at the Confluence, we honour this important location by creating meaningful programming about the history and culture related to these rivers • Traditional Indigenous Worldview that "water is life" it connects all things together

How can The City protect this benefit?

Theme	Detailed explanation or example (verbatim)
Improve protections	• The City can protect the history and cultural significance of the confluence through educational programs, signage, designations and policies related to this site • Protect (limited) aquatic habitat • Protect the benefit by Stepping Back from the Water

Things I hope stay the same in the River Valley

Theme	Detailed explanation or example (verbatim)
Protections	• Need to protect fish habitat • Wildlife corridors need to have priority
Gathering spaces	• How much people love them! • Some areas should be prioritized for active recreation & others protected FROM active recreation

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Recreational opportunities	• Walking and cycling paths - keep Calgarians connected to the natural world • Pathways along river are worth keeping, mostly

Things I wish I could change about the River Valley

Theme	Detailed explanation or example (verbatim)
Less development	• Better preserve wetland areas and wildlife habitat • Larger buffer zones / setbacks for construction away from river / riparian zone
More open/cultural spaces	• More spaces for Indigenous specific ceremonies and practices along the river • connect pathways without difficult transitions zones
Education/Recreation	• More education about why it's important to protect the river valleys & the biodiversity that lives there • Weirdly, when I moved to AB I noticed a lot of people didn't know how to swim because there wasn't a "lake/beach culture" here, however Calgary has so much water! It would be nice to increase programming (including safety focus) to promote positive river/water experiences

Questions or concerns raised

Theme	Detailed explanation or example (verbatim)
How will plan protect river valley and creeks?	• How to balance ecology with access • Maintaining natural buffers (wetlands and riparian zones)
What environmental targets are going to be in place?	• What goals for environmental targets for protection are met with plan • Flood hazard mapping should include creeks (such as Nose Creek) & smaller water bodies too & should guide land use plans
How will this plan integrate with other plans?	• How does this initiative line up with other plans like CMRB growth plans • Consider the impact of flooding on the unhoused population - consider their needs (where can they go?)

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Trade offs in the River Valleys

Participants were asked to put their thoughts on a Mural board with the following ranges to answer the questions posed to them.

Where should we be able To GO in the River Valley?

This range highlights commentary we received from the participants, and how they would like The City to prioritize public access.

Limited public access with lower impact trails		Balanced		Broad public access with an extensive and varied trail network
	Need to ensure public access but minimizing the impact of the access network	Depends on area of city.	Access to areas must only be restricted for very good reason, as the trails are of great recreational importance	
	Depends on area, but less paved pathways where possible		Defined trail networks, with some restrictions	
			To input into this question I would need to understand how important the river valleys are as a wildlife corridor	

			I think everywhere! (Don't hate me)	

What commercial opportunities should be in public spaces in the River Valley?

This range highlights commentary we received from the participants, and how they would like The City to prioritize commercial opportunities.

Limited range of commercial opportunities in focused areas		Balanced		Broad range of commercial opportunities throughout
There are ample commercial opportunities throughout the rest of the city. We must not exert too much human pressure on the river valleys	Minimize infrastructure that needs protection from flood	Hmmm... I think I would need more information on this one.		Currently riverfront occupied mostly by residential. Commercial will support visitors and residents.
Select sites that limit cumulative effects and impacts from disturbance				Commercial opportunities that support public enjoyment. ie. Food not retail or industry
There exists ample opportunities for commercial development				

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outside of the river valleys				
Commercial opportunities should not be prioritized				
Temporary commercial opp'ties like food trucks vs more permanent commercial				

What should we be able TO DO in the River Valley?

This range highlights commentary we received from participants as to how they would like The City to prioritize recreation programming.

Limited recreation and programming in smaller, focused areas		Balanced		Intensive recreation programming in fewer, larger areas
	I would minimize large sport facilities but individual forms of recreation should continue	There's different levels of recreation needed in different areas. These are far too general of questions	I think we should be able to have a bit more access but well managed with more programming and education to support. Especially from	

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			a cultural perspective	
	Dedicated public recreation areas in a few places	Focus recreational use on low impact activities		
	Less but well designed areas.			
	Less focused on car use and use public transportation or other means that reduce the need for large parking infrastructure			
	Like McLean Creek being the sacrificial area of Kananaskis, some areas should be the main areas for intensive recreation (can be controlled better & can still protect the river's natural functionalities) & the remaining areas should be			

	protected / more natural			

What should the River Valley LOOK and FEEL like?

This range highlights commentary we received the participants, and how they would like The City to prioritize public space design.

Spaces that feel normal		Balanced		Spaces that feel highly designed
Highly designed spaces can exist anywhere, the river valleys are limited by geography	Some places should be natural, some should be highly designed for recreation or architectural purposes	Both natural & highly designed depending on location context		
limit infrastructure and feel natural should be replaced with natural	River valleys should be mostly natural & celebrated as such, with some specific spaces highly designed (Eau Claire promenade)			
	All the spaces should be designed to feel like it's part of the natural environment			

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	Need to accomodate different types of people that want more or less ammenities. The river valleys are important to both wildlife and quality of life of Calgarians			
	Natural, but room for designed spaces that feel natural			
	Minimize infrastructure that needs protecting from high water events			

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Verbatim comments

Verbatim comments presented here include all feedback, suggestions, comments, and messages that were collected online and in-person through the engagement described in this report. All input has been reviewed and provided to The City to be considered in decision making for the project.

Any personal identifying information has been removed from the verbatim comments presented here. Comments or portions of comments that contain profanity, or that are not in compliance with the City's Respectful Workplace Policy or Online Tool Moderation Practice, have also been removed from participant submissions.

Wherever possible, the remainder of the submission remains. No other edits to the feedback have been made, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

Verbatim Comments - General Public (Online)

What roles do you think are most important to Calgary's river valleys? (ranking the following: A place to live; A connected system of natural areas; A recreation space for walking, water activities and leisure; A place to take visitors; A place to work, dine and enjoy other businesses; A location with unique public space design and artistic expression)

Why did you rank them this way? Is anything missing?

Most common explanations of why and how the river valleys are important to participants:

1. the river valleys are ecologically important and wild areas are important for life, biodiversity, wildlife
2. preservation of natural beauty, parks and recreation areas is important for people's health and mental health
3. everyone should be able to access nature, not just property owners
4. the importance of accessible pathways and connectivity is missing
5. feeling safe and social disorder, incl camping, dogs, noise, garbage, is missing from discussion of what is important

Verbatim comments:

- A beautiful, peaceful escape within a big city with no vehicles. Makes Calgary an attractive place to live. Accessible by all at no cost.
- A commuting corridor for humans and nature

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- A connective way between communities to walk/bike within beautiful scenery
- A healthy environment makes a desirable place to be. Access to these healthy places should be available to everyone. Having businesses helping to make the space accessible is also important.
- A natural area left the [removed] alone. City of Calgary needs to back off from river recreation development and leave these natural areas alone.
- a place for quiet enjoyment
- A place for the natural world to flourish and be protected
- A place for wildlife to find refuge in the city
- A place meant to stay natural. People should not live within the flood plain and we should be working towards reclaiming those lands rather than building them up.
- A place to connect with nature/the outdoors
- A place to improve mental health
- A river first and foremost is a natural amenity that should be protected for the regions ecosystem. Light recreation is suitable for most of it, and certain areas should accommodate public businesses, and residential.
- A river valley is natures highway,there should be no building of houses businesses or dining facilities built in a river valley it should be salvaged and kept the way it always has been
- A safe way to bike from A to B
- A viable ecosystem that provides habitat for wildlife, stabilizes river banks, helps protect water quality and aquatic life and opportunities to experience and appreciate nature in our City.
- Abundance of wildlife makes the city a much better place, and is a key priority.
- Access. We should have public access along all river margins.
- Accessibility for all Calgarians
- Accessibility for all citizens is important
- Accessible and attractive pathway systems are vital in activating the river valley spaces. Everything filters from there.
- All are important
- All are important

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- All are important, but we need to protect the natural areas first & foremost. Living near the Elbow, being able to enjoy recreational activities, especially walking is very important to me. Too many businesses would disturb the environment.
- Allows enjoyment by the most amount of people. Helps pollinators
- An active transportation corridor
- An important ecosystem that supports many animals!!
- As much as possible the waterfront areas should be public
- As we live right beside the river it is primarily our home, then a place to walk and enjoy nature with friends, family and visitors
- Attract more tourists all year around and more nightlight
- Based on how I use this space
- Because I don't believe that should be interfering with nature areas but I think if we are than these are the priority things should be done....frankly living in should not be even considered and anyone who is should be removed from the area
- Because I live in one
- Because it is important to me that they are preserved.
- Because natural areas are important.
- Because naturalization and low-impact recreation are the only things to be prioritized near our river valleys. We should not be living and re-developing within the flood plains. Low-impact artistic expression is fine, but space design should be low impact
- Because nature is for everyone. Nobody should own land in our shared natural spaces.
- Because our river valleys are extremely important to maintaining connected natural spaces necessary to continue to benefit from ecosystem services, as well as support biodiversity.
- Because preserving the natural areas is more important than places to buy things or for useless art pieces
- Because that is how I see it.
- Because the less economic build out, and the more natural protection the better.
- Because they should be for all people to enjoy
- Because they should remain natural and undeveloped

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- Because we use the trail system and parks everyday. I think a place to teach youth about outdoor recreation is a key one missing. I am thinking Stanley park skating, baseball, outdoor pool, playing in river shallows, cycling, playground, skating
- Biking
- Biking pathways are missing! Hoping it is a big part of the recreation space created, and maintained… and accessible for all bikes, so older people who rely on Ebikes to get out and exercise and enjoy our city can be sure to ride too!
- Biodiversity and ecological integrity must come first for our river valleys. I think the statements focus too much on human usages and not enough on the environmental value of the river valleys. This is reflected in their current ecological health.
- Biodiversity: important corridor for birds and wildlife. Maintaining a mixed tree canopy, encouraging native wild flowers.
- Building homes along the river is harmful for the wildlife and vibrancy that we love about our river. We should protect the wild spaces we have left and leave it to building developers. Climate change and flooding! That should be the priority
- Building in a flood plain is ridiculous. I don't want to pay to bail out those who built in a flood plain (residential OR commercial). Flood plains are a very basic way Mother Nature keeps at least some land from being taken over by humans.
- Buildings - whether residential, commercial or industrial - should be limited in their proximity to rivers/creeks, in part to allow access for recreation (pathways) and as a natural habitat for wildlife, but also due to flood risks to those buildings
- Calgarian use and access mainly
- Calgary doesn't have as many geographically beautiful spaces as some cities like Vancouver or Toronto so promoting the ones we do have is very important.
- Calgary needs a lot more unique public space and our river shores are very under developed
- Calgary needs more water recreation foe the public. We have too many private lakes, and a closed off Glenmore reservoir. More access to the river would enrich the lives of Calgarians.
- Calgary’s rivers are the heartbeat of the city, but safeguarding biodiversity values should come first.
- Calgary's river valleys are for enjoying nature, biodiversity and recreation. They are not for the construction of luxury homes or businesses.
- City has declared a climate emergency - river valleys are important natural infrastructure to build resiliency for climate change.

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- Clean and safe
- Climate change resiliency role. Wildlife preservation.
- Commuting by walking, biking, e-scooters is missing.
- Connectivity is important for natural wellbeing and wildlife
- Conservation and restoration of riparian areas is the most critical in my eyes, next being public access to these natural spaces for people to enjoy nature within their own city.
- Conservation areas should be included
- Conservation efforts
- conservation in natural state for future generations
- Conservation is my top priority
- Developlemt, (planned or unplanned) to intensify permanent placement of people in the valley system is against my beliefs in how the valleys should be used.
- Development (residential) should not be a priority and should never impede public access, harm or interfere with the natual ecosystem, and should not impede on indigenous connection to and use of the land. The river valley is for people not condos.
- Development around/near river valleys needs to be restricted, there is too much damage being done to our waters by commercial activity
- Development should not happen in the floodplain or flood fringe, however recreation uses such as trails can be compatible. Flood and drought mitigation, habitat for wildlife is missing
- Don't build houses in river valley. Leave them natural.
- Ecological functions seem more important to me than economic fuctions
- Ecosystems are interconnected. Breaking them up into pieces can destroy them.
- Emphasis should be on their public nature. I like the idea of dining on the river.
- Encourage the utilization of river spaces by wildlife and keep these spaces wild!
- Enjoyment for all is the most important. Housing shouldn't be built close to a feature that floods.
- Ensure the river valleys are easily accessible by bicycles, with safe infrastructure to access - designed by people who cycle, not as a checklist item.
- Environment over profit

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- Environmental impact/protection
- Feel that nature should take precedence
- first and foremost I view the rivers as part of a healthy urban forest. it's a wildlife corridor and a place to recreate with nature.
- First and foremost our river valleys are natural ecological corridors. Our enjoyment of them must come second to maintenance of core ecological functions and conservation of critical wildlife habitat features.
- First, conservation/preservation of nature/wildlife, most important, our water. Recreation in some areas, not all. Pavement, noise, activities and large crowds destroy nature/wildlife: see off path bike damage, garbage, dog feces=bacteria levels in water
- First, personal recreation is the greatest appeal. Then I want to show others that beauty and celebrate the small businesses that make the river valley exciting. Last I love the well groomed parks, but it's important for me to see "natural" space in YYC.
- Firstly I think it's important that the river valleys are protected as natural areas. Use for parks and recreation that respects wildlife and people's access to natural spaces.
- Focus on recognizing that the natural space is unique and irreplaceable, and something for all citizens of the city.
- Focused first on ecological and biological services then expanded to recreation. Maybe something to add is "a place to protect" for future generations and other species
- Focussed on keeping the area as natural as possible
- From a deep ecology perspective I prefer not to "own" / develop areas along the riverbank. I believe this space alongside and within the river is a vital ecological space and deserves its own status (similar to the rights of human beings).
- Generally rich people live right along the river valley. I hope the benefits to the less well off are prioritized.
- Get the [removed] off the river banks and back in jail
- Great outdoors are supposed to be ENJOYED & it's great for mental health
- Habitat for biodiversity
- Habitat for wildlife
- Habitat for wildlife, diversity of species

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- Having a place in the city that feels like you're outside the city is so important to so many peoples mental health.
- Having a safe natural escape from city life is the top priority to me. It's also important location to bring visitors and show them the best of Calgary.
- Having access to the outdoors is a right that all people should have, so it should not be turned into residences or owned by corporations.
- Having easy access to the river valleys is key to enabling us to live a healthy, active lifestyle. This is why we choose to live in Calgary. The last 2 on the list that I ranked of least importance, I would be fine excluding all together.
- Homeless people should not be living there.
- Human activity in the river areas should be left to recreation and conservation. We do not need any more flood risk structures and homes vulnerable to fluctuating water levels, nor does the river need unnecessary activity from homes and businesses.
- Human should let the river to the animals that truly need this area to survive.. we can live away from this area and let them the space they need.
- I agree a place to live for wildlife, but not people; not sure what that option meant so didn't rank it. Should have a clear option for ecosystem function
- I am a fisherman and a nature enthusiast. I think the city is doing a fantastic job connecting and revitalizing (from a natural point of view) the whole length of it. Beautiful place, beautiful creatures.
- I am huge fan of the natural environment. That should always come first. Those houses along the River bank are built on a flood plain and need to fend for themselves or relocate
- I believe all Calgary and need a place of east access to be in nature
- I believe in permaculture as a way to protect and live with the environment we already have. Please look into it.
- I believe it's important for the river valleys to be public and not limited by socioeconomic status.
- I believe that rivers are natural systems and should be allowed to meander relatively freely within their valleys. I like the idea of having the river accessible for recreation and cultural things, but to live and work in the valley/floodplain is risky
- I believe the space should be public and for recreation, enjoyment and wildlife mostly.

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- I can't rank them because it's embarrassing to walk our pathways in Calgary. Homeless camps everywhere with trash and needles. Unsafe to enjoy without fear of confrontation with many of the homeless.
- I did not choose the "Live, work, dine + enjoy businesses" as it implies development which should not be considered. Protection of natural spaces is paramount.
- I didn't fill in anything that would harm the natural spaces. No building, no public art expression, leave it natural
- I do not see the river valleys as a place for people to live. They are natral and recreational ares for all citizens and visitors.
- I do not want to increase residency (a place to live), as I am worried about long and short term flood risks. I believe that significantly more work should be invested in building up additional natural barriers and other flood mitigation tactics.
- I don't this business or a place to live should be there at all.
- I don't trust city hall to develop appropriate public space design and artistic expression
- I don't want the riverside developed.
- I don't want to see any bhouses or businesses along existing river pathway systems. Or any weird art. Leave them how they are.
- I don't want to see more businesses or ridiculous/gafy art, clean up the dead trees , maintain the pathways if they go through by otherwise, keep it natural.
- I enjoy the peaceful environment in natural areas surrounding our rivers.
- I feel like we either overdevelop or love the riparian areas of Calgarys river valleys to death.
- I feel the most important part of our river valleys is protecting the natural habitat and giving citizens space to connect with nature
- I feel this list is missing "a place to connect with cultural roots and heritage," as that a main incentive for me deciding where/how to spend my leisure time. I prioritized nature and local artistry as they add the most unique value to our river valleys.
- I had to rank them. If it was up to me live, work and art wouldn't be in the picture. As a lifelong resident of Calgary I have seen first hand the destruction the rivers can cause. Any more development near them ruins the natural experience and flood da
- I have a background in aquatic biology so realize the importance rivers have in our environment while also understanding the beauty they bring which humans love to enjoy.

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- I just want ti be able to walk the entire shores of the river within Calgary without a ‘private property’ sign stopping me in my tracks
- I just wanted to ‘egalitarialy’ sekect them all, as they all apply in their own way to the optimal use of wilderness, and a play zone.
- I left out the others as they aren't what the river valleys are for at all
- I like being close to rivers for their sound, the water is peaceful and helps to calm my thoughts. Important to limit man-made noise so we can still hear the sounds of nature.
- I like how natural much of the river valley appears
- I like that there are still long, undeveloped wooded/natural areas in our city. I hope some day something will be done with all the parcels of land that used to have homes on them before the flood, rather than having fenced-off vacant manicured grass.
- I like the idea of high income housing we can be proud of, or business development. Not low income housing or subsidized green projects.
- I like the odd festival-but natural is best
- I like the pathway system to link the different park areas together. Having nice places to picnic or a bench to sit on with a nice view is important as well
- I live along Nose Creek so this is the way I would rank these options in relation to Nose Creek Valley
- I live along the Bow River so that number one for me. Living here I see how this valley is a corridor for wildlife so i believe it’s important to work to keeping these spaces natural and protect habitat for the creatures living here.
- I live along the river and most love it for recreation.
- I live along the valley
- I live in Eau Claire and value the natural environment.
- I live in Sunnyside and it's an amazing place to walk and see nature and other people
- I live in the river valley, I like it because it’s so calm
- I love natural areas - trees and native plants. We are loosing so many natural areas to building.
- i love the pathway connections and natural area
- I love using the path system but housing is scarce and unaffordable in these areas

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- I primarily use the river valley for recreation. With minor improvements to surrounding bike infrastructure, I would use it for commuting too.
- I ranked business and living places last, they should not be on the river. River valleys should be natural spaces first and foremost.
- I ranked in order of importance to myself. I think it's important to acknowledge the natural order of things that exist before us.
- I ranked them according to my use of the river valley and my values. Having natural areas within a city is a requirement for me!
- I ranked them based on my personal experience/connection with our river valleys. What's missed is that our river valleys are home for many species of urban wildlife.
- I ranked them based on their importance to me and my family and how we use them. They are a key location for recreation away from the roads and vehicles. They are an oasis of natural environment in the city. I think a moose lives nearly full time near Ed
- I ranked them by how much I use the rivers now, and in the past.
- I ranked them in the order because I believe it is important for everyone to have access to these beautiful places.
- I ranked them this way based on my values and how I use the areas.
- i ranked them this way because i am big on nature and environment and place for people and nature to coexist for each others benefit.
- I see value in honouring space for nature over human occupation
- I spend much of my time near the river
- I think being outside in nature is so important for mental health. The rivers are so important ecologically and psychologically. Please don't build them up past the point of sustainability.
- I think calgary is missing the community, touristy feel to the city where people can gather, eat drunk, enjoy entertainment, shop, look at local art listen to music etc.
- I think first and foremost, we must respect their original intent, before people moved in. I think when we say a connected system of natural areas we should also highlight that they are a vital habitat for our urban wildlife.
- I think first and foremost. The river is a vital part of Calgarys ecosystem. It's been here long before us and will be here long after us. Next, it's a beautiful location to walk, jog, bike, and get out in nature! Finally it could serve businesses
- I think it is important to have a safe and public space for outdoor water activities

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- I think it should be primarily natural, keep businesses and homes out of them so that flood risk is minimized and animals can live peacefully.
- I think it's important to ensure everyone is able to enjoy our river system. I do not want it to become overrun with private properties that impede the public's ability to enjoy river access.
- I think it's a place mostly for public enjoyment and connecting with nature and allowing activities is the way to go
- I think it's mostly importantly a place for nature BEFORE it is used by humans to the point of overdevelopment, so I value connection betw/ areas for the sake of animals living there.
- I think limited recreation and some dining can go along with nature. Living, or private housing, excludes people
- I think nature is best
- I think of the rivers as a natural area first.
- I think parks and natural spaces for recreation is the best way to utilize this space, adding some restaurants and other small businesses would be cool! Maybe a food truck park?
- I think preserving nature in the river valley should be the top priority
- I think preserving their natural character and facilitating walking, wheeling, and relaxation in public spaces are most important
- I think providing a bike route and walking trail with access to nature is most important - then living beside it is second. I don't think we necessarily need a big focus on public art, but a lot of spaces could be better used.
- I think spending time outdoors is critical to our mental health. I think it's important to have accessible pathways for all to enjoy
- I think that area around the river must be protected And remain green and natural with trail systems that allow for recreation and contact with with nature. The are should be made or stay as public space.
- I think that as much as possible the natural spaces should be accessible and not owned as personal or business property.
- I think that Calgary River Valleys should be prioritized as a connected system of natural areas that integrates flood resilience projects, recreational use of the space, and active transportation connectivity.

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- I think that residential development is something that should be avoided when developing the river valleys. We should be prioritizing the natural spaces for Calgary's flora and fauna.
- I think the ability to get around in a more environmentally friendly way benefits everyone. It even benefits those who drive cars as it alleviates road traffic! Also, being able to recreate in natural space boosts mental health.
- I think the less homes and buildings cluttering the river valleys, the better. The rivers have always been a beloved place to rest and play with friends, family and pets. Buildings close to the river run the risk of flood and increased insurance premiums.
- I think the number one role of our rivers is should be for the public to enjoy and help us connect to nature. As far as businesses go I think only restaurants should be allowed on the river.
- I think the primary value of the river valleys are their role in the ecology of the area. And we should develop them in a way that disturbs that ecological as little as possible.
- I think the river valleys should be prioritized as an intersection where nature and human/recreation meet. Preservation of the natural environment should take top priority, then human.
- I think these are primarily natural areas and they should be preserved as "wildways" that facilitate animal migration. I also think active transportation is missing from this list, since cycling through isn't necessarily recreation or leisure.
- I think they are the heart of the city. They should be accessible to everyone, and protected
- I think they should belong to all of us.
- I think utilizing the river valley for recreation is an amazing way to engage the people and it’s important to keep these areas natural and protected. I also think it’s nice for visitors to see these beautiful parts of the city. And art brightens up space
- I think we should keep our river valleys as greenspace as much as possible. We should not build new infrastructure within the valley as it is a floodplain.
- I think we would keep the valleys natural and undeveloped.
- I thinks it’s important that these areas offer an opportunity for visitors to play, recreate and relax, while maintaining their natural ecosystem and connections to other ecosystems. Development of business, commercial or residential needs to be halted.
- I truly believe these are all similar importance.
- I use the river for recreation over 150 days a year.

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- I use the river valley mostly to commute. I walk and cycle to get to work and run errands.
- I value the river valleys as a green space where I can enjoy nature and feel less like I'm in the middle of the city. I often walk along the river to look for birds and beavers. I'm frustrated by the fragmentation of river valley paths by private property
- I value the river valleys for their natural beauty and ecological value primarily. I'd also like to see a connected series of cafes and recreational areas that people could enjoy as they cycled or walked along the river pathways.
- I walk the paths along the river everyday of the year. In the summer I am I'm the water everyday. The river is part of my wellness.
- I want it to stay undeveloped! Just for us to admire nature
- I want the river & its ecosytem to be abke to just be itself. Humans can enjoy it for our reasons after that
- I want the river cleaner and healthier than it is now. However I also recognize humans as part of the environment — and we hopefully protect what we participate in
- I work on the river teaching Kayaking and Canoeing, I also fly fish all the time and take my family rafting on it. Its an extremely important recreational resource for me.
- I would add cycling to the recreation line - our river pathways are very popular for cycling.
- I would like to see it return to a garbage and needle free place for families. Not biz, art or more housing. For everyone.
- I would like to see space that is usable for all with minimal environmental impact
- I would like to see the river valleys remain natural but with pathway access.
- If you build on/near it. You will destroy it.
- Importance of protecting wuldlife, nature, the river/valleys and natural Greenspace.
- Importance to me
- important to have people living in these areas
- Important wildlife corridor. Nature essential/foundational for other uses.
- In a prairie ecosystem the rivers are an important source of biodiversity and support a wide array of wild life. It should be natural and recreation areas first. Since it is also a flood plain valley bottoms should steer clear of housing

- In big sprawling cities like Calgary, I believe the few green areas we have should be prioritized for recreation. People who are active and in the natural environment are happier, healthier, and have fewer mental health issues.
- In my view, our rivers are the most compelling natural areas in cities. Wildlife and humans benefit by being able to use them for self-motored travel and recreation. They should remain as publicly accessible, natural, and undeveloped as possible!
- In the connected system of natural areas the wildlife habitat is most important to me.
- Interested in ecological function.
- irrigation
- It is important that they be a shared space. Making it a residential or commercial space will limit who can access.
- It should be kept beautiful.
- It’s all encompassing
- It’s the logical ranking
- It's a privileged space within a large city. It's natural qualities need to be preserved and access should be public.
- It's about nature first. Once that's taken care of, all else follows
- it's critical that we conserve nature as we tackle climate change and species extinction
- Its good the way it ies. Esepcially the dedication of pedestrian and bike lanes to enjoy nature and stay on trail without leaving other traces of human activity.
- It's important to keep natural spaces natural. Commercial and residential development along any river will always have major impacts to biodiversity.
- It's important to me that we restore as much of our river valleys to allow for nature to thrive and to maintain greenspace for future generations.
- It's most important to avoid over developing the river valley to avoid damaging it's natural function. That is what makes it beautiful and worth visiting
- Just leave things alone. Yyc has become a dictatorship. If the mayor can ruin anything for us she will. Just leave it all alone!
- Keep as is, beautiful natural spot that needs to kept. Lived in this area for 30 years, walk it daily.
- Keep flood plains wherever possble.
- Keep it natural

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- Keep natural ecosystem at the forefront of all planning initiatives. Ecological impact should be a priority. Calgary has some beautiful green spaces throughout the city, something to be proud of and continue.
- Keep nature natural and maintain the pathway system.
- keep rivers public with either formal or informal pathways; no growth in private lots (personal or business) adjacent to the river
- Keep the focus in nature and outdoor activities.
- Keep the natural areas natural and leave them alone
- Keep the space natural and park areas along the river
- Keep them natural and accessible to all. Conserve the wildlife and wild places
- Keep them natural. Don't let money and business ruin them. We get enough of that crammed down our throats.
- Keep these areas natural. Conservation 100%
- Keeping the riverfront natural and accessible makes it a valuable city. It's nice to grab a coffee. Ice cream ir lunch when using the pathways but is not as crucial as keeping it user friendly for walking and for bicycling
- Keeping the rivers clean, and free of garbage and pollution.
- Key value, adds to overall quality of live in the city.
- Leave it as a natural habitat
- Leave nature alone as much as possible
- Leave the river valley alone. No more buildings on the flood plain
- Let the river valley be natural and not cluttered with art that can't be monitored for vandals
- Let's put nature first!
- Lively river valleys are good for communities, health and such a beautiful place to dine amd enjoy nature while supporting local
- Living and business development should not be on this list.
- Living and dinning are not important, just a nature to be enjoyed.
- Living and doing business are limited-access activities access
- Living in river valley should be lowest priority. Major most important role is ecological function through connectivity. The remaining ones (i.e., recreational, public space and artistic expression, visitation and business are of equal value.

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- Living near the river is costly and mostly not achievable for most so this order allows a person to enjoy all the things a beautiful waterway has to offer
- Living next to the water isn't a priority, that is for the rich it's about equitable access and environmental health
- Living on or near the river is reserved for the ultra rich. We should all have equal access to the natural beauty so I've ranked recreation and natural areas first, then a place to live last.
- Locals have to enjoy first
- Love being able to travel long distances peacefully by bike, and love how they are unimpacted by road crossings and car noise
- Maintaining intact and interconnected natural areas and floodplains are critical to support wildlife and mitigate impacts of floods/climate change. Additional development such as new communities and business has no place along our river valleys.
- Maintaining natural beauty is important to me
- Maintaining some natural areas is most important, building housing or businesses least important because of flood risk. Having natural parks with some pathways for running / biking / walking would be my preference
- Maintaining the natural beauty is paramount, keeping the space public (ie not developed for living) ensures all will have access.
- Maintaining the natural state for wildlife is a priority.
- Maintaining the river valleys as a wildlife corridor is ecologically important and houses and businesses impact the valley's viability.
- minimize development of river valley and flood plain
- missing - a biodiverse areas for riparian animals and plants
- Missing fishing, boating, etc
- Missing: A necessary and unique habitat for plants and animals. Part of the natural world that should be disturbed as little as possible.
- missing: a place for tranquility and to connect with nature
- Missing: A place where ecological systems are able to clean our air, water and soil. A place although human contact and connection to it, it is managed with care and attention rather than just left to go wild.

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- Missing: A transportation corridor for active transport users. These pathways are some of Calgary's best stretches of safe, cleared, and uninterrupted routes for cyclists and those of us walking & rolling with young children.
- Mitigation of flood damage or animal- people crowding. Educate walkers to not stand in middle of pathway to converse or stop as may cause bike accident. Also teach pet owners to on leash & muzzle dogs
- more nature and to keep it that way without buildings or putting in too many non-natural structures (seating and bathrooms not included) - although wish that parks sent out arborists more often as SO MANY trees and bushes need attention or proper removal
- Most important should be a home and water access point for wildlife
- Most important to me is to find a way to enjoy nature and water for free within city limits
- Most of all, I belive this space is for nature to thrive and for Calgrians to enjoy that nature without leaving the city
- Most of the ecosystem requires riparian areas for some part of their life cycles and are important to keep connected as passage ways for both people and wildlife.
- Multi-mode transportation thruway
- My 2nd choice is far less preferable than my 1st. Some of those choices should not be considered.
- My lower-ranked items all involve development of river valley lands which I do not feel is appropriate. We need wildlife corridors! Continuing to see more wildlife on our residential streets, as we have "invaded" their territory and cut off their corridor
- My priority for the river valleys is for them to remain as healthy and robust as possible. They are essential for life in Calgary--from drinking water and drought resilience, and flood mitigation, to making our city liveable and beautiful
- My sequence of importance
- Natural and recreational value of the rivers is a huge draw for living and working in Calgary
- Natural areas are the most important for the City I wish to live in
- Natural areas in the city is very important for our city
- Natural areas is a poor reflection of the intense importance of these ecological spaces and the roles they play!
- Natural for all to enjoy Without watching dogs pee on everything

- Natural habitat for wildlife, ecological diversity, is most important to me.
- Natural spaces are a major part of what makes Calgary such a great city to live in.
- Natural wetlands more important for eco health than most people give credence to.
- Natural, recreational and cultural values should be the priority. Add protection of ecosystem values.
- Nature and public first, private owners last
- Nature and recreation are most important- we have plenty of other places for businesses and housing.
- nature and the land isn't for businesses
- Nature comes first! Without protecting the nature of the rivers well have nothing left to enjoy.
- Nature first, public access second, private access last. What's missing in the Indigenous perspective from a cultural standpoint.
- Nature first, public use second, private use last
- Nature important to cities and it's citizens
- Nature is important. People can live and work outside of these areas.
- Nature is more important tgan the ithers
- Nature is most important and then public enjoyment.
- Nature needs to be protected
- Nature plus public accessibility is key. Public art is chintzy. Too much private development on the river is sad.
- Nature should be preserved and enjoyed, not decorated in temporary human structures and art.
- Nature should be top priority seeing as we're getting taxed for destroying it..
- Nature should come first. Accessible pathways for all to enjoy the space is also a priority.
- Nature should take priority over business and art.
- Nature to human development.
- Nature, conservation and community before capitalism
- Need to be protected; more important to leave intact versus develop

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- Needs to be a SAFE place as well-- deal with waste from the homeless, etc. Beavers need to be relocated as they are destroying all of the trees.
- Nenshi & Gondek created problems with addicts and homeless, now our beautiful river fronts are dirty, including human waste and drug needles
- No
- No
- No
- No houses anywhere along the river
- No mention of wildlife. Seems weird.
- No nuanced choices, you could have all of the above if it's done properly.
- No private land allowed
- No, actually, too many ideas are listed. We shouldn't have housing al.ong the river or too many manmade parks
- No, I think the river valley is quite nice as a natural area
- Nose Creek should be protected as a historical and wildlife corridor so based answers on that
- Not natural the better and less homeless sleeping all around the river in the bush
- nothing is missing
- Nothing is missing. If anything, plant more trees around the valleys and Calgary in general. The enemy of good is better. Please leave what little natural we have alone
- Nothing missing. Having recreation space away from traffic is key.
- Once natural areas are developed around the river, we can never reclaim those areas. They need to be accessible to all Calgarians, not just those who can afford a million dollar home.
- Only things I want to see in the valley.
- Only well off people live and dine on the river valley and nature is its own design and art. I prioritized access for all.
- Order of importance
- Order of what I enjoy about the current set up
- Our ecologically sensitive river valleys are not a place for development

- Our river valleys, their pedohydraulic systems, the riparian vegetation & all wetlands & flood plains alongside the rivers, have been completely damaged. We need to restore & then plan smarter waterfront systems. The riparian forests also need help.
- Our Rivers and Creeks are our lifeline, keep development away, bring greater nature buffers between development and waters.
- Our water source which is diminishing. Place to live should be distinguished by livingvright on the river with no public access (i am opposed) to living near the river valleys in an adjascenr community with only public access
- passive vs. active recreation
- People need to have opportunities to interact with nature close to where they live
- Perhaps separate the types of activities to some extent.
- petting zoo, bird sanctuary, places for animals, docks for fishing, shops, boat and raft launches, aquarium, playgrounds
- Place that needs to protected for animals and native species
- Placing value on and protecting our natural systems are important.
- Preservation is first, allowing others to enjoy and learn about nature second, should Be used to inspire if anything. 4 is related to 2.
- Preservation of natural areas along rivers is paramount. But also the space should be available for all people for recreation first, business second, and living last.
- Preserving nature around the river provides habitat for wildlife, erosion protection, and public use spaces. Building along the river is not a wise or sustainable practice given potential for floods, high water table, and erosion protection.
- Preserving nature within a city is important. Development projects should protect what's naturally there.
- Preserving nature, especially around the river is worth the investment.
- Preserving our fragile riparian environments is most important to me. We need to reduce hardscaping and building into floodzones.
- Preserving the beauty of our natural environment is most important and being able to access these natural areas through recreation is key to appreciating it's significance.
- Preserving the natural elements of the river valley is most important to me. The valleys are large connected parkland right in the city that provide access to nature
- Preserving the river and protecting wildlife are the most important.
- Preserving water waters is essential. Wildlife are leaving these "new" areas.

- Primarily I think the rivers should be clean and for nature and everything else should come after those needs are met. Calgary is unique that so many neighborhoods border the river. I like the trails and paths and parks along the river.
- Primary bicylce commuting route.
- Primary focus should be natural environment and recreation.
- Protecting riparian supports clean water - vital to all life (people, wildlife, fish). Protecting fresh water resources should be a priority everywhere! Adjacent wetlands & greenspaces helps maintain healthy freshwater resources.
- Protecting the integrity of the ecosystems is most important for the health of our drinking water. Next up is natural space for people to enjoy, and be healthy in.
- Protection of natural environment
- Protection of riparian resources
- Protection of the natural river environment should be a priority
- Protection of the river ecosystem is paramount followed by access/use of this natural area by all. Least is crowding out nature or limiting broad access due to private real estate for commercial or residential purposes.
- Protection of wildlife and flora.
- Public access is my priority.
- Public transportation system. This should not be there. The rail line is a disaster waiting to happen, a noise nuisance and an eye sore.
- Ranked in order that prioritized flood mitigation, climate resilience and value of natural areas. At the bottom of my priorities is growth I to these areas
- Ranked in this way because we are rapidly losing natural habitats and destroying essential ecosystems all across Canada. River valleys connect ecosystems and help pride habitat for species at risk. Pathways allow access/ houses destroy.
- Ranked this way because the city has enough infrastructure. If we filled the empty office spaces with living spaces and continued building up instead of out we would be able to preserve the nature of this beautiful city
- Ranking best protects the natural state
- Ranking river valleys as a natural function should be able to be prioritized for multiple reasons (protection of water, biodiversity, etc.)
- Rankings dont mean as much as the list collection.
- Recreation and access are the most important things, rivers should not be limited to private owners or require a service fee to use.

- Recreation and responsible, safe river use should be priority one
- Recreation piece is missing mountain biking.
- Recreation spaces most important for me while maintaining its natural appeal
- Respecting and abiding by existing provincial laws and municipal bylaws.
- Respecting the natural surroundings and kept clean. Restoration of habitats.
- Riparian areas should be accessible to all, not the exclusive access of the elite few who can own riverfront soaces
- River recreation activities and a backdrop to other outdoor pursuits are important to a large city where it is difficult to venture out to surrounding landscape on a daily basis.
- River valley areas should be left as natural as possible. Stop chasing the $ and allow native plants and animals to to remain! Floodplains flood, STOP building houses on them!
- River valley areas should stay as natural park area, place for Calgarians to go without leaving the city. Benefit the public and not just small residential community.
- River valley habitats need protection due to the value of the ecological goods and services they provide. Only one nature option in list of roles. All other roles focussed on human use. No options for health of the habitat, wildlife corridors, etc.
- River valley should maintain its natural function and naturalized riparian zone. This cannot be replicated in other parts of the city.
- River valley should not be built upon, for business or homes.
- River valleys are a place for flora and fauna to live, not the homeless.
- River valleys are a terrible place to live because of flooding danger, it has happened and will happen again, but they are amazing places for recreational activities
- River valleys are for enjoying nature, not for sitting at a bar or condo
- River valleys are for nature and enjoyment thereof, not for housing or industry
- River valleys are our most important natural spaces. We should never be building in them or constricting the underground flow with building footprints.
- River valleys full of homes and businesses would make our city crappy. Private space excludes the people (that we need in this city) from the best experience available to them.
- River valleys need protection from human misuse

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- River valleys need to be protected as natural spaces. We shouldn't be developing in the valleys.
- River valleys should be left as natural as possible and open for all to enjoy
- River valleys should be left as natural as possible with minimal infrastructure on flood plains.
- River Valleys should be public spaces with access to some amenities for dining
- River valleys should only be for nature and people enjoying the nature.
- River valleys/riparian areas should be prioritized as natural spaces to be protected, vs as places for human development (space for housing, businesses, etc).
- Rivera are a vital ecosystems and should be an area that is publicly accessible. Having businesses near by is an asset but development near the river shouldn't burden animal or public access. Also residential buildings would price out most people.
- Rivers and adjacent riparian zones are rich habitats crucial to biodiversity. Further having lived through the 2013 flood, it's clear that we need to maintain a margin along rivers undeveloped to prevent damage during high water events.
- Rivers and riparian zones provide important ecological functions that should be considered above all elsehat should
- Rivers are a lifeline. Maintaining them in a natural, healthy state takes precedence over all the other roles in this list. We need buffer zones between river valleys and human development.
- Rivers are not for living. Flood plain. Bad idea. Recreation and natural areas are important.
- Rivers are the lifeline for most animals in our ecosystem. Maintaining a connected system of natural areas will allow wildlife to happily coexist. Recreation comes second. Development should be limited with the exception of areas like St.Patricks Island.
- Sacred spaces of Indigenous peoples are not important
- SAFE pathway connections
- Sandy beach
- Secure access to water.
- Should be accessible to all, not just wealthy homeowners who get bailed out when it floods
- Should be available to the public to engage with nature

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- Should be protected
- Simply put there are few rivers and lakes for us to freely enjoy. For example bakers parks super nice but the rest of the river is backed by people's backyards... They take private ownership of the river when it's not theirs. need more public hangouts
- Some of the options are absolutely unimportant.
- Sort of depends on a lot of things! Is Mission (or downtown) in the 'river valley'? Technically yes. For me, 'connected' is the most crucial part; some parts of the connection are natural, some are 'manicured', some are urban/developed.
- source of water for drinking and sanitation for humans. ecosystem.
- Stop building homes/condos etc. in floodplain! Tired of my taxdollars going to repair flooded homes each and every single year!
- Survey is biased toward development ie. building and development of businesses, housing, and public ‘Art’ installations
- Sustainable and responsible development of urban areas that adds sound economic growth.
- Swimming and paddling
- Taking care and enjoying nature for all people, not just for people who can afford to be there.
- The "place to live" I ranked lowest. It should not a be place for the select few to enjoy, and the next generation to not be able to afford.
- The access to the area and keeping it usable and as natural as possible are primary. Development within those uses makes sense and the unique design and artistic aspects are very often much less cost effective amd impact basic funding..
- The bike path system is the most important part of the river valley system for me. The survey does not specifically call this out so I picked the best options to reflect that.
- The Bow / Elbow pathway system is an excellent alternative to automobile transportation. Would love to see the paths maintained, smoothed where they’re jagged around neglected properties, and integrated further with natural sites & bike lanes
- The city has already had an irrepable impact. Thoughtful recreation can add to our quality of life and reasonably consider the environment.
- The city needs to respect property rights and ownership. They did not do so with flood mitigation planning for Bowness.

- The condition of riparian habitat in Calgary is already so poor, there should be no further development in river valleys, only remediation efforts. Quit letting developers screw up this city (Seton/Ricardo Ranch)
- The cultural importance and supporting wildlife
- The current system of natural areas for hiking, running and cycling long distances is overall very good, and my favourite part about Calgary. There are small areas that could be improved but overall very good.
- The ecosystem connection of the river should always be addressed and protected first in order to support every other way we use the rivers
- The environmental importance of our Rivers need to be considered above all. There should not be any development in flood zones.
- The environmental importance of these areas is the most significant. We are in a climate crisis and our rivers/creeks are an important part of this. We need to protect these areas, integrate nature and environmental sustainability with our culture.
- The health of river valleys and all the benefits that come with them are the first priority. This means ensuring resilient and intact habitat for wildlife and fish. Next recreation is important to enjoy the natural beauty of river valleys and showcase to
- The health of the water comes before anything else.
- The importance of caring for our river systems.
- The last thing for river valleys is permanent human development.
- The main focus on our river valleys should be preservation of what natural areas remain. Without these areas many ecosystems in and around Calgary will suffer.
- The natural areas of a city are irreplaceable.
- The natural beauty of our waterways is one of Calgary's best features. While they provide wonderful views to homes and businesses, and might make a neat location for art, I think we should prioritize protecting their natural beauty.
- The natural component is more important to me than the physical, we have places in the city to live, and dine, why here?
- The natural qualities of our river valleys are by far the most important.
- The natural value of our river valleys is priceless.
- The number one priority should be leaving them connected as nature has intended. Not further developing into sensitive riparian habitats like Ricardo Ranch!!!
- The order was chosen to reflect how I interact with the river valley.

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- The others are not important. We need to maintain tge baturalness of these important valleys
- The pathways are an outdoor area for people to enjoy and a few people to live near. It is not for art displays - nature is enough.
- The river and valley should not be "developed" for artistic expression. It is one of the world's best fisheries and promotes excellent outdoor activities for calgarians.
- The river goes part an aging creosote containment area-near Hillhurst to me it’s a place that is fragile/vulnerable
- The river has been here a lot longer than any of us, she’s not here to fit my needs, but she does share her beauty as she supports life around her
- The river is a natural environment.
- The river is a vital area that allows many Calgarians to spend time in nature and improve their wellbeing. I want to be able to share the area with others. I'd rather promote arts and design to draw attention to these spaces before privatizing them.
- The river is for everyone, not just a very select few that have property adjacent to it
- The river is there for us to use
- The river provides us with so many ecosystem services.
- The river valley does NOT NEED a bunch of art... The River Valley's beauty is THE SPECIAL PART. Let's add CLEAN! Clean from garbage, clean from vagrants, and clean from Criminals hiding out, or stashing bikes/junk, etc...
- The river valley is already a wildlife corridor, don't build on it. Next it's delicate, so don't mess with it, though bike paths are great. People will make their own little hangout spots in time. Protection of the environment is best for the future
- The river valley is one of the main natural areas in our city - I love how it is connected by natural areas and pathways. its great for recreation, safe for bicycling, running and commuting. It's an oasis in a city that is running out of natural spaces.
- The river valley is the life blood of the local eco system and it is being destroyed to make profits for developers
- The river valley make you feel you are out of town, and separates us from day-to-day.
- The River Valley provides a vital green space and canopy to the city that make Calgary both livable and attractive to visitors. Development along the river should be prohibited for the safety of residents.
- the river valleys are about sanity and nature. keeping our environment calm and giving us an economical place to relax and find peace and beauty within ourselves

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and with our community. Nature sets the stage for a city. Plus the greenery cleans the air

- The river valleys are special because they are undeveloped. Leave them alone and simply protect the natural areas from erosion
- The river valleys being a spiritual place
- The river valleys should be for natural areas and recreation, not more houses or businesses.
- The river valleys should be left as they are and welcome people to walk their dogs and enjoy the spaces safely.
- The river valleys should primarily be natural areas, but more could be done to leverage the connectivity afforded by the skeletal river pathway system
- The rivers should stay as that - rivers. We do not need any more development
- The valleys are essential for a healthy ecosystem first, recreation and beauty. They're a shared resource and I'd hate to see them overcrowded with private ownership or gaudy art installations.
- Their ecological functions are essential! Human enjoyment should be secondary.
- Their most important role is for biodiversity and wildlife conservation.
- There are categories that are missing . Stop over development. 🛑 all of the over development will cause lots of problems and congestion. Stop building four places and no green spaces on private properties.
- There is a difference between 'dining' and 'work' & 'other businesses'. These should be separated out and examples listed.
- There is no need to commercialize with businesses and houses. The river valleys should belong to the public for it to be used to be enjoyed by families and friends. Not everything needs to be commercialized and be a threat to nature.
- There needs to be a lot of undeveloped space for air quality, wildlife habitat and future considerations. A lot of space the more the better.
- These natural areas need to stay natural
- They are beautiful natural and contrast the metropolitan. Having access to them is important. They are there own art and don't need human artwork detracting from that.
- They are connected, not incommensurable
- They are primarily natural habitats, art and business tastes are fleeting. Nature is enduring.

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- They offer critical cycling connections throughout the City
- They serve vital ecological functions, are sacred place for Indigenous peoples, are part of our cultural landscape
- They should be left as natural as possible for all Calgarians to enjoy.
- They should be natural, partly recreational areas. Commercial amenities (like coffee or snack shops) near parking areas are appropriate. Other commercial and residential development are inappropriate.
- They should be preserved as natural areas first and foremost, with as little development as possible.
- They should generally kept natural park space to visit
- This is what resonates for my family
- This would be personal of course . . .
- Those toward the top value the natural values in the river valley landscape and those toward the bottom represent economic human aspirations.
- To me the most important aspect of our rivers is a natural space for recreational activities (fishing, floating) Having these activities depends on preservation of the riparian areas along the river.
- To preserve the biodiversity.
- Too much pandering to only business, no business tax means garbage in areas
- Top of the list is nature. I love the natural habitat of the river, the banks, the river valleys. Trees, birds, beavers, plants, and insects. A place for children to throw stones in the water, for people of all ages to walk and roll, a beautiful commute.
- Transportation is missing (i.e. a means to get from A to B). The multi-use pathways adjacent to the rivers are vital active transportation links for the city.
- Transportation is priority.
- Umm, flood mitigation is the primary utilitarian purpose. It doesn't bode well if all your options except for 'a connected system of natural areas' is your only nod to the ecological aspects. Source water quality protection is also missing.
- Universal access, regardless of address, is important to me. The spaces adjacent to the river should attract all Calgarians to use and interact with the waterfront (or the water itself!). Bold and vibrant public space should support and encourage this.
- Vibrant communities need a bit of everything - almost like a small village to be amazing.
- Walking along the river is the best thing.

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- Water is a top priority, resource and it must be looked after. Once it is polluted, there is no returning to the wildlife and nature that, if destroyed cannot be recovered. It is also a place to be preserved not paved/built up.
- We have such limited space for wildlife in the city, that it is important to keep the connections we do have.
- We have to keep the ecological integrity of the river valleys in mind first and foremost. The viability of our human habitat depends on the many species of plant and animal that inhabit the river valley, preserving its water quality and other features.
- We live in a river community. We walk alongside the river and enjoy the cafes and restaurants on 4th st. It would be nice to have also this facilities/businesses along the Elbow river. Elbow river
- We need access to nature. Too much building creates possible problems if the river floods its banks. Keep it natural. Expect changes.
- We need green space
- We need more natural spaces in the city more trees and wildlife preservation
- We need to give coffee shops better proximity to the river so people can sit and enjoy the natural space. Further improvement is needed to separate pedestrians and bike paths.
- We need to keep our river valleys as natural as possible! Don't modernize, build on, or in any other way change what nature has given us.
- We need to limit development
- We need to protect our natural areas - public access is a privilege and allowed only when the areas are restored/healthy.
- We need to stop developing in our river valleys and particularly our flood plains. River valleys provide critical resilience to flood and we need to protect and restore these areas to allow them to continue to provide critical ecosystem services.
- We only have a certain amount of green space and it should stay that way
- We should all benefit from the connection with nature, I rank living space last because this only benefit the people who live there and not the rest of us
- We utilize the river valleys in Calgary when we go for walks, hiking and cycling. We like to enjoy the natural space and take our friends & relatives with us on occasion too.
- What is missing is the value added when nature is conserved, protected, and left alone. There should be more areas where the plants and animals can thrive

undisturbed by urban life! This is important for flood mitigation and protecting city invesment.

- What's missing is the natural purpose and reason the valley exists: it is a channel for moving huge quantities of water, particularly during exceptional but ultimately likely extreme flooding events. Clearly delineate and control where it can flood!
- Why not
- Wildlife corridors, flood protection. One category fits these but not when human use is broken out into multiple categories. This question design creates BIAS
- Wildlife habitat, fish habitat, flood control, water source
- Without natural functions in the river valley it will lose its value and we will have a hard time living in Calgary
- yes hiking and biking along the paved trails and dirt trails of sideshow bob and Douglas fir trail along the bow river
- yes nothing should be developed in a river valley when are you going to learn! rivers flood!
- Yes, protection of natural habitats; importance of maintaining and sustaining natural wetlands for flood mitigation and climate change
- Your survey sait it itself - Our river valleys are critical ecological corridors, encompassing natural open spaces, trees, terrestrial wildlife habitats and riparian areas. Why would we want to disrupt that with housing and restaurants?

What are your hopes for the future of the river valleys? (prioritization matrix the following items: Nature; Culture; Recreation & Access; Building & Development; Flooding)

Based on your selections above, why should those aspects of the river valley STAY THE SAME?

Most common explanations of why an aspect should stay the same:

1. we need to preserve wild and natural areas for their ecological functions, water health
2. the current state and level of these aspects is good, and they hope things won't change
3. there is already enough/ too much development, including amenities like parks and art in the river valleys, and flood mitigation
4. the amount of activity in the river valleys, including recreation opportunities, points of water entry, paths and events is enough
5. they hope for more changes to aspects instead keeping them the same

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Verbatim comments:

- ?
- A big reason we like to live in Calgary.
- Again I think we love the river valleys to death. Its where we go for recreation, work, for some to live. I advocate for less development in the flood prone areas and restoration of riparian habitat.
- All aspects should be improved together. The river valley is a core part of what makes Calgary great.
- All of this needs to improve. The river valleys area are gross.
- Allow the animals and native plants to stay, stop building houses along floodplains!
- Almost everything but culture should improve
- Already have pretty good access and building restrictions.
- As mentioned previously, it should be a place for all Calgarians to relax and have fun.
- As much as possible, keep the river valleys undeveloped. Update pathways as needed but don't allow more development.
- As to not upset nature
- Balance feels right. Some natural areas are not well-enough protected, e.g. it's easy to go around the fences on the riverbank at Sue Higgins, and may people take their dogs into the protected natural area.
- Beautiful!!
- Because change usually means development for humans and destruction for habitat.
- Because disturbing nature isn’t the way to respect it
- Because i don't want them to expand.
- Because it is perfect
- Because it keeps the river closer to its natural state.
- Because it’s working just fine as it is.
- Because it's a beautiful ecosystem anx everyone should be able to enjoy it.
- Because it's too late to change it now
- Because nature knows best. Work with it. Live with it. Keep it apart of our lives.

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- Because no problem is identified
- Because our river valleys are beautiful and should not be further developed
- Because realistically vegetation and animals were living in the area before we were and they should have the right to stay
- Because the are already good
- Because the City should not drive the industrial Green Line train through Prince's Island Park, forever diminishing the value of this critical, valuable park of our river valley.
- Because the question is ambiguous. Change is not always good.
- Because the rivers are historical, and natural, unlike lake Bonavista.
- Because there is already too much development along the Bow river. Developers and the potential for profits are fuelling short-sighted plans. There is little to no consideration for the flora snd fauna in river valleys
- Because there's already great access to nature and recreation (via the multi-use pathways). Keep them maintained!
- Because they are already there.
- Because they are natural areas that need to be preserved
- Because they are special to Calgary. We love them. If you change the pathways they will be like every other city
- Because they work they way they are. It is not broken so please don’t “fix” it.
- Because they're great as they are, and further development may harm their natural ecology
- Because we should not be increasing development anymore than there already is
- Because why break something that isn't broken?
- Because you didn't ask if the rich people should have to move off the river
- biking and kayaking is amazing
- Building & Development: I feel there is enough development already along the river and we need to maintain public access to our river.
- Building and development along the river by valley is sufficient, there does not need to be more urban development.
- Building and development needs more definition to make a comment

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- Building on a river bank is a flood plain makes no sense. Don't need more culture or recreation there's enough already. The river valleys should be all about nature and wildlife, protecting the natural environment, planting native species to mitigate eros
- Building should not increase, the land needs preserving especially for flood mitigation and natural wellbeing
- Building within the river valley should be curtailed where there is flood risk or the valley would be better server for recreation and conservation
- By saying stay the same I am for enhancements but in the same theme as the topic.
- Calgary has done extensive flood mitigation so it can stay the same (& no more dirt on streets as barriers). Culture should stay the same; our natural areas belong to all of us and none of us at the same time.
- Calgary is already great why ruin it? Is this Joyoti ruining things again like the biilon dollar rip of stadium that should have been paid for by the stadium owners not tax payers.
- Calgary is growing but the river valleys provide incredible natural spaces despite development pressure as a whole in Calgary. Keep these natural and clean with some restaurants and parks as destinations.
- Calgary is losing greenspace. Our setback guides are too small. Let's put nature first and people second.
- CHANGE** The amount of construction around the bow river the last 5 years have drastically effected our delicate ecosystem.
- Citizens need reasonable access
- Commercial development has to be really thoughtful, and incorporate the natural surroundings. I think upgrading existing structures instead of new builds.
- Concerned that over development will ruin the environment and user experience.
- Conserve and protect our river valleys.
- continuing in natural state.
- Continuous improvement
- Culture and access should stay the same, its important but development in natural areas needs to be limited, especially in the flood plain where we've seen huge impacts to infrastructure from the 2013 flood
- Culture doesn't ever need to change. It will do it on its own. Rec&access: fewer rules and bylaws for residents. Zero access for people without addresses.

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- Culture/building & Develop should stay the same, as our river valleys should not be further developed, but left more natural and untouched.
- Culture? It is nature. Culture relates to people - people need to adapt to nature in it's raw form. Flooding - you CANNOT control nature - quit spending $$M trying to divert nature! If people want to live by the river, they should have to bear the cost.
- Current parks and recreation space should be maintained and improved upon to accommodate increased usage
- Development changes ecological function.
- Development class to the rivers is undesirable.
- Do not deplete nature. Flood risk mgmt is ongoing
- Do not need to build on the nature. It's a flood risk and not beneficial monetarily
- Do not urbanize our valleys!
- Do not want more development
- Do not want more development as it would ruin the natural areas.
- Do not want to see areas along the river developed.
- Doing a good job already.
- Doing well. Great flood mitigation
- Don’t any anymore structures, or provide developers / business with permits. Increase protections ans biodiversity
- Don’t change the natural aspects of the area
- Don’t fix what isn’t broken
- Don’t go building or adding anything to the nature of the valley including cultural aspects
- Don’t know what changes you are proposing.
- Don’t put a berm up in Bowness
- Don’t think more development is helpful unless it is to improve access or develop natural features and beauty (or if necessary for protection)
- Don’t try to fix what isn’t broken
- Don’t want the City messing around with these areas without extensive public input
- Don't change nature and don't put buildings around it. Keep it a green space
- Don't change what isn't broken

- Don't screw up what Nature provides and or wants to change (without help from Humans.
- Don't want habitat loss, negative impacts to the river valley.
- Don't want negative changes to nature made and like pathways
- Don't want to over develop, nice having original places to go
- easily accessible to pedestrians, there is an abundance of wildlife
- enough buildings, let the natural take it back and restore it's condition. too many bikes sharing the path it is overwhelming to enjoy a walk.
- essential to our natural systems; calgary is doing a good job with flood resilience; access to river is well controlled and easy enough
- Everything is on the table with my stated goals above in mind (keep the area natural, including its natural functions, access should be public)
- existing seems sufficient
- Extensive pathway network for running.
- Fine the way it is
- First and foremost it’s a flood plain, perfect for nature and recreation.
- Flood is part of river valley life and needs to be accommodated for by limiting permanent human presence and facilitating wetland revitalization.
- Flood mitigation has been addressed. River valleys are natural areas requiring protection.
- Flood mitigation has been worked on since 2013, the new pedestrian bridges are excellent. No more needed. I don't know how much nature could be reclaimed, there seems to be plenty natural space.
- Flooding is going to happen and development here just means that it’s going to impact harder somewhere else. River paths are meant to change and it just means development happened to close originally.
- Flooding is natural. No more development
- Flooding is needed for the wild life, and reason why we all enjoy. Plus we can’t really stop it, but we can optimize it.
- Floods are natural and we shouldn't build where it's prone to flooding, they are natural areas that are needed for animals and plant life
- For a large city to still respect its natural river setting is important. But, it should continue to be kept clean.

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- For all Calgarians' enjoyment and for retaining as much nature in the city.
- For me, it is important to have paths and parks around the river. Imagine a large park with the river flowing through it like Price Edward island park but bigger.
- For the most part, the usage of the river valley is ideal currently. Not much needs to be changed, just improve upon what's already in place. (Wider/separation of pathways & bikeways due to increased usage)
- Generally the city has done a pretty good job maintaining good trails near the rivers.
- Get the [removed] off the river banks and back in jail
- Good amount of building development and is balanced right now
- good balance now
- good place for nature and the natural set up is good
- Good trails and use ability, well maintained
- Happy with recreation
- Happy with the current river; believe with upstream mitigations the flood risk is well accounted for
- Homeless are moving in. Time to relocate them.
- I actually wanted to say less, not stay the same. Some parks/not natural areas could use minor development and better access so all individuals can access the park. Some parks have culture, with minor changes better access. We don't need more development.
- I appreciate the natural beauty of the River valleys and their ease of access
- I believe that the amount of natural areas should be maintained, and I believe the new flood mitigation and culture that have been added are great!
- I believe the priority is to promote reasonable recreation, as seen in other urban centers.
- I believe there is an appropriate amount of businesses around the rivers. We need to ensure there is enough space left for natural areas.
- I believe they still have a good amount of natural areas around them which supports lots of life forms and community and people are still able to access these areas without interfering too much. I think there is enough building and developments already.
- i didn’t select stay the same anywhere as i think all parks should be better maintained (health of trees,bushes,grass)

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- I do nit want to see development and recreational activity increased more than it is.
- I don't believe the way we approach our rivers should stay the same.
- I don't feel a strong need to change cultural aspects along the river
- I don't think culture should be part of nature. It's for all not some.
- I don't think the amount of nature should decrease.
- I don't want more commercialization of the river valley. I like the existing pathways.
- I don't want ti see an increase in development. Risk of flooding…
- I don't want to see more building and development (unless it's development of more accessible areas). I think the flooding mitigation work that was done after 2013 seems great. I'm not an engineer, but I don't think it needs to change.
- I don't want to see more buildings along the rivers- appreciate natural areas and pathways
- I don't want to see more large scale development in the river valley
- I don't really see any need to change anything
- I don't really want to see more infrastructure built on the river valley itself that doesn't have something to do with flood mitigation. I would rather more natural areas be created that support wildlife biodiversity and help prevent floods.
- I don't think any other building and development is needed along the river valleys. I'm happy the City has historically kept these spaces public and natural for the most part.
- I don't think we should over develop along the river due to flood risk and nature.
- I don't want any more development in the river valley taking up green space. The river valley also has natural areas that take up flooding, and we don't want to build in those.
- I don't want further building there, it will make it less accessible to those not on the valley itself.
- I don't want more built structures on the river valley beside low-carbon recreational spaces and flood mitigation infrastructure.
- I don't want more development - let's focus on sustainability sustainability
- I dont want the nature aspect to deteriorate.
- I enjoy the river valleys the way they are now.
- I feel development will break up the ecosystem

- I feel like nature and building should stay the same, as I personally feel those are two things that need to stay in balance and k feel there's a good balance right now
- I feel the river valley is already appropriately accessible for recreational use.
- I hope there is no further building and development, with the exception of sports and washroom facilities and perhaps amphitheatre, stage and café/dining in limited amounts. It should not become cluttered with businesses. A sculpture garden would be fine.
- I like everything the way it is.
- I like having natural space without buildings/developments which just makes them another noisy urban area.
- I like our current mix of nature, culture, and recreation & access to the river valleys. I think we also need to accept that prairie rivers typically flood in spring (the riparian zone requires this annual flooding for nutrients).
- I like the natural aspect, I commute by bike through the river paths almost every day. I love those paths.
- I live downtown and need a space to connect to nature and find peace.
- I live near Nose Creek park and love the creek during all the seasons. I'm aware that there is industrial land claims to the area and hope that this can change so that the park remains close to its current size.
- I love all as it is now. They're natural areas. Please don't ruin them with art or businesses
- I love paths with tree canopy and shade in the summer, and having fields where the kids can run around without me having to move to keep them in sight is a plus
- I oppose increasing recreation & access at the expense of keeping the Bow River valley natural.
- I the river is used as a peaceful way to enjoy the outdoors. Flood mitigation is one thing…. Please don't pave paradise.
- I think culture and recreation are great along the river. There's already lots of art and great pathways
- I think environemtnal sustainability should be key and building more on the rivers is questionable given the flood risk
- I think it's most important to ensure the sustainability of the river.
- I think that river parks should be able to withstand flood. If it floods we don't need to rebuild a lot of structure. Leave river parks more wild

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- I think that the priority ensuring that the plants and animals that live in and around the river are protected. I like that the city has created wetlands as flood mitigation.
- I think the City has done a fairly good job keeping our rivers clean and a vibrant place to be.
- I think the city is doing a pretty good job at flood mitigation, limiting development in these areas, and encouraging culture here.
- I think the City is providing these aspects well and they have clearly been a focus.
- I think the development level is mostly adequate but adding more basic facilities would be useful. The green spaces are great and I personally don't think you need to mix "culture" into nature. Leave the culture for the streets.
- I think the mitigation that has been completed are good. If people choose to live by the river, they should be responsible if anything happens.
- I think the more that's left untouched the better. Which means not adding easier access into the river valleys, not developing further into them and letting them stay the way they have always meant to be.
- I think the natural aspect needs to be preserved. I think the cultural aspect should be maintained, it is a place where everyone should be welcome to gather with their friends and family.
- I think the natural sections are fine as they are, I can't think of any areas that need improvement. A lot of work has been done to improve flood protection but more riparian zones along Deerfoot might be good?
- I think the nature surrounding the river valley is perfect and I wouldn't change it unless we were creating more natural areas, I'd be down for that.
- I think the river valley is an important part of our ecosystem, I think it should be used for nature & the animals that depends on it.
- I think the systems should always be evolving and improving, responding to the growth of the city and how the citizens use the areas.
- I think the there is a good balance between nature and urban features.
- I think there are a great amount of cultural activities that occur near the river. I wouldn't complain if there were more, but would be upset if there were fewer.
- I think there are already lots of access points,
- I think there is a good amount of culture, recreation and access. River valley areas get busy in summer and that needs to be managed to ensure ecosystem health.
- I think there is alot of natural things that are at a good level

- I think there's a good amount of activity and culture around the land, it shouldn't be too overly used or run downZ although education could increase
- I think there's a good amount of area set aside for natural areas, and I'd honestly just want that approach to continue or even increase.
- I think they are good as is.
- I think things are already going well! There's a good balance of nature, culture, recreation, and development. And I appreciate the flood mitigation efforts.
- I think we are doing a good job of protecting natural areas and providing access
- I think we currently have a great balance between nature and developed space. Do not add any more human made structures / art sculptures etc as that would take away from the nature.
- I think we do well so stay the same
- I think we have good access to nature & recreation in Calgary.
- I think we need to balance our enjoyment of the valley with the impact it has on nature and wildlife.
- I think we need to preserve what nature is left and I believe we have a lot of culture around the valley already.
- I think with the new Springbank dam flood mitigation is pretty much taken care of and think are rivers are well connected to nature.
- I want the natural environment to be protected and nurtured. Flooding benefits this environment.
- I want these areas to be accessible to folks for rafting and enjoyment.
- I would hate to see more of our river valley spaces turned over to development.
- I would like to see less building of structures and areas left natural.
- I would want to avoid further human development within the river valley, in the interest of preserving the natural spaces there
- I'm least concerned about cultural developments.
- I'd hate to see more development of the river valleys. The natural areas are irreplaceable.
- If it ain't broke don't fix it.
- If you keep building on it, there will be no "natural" places left.
- Important to preserve

- Important to preserve natural areas
- Important to the city
- Increased access for recreation will put further strain on the natural systems and wildlife in the area.
- It already is nice for nature, recreation and I don't want more building. Flooding is something people who want to liver right in there should live with.
- It is not overused off the water
- It makes me happy
- It seems like they get great use
- It seems to be working
- It seems we have sufficient and easy access to the rivers, but I would like to see Nose Creek become an official park like Fish Creek for Northside/Airdrie residents.
- It shouldn't, more room for the river is necessary going forward.
- It was nice before all the homeless people set up camps
- It's a river valley it will flood. There shouldn't be anything there like houses or businesses that will be damaged or destroyed
- It's fantastic as it is right now!
- It's one of the Crown Jewels of the city
- It's our natural areas vital to wildlife and should remain the same for everybody to respect and enjoy nature
- It's perfect how it is. Leave nature do is things
- It's pristine
- It's natural. Leave it alone.
- Its the heart of our city Mohkhinstis literally refernences our river.
- Just leave it be. Nothing necessary. The space is nature. The proposals imply the city is looking at trying to gain revenue from these places. Just leave it as it is.
- Keep areas natural, with public recreational access
- Keep as much natural space as possible near the river valley
- keep building
- Keep buildings away from river fronts
- keep em wild

- Keep it natural as possible
- Keep natural areas. Stop building in the valley.
- Keep natural migrating birds etc
- Keep the areas natural and let the river flood as required for a healthy ecosystem. Limit cultural, recreational and building or development in the river areas.
- Keep the best features, improve the rest
- Keep the natural beauty and functional ecosystems
- keep the natural habitat intact, naturally or by conscientious design
- Keep the parks wild
- Keep them as natural as possible
- Keep things natural for wildlife to enjoy not people and homelessness
- Keeping the natural beauty is important. We don't need a lot more development beyond what is already being done
- Keeping the nature and ecosystem of the river as much as a metropolitan can is most important. As well as giving people access to utilize them
- Large portion of the city is on a flood plain, if you choose to live and develop on a flood plain, you live with the risks.
- Leave nature alone!
- Leave nature alone. If you don't allow buildings in flood ways then there is nothing to flood.
- Leave nature along
- Leave nature as it is; keep public access accessible; don't develop river valleys with more housing or busnisses
- Leave the river valley to natural. It is a floodplain area and rivers are known for changing the landscape. Stop trying to fight nature.
- Leave them as the they are. No further commercial development and a reasonable consideration for nature when developing new communities
- Leave them as undisrupted as possible while allowing the community to enjoy the wild space but minimize disturbance to the wildlife.
- Leave well enough alone.
- legacy for future generations in the natural state - natural however does not mean no maintenance

- Less development, more environmental protection
- Let areas more natural, just for walks and sometimes a play park for kids
- Limited development. Good mix of plants and landscaping features.
- Limiting building and development would have long term vidiual and psychological positive effects for future generations.
- Lots of nature now. Flood mitigation has been done
- Lots of trees and greenery around the pathways.
- Love all the green spaces, parks, trails, paths and dog parks in the city and along the river
- Love it. Best city in the world.
- Mainatin a tight and regulated development of the valleys that are accebile to everyone
- Maintain access for recreation. Don't add further building and development
- Maintain natural areas as natural areas, no additional development in the valleys.
- Maintain natural areas as natural areas, no additional development in the valleys.
- Maintain natural elements
- Maintain natural spaces and development. Maintain flood impacts.
- Maintain nature
- Maintain nature and preservation at all costs. Do not overdevelop these areas.
- Maintain preserved spaces. If anything, improve public access and avoid commercial buildings
- Maintain the current building and recreation access because it is balanced at the moment.
- maintain the excellent network of pathways and recreation opportunities and encourage wildlife habitats
- Maintain/support/protect nature along river valley
- Maintained paths and beautiful nature
- Maintaining designated river pathways is important for social wellbeing and meeting climate goals
- Maybe add more interpretive displays
- Meets the current and future needs of Calgarians

- Minimal building in river valleys accessibility by foot, encourage wildlife
- Minor tweaks are needed but the river path networks are pleasant and fairly accessible while remaining "natural".
- Mitigate flooding, and otherwise stop developing close to riverbanks!
- More development is worse, not better
- More recreation, more interference with the natural environment; culture--more people presence
- Most are better left as is
- Mostly natural already
- Much of the river valleys are still natural, leave them.
- Must have access to the river valley, need pathways to create accessibility
- My favourite part of living in this city is access to the river systems and off leash dog parks for recreation and taking a break from work
- N/A
- N/A
- N/A
- N/a
- N/a
- Natural and recreation opportunities are currently good (tho more is better).
- Natural areas and flood plains should be allowed to function as part of a healthy system.
- Natural beauty is already there. Keep the houses away.
- Natural Infrastructure provides critical services to Calgarians. Drinking water, biodiversity, flood resilience and free, equitable access to nature for all residents
- Natural spaces should be protected. Development can happen by needs to be set at respectful distances from the water ways.
- natural spaces should stay natural, though some human intervention to combat garbage, erosion, and beavers (beaver guards) would be great.
- Nature and access need to stay the same. Building and development of the river area should stay at the pace it is at.
- Nature and recreation access should not be limited at all. Those wishing to build along the river must understand that they do so at their own risk and not have the

city micromanage that. Access to outdoors near the river is part of our culture already.

- Nature as something separate from culture is a construct. However we should try to preserve and conserve and best we can as natural spaces are being destroyed significantly faster than they are being created.
- Nature aspect of the river well maintained
- Nature aspect should remain the same, but we should build onto that with swim parks that emphasize the natural beauty around!
- Nature does it best
- Nature is important. Flooding is part of nature's cycle.
- Nature needs room also.
- Nature needs to stay the same because of the beauty of it and the function it plays in both making the city attractive as well as natural ecosystems. Flooding because when we change the waterways we affect entire ecosystems
- Nature no drugs Amazing music
- Nature provides more well-being for citizens than any other development
- Nature should take it's course. Should be a place to escape the city for those that can't.
- Nature space is incredibly important to the future of the city, for it to flourish. Development and culture not so much.
- Nature/habitat is important. I would not want to endanger or harm species specific to that area.
- Naure connects us to who we are
- Need more places for people to hang out and enjoy. Where are the restaurants, bars, etc that line the banks of other major river cities.
- Need spaces to go for peace and quiet, not mixed with other activities.
- No aspect of public access should worsen.
- No change required
- No commercial or residential development.
- No development along the river.
- No further development
- No further development should take place in the river valley

- No further development, but enhanced protection.
- No more art or festivals or building or restaurants required near the rivers
- No more building or development along the river valley! Preserve its ecological integrity (at least, or take even more measures to protect it).
- No more businesses! Keep it natural!
- No more development. Leave it be,
- No more growth around our rivers, golf courses,
- No need to build developments on the river system or alter nature. Those go hand in hand
- No new bylaws or zoning changes to allow development should happen
- None
- Not a good selection. Preserve nature, plant more trees.
- Nothing in life stays the same
- nothing should stay the same we need to fix our river eco system! our rivers are dead we need to do any thing it takes to restore them.
- Nothing should stay the same.
- Nothing stays the same.
- On culture, there is quite a bit of good event space along or near the river, adding more would burden the natural environment. Lots has been done for flooding since 2014, moderate high $ new development near the river and let the river flood when needed.
- Our pathways, Rec areas and natural areas seem adequate.
- Our river valley is largely usable and natural. That should continue to be the case
- Our rivers are going to flood every single year. I think following the 2013 flooding our city has done a pretty good job respecting the river and its flood zones. For the most part.
- Our rivers provide a great opportunity to enjoy the outdoors and the recreational opportunities that come from them!
- People love and celebrate the river. It’s part of our culture in the city and I want that to stay the same.
- People seem to have good access to the river for recreation.

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- People who buy land in a floodplain should have higher insurance, NOT having all of us and future generations suffer because they gambled on flooding.
- Preserve nature
- Preserve nature. Keep recreational infrastructure mainly bike paths.
- preserve our heritage if access to the river valleys
- Preserve their natural state allowing fior flood mitigation, climate and cultural enhancements such as signage.
- Preserver natural riparian area.
- Preserving the natural areas preserves ine of the best parts of living in Calgary
- Preserving what is there should be top priority
- Prioritizing nature along the river valley should be top priority. We should manage the other projects while sticking to this theme.
- Protect nature and ecosystem
- Protect the natural elements. Fence off-leash DANGEROUS
- Protect the river valleys
- Providing logical pathway systems.
- Rec and Access - keeps river valley public land/park land. Calgary's beauty is in its river trail network.
- Rec is good and I"m not worried
- Rec is so important, I hope it never ever changes. B&D, I hope it never encroaches on the river or threatens the ecology in the name of "progress"
- Recreation access in Calgary is awesome and is an important part of the city's culture.
- Recreation access to the river is pretty good. It should be protected and maybe advanced for future generations.
- Recreation and Access are already good. They should remain that way. More access means more people which has the potential to overwhelm the natural values.
- Recreation and access are good; more development would detract from the natural environment and likely exclude people from access
- Recreation and Access is very well done already. The public has access to many natural areas and recreational spaces. There should be no more development in the river valleys. In close proximity, sure, but not in nature's way.

- Recreation and Building should not increase in the river valley area but decrease if possible
- Remain natural
- Retain as much of the nature as possible.
- River valley already has lots of residential and commercial development, art installations not needed
- River valleys are natures highway and home to a abundance of wildlife and should be kept in pristine condition
- River valleys do not need further development, only riparian remediation.
- River valleys must remain public access and natural preserves
- River valleys NEED to be preserved and protected and associated wetlands, etc-. Development should occur outside a perimeter determined by experts in conservation.
- River valleys should be enjoyed by the public free of charge.
- Same amount of culture and recreation but with better control and identified areas.
- Should remain natural or used for recreation.
- So that no more nature is destroyed for human development
- Some settlers such as myself, live in the valleys already and are culturally attached to them.
- Specifically the natural areas - I think they are great currently, small projects like maintaining or creating gravel paths, but should mostly be left alone unless there is a major issue
- Stay the same to mean, stop development at its current level
- Stop selling our city and resources out for profit. What you did to nose creek in north Calgary is unacceptable.
- Sufficient development and flood mitigation.
- Thats just nature. Do build critical things near the river
- The access and pathways are awesome
- The access to the river and shared spaces are great! My fear is that more development along the river will disrupt the wetland-type areas that still exist and further destroy habitats for important species.
- The amount of housing right along the river is good. Don’t want it to be all housing. Maybe more bike accessible shopping.

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- The beautiful area around peace bridge, across from kensington-all the areas to sit, the walkways, MUSICIANS and ice cream are all great and make me very proud to be calgarian!!
- The cities improvements either restrict access or turn the space into a foul English garden. I don't like either of these options. Leave some of the spaces open but undeveloped.
- the city does a good enough job at conservation in the valley although I feel that there isn't any need to add new neighbourhoods in the valley (such as in the south of the city) as it could cause potential disruptions
- The context for “stay the same” means do not reduce. The River Valley is the lifeblood of the city and should be protected as it is not only of value to residents but also an attractive destination for visitors.
- The culture is very good already, most people are respectful of the river valley
- The current flood mitigation seems sufficient and changing the flow even more might be detrimental in the long run
- The current plans appear to be working for these areas.
- The development in the flood plain is already too great. We must stop any additional flood plain development.
- The houses are far away right now and it should stay like that..
- The large, natural areas and extensive pathway systems are the best aspects of our river valleys, and should be enhanced, not changed.
- The level of recreation like picnic tables, garbages, etc in the rivers is good and we should keep that going! Making these areas valuable for day use. Flooding will happen regardless but I think with the spring bank construction that will be helpful
- The more natural the better
- The natural areas are essential to the ambience of the area and need to be accessible for walking and biking
- The natural areas should not be developed. Recreation and access are important for the humans that share this space with wild species.
- the natural break from the built up environment provides relief from the business of the urban area
- The Natural Element of the River Valley is exquisite. No Public art is going to make it better...
- The nature already on the rivers seems to fit

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- The nature is key and needs to be maintained in all new development
- The nature should be preserved, recreation access is fine enough no point in polluting with unnecessary construction, flooding prevention is adequate
- The nature that's there shouldn't be disturbed. We have other options.
- The ones that are built are great when maintained.
- The ongoing efforts on flood mitigation seem reasonable.
- The only aspects that need to stay the same are where there are appropriate protective conservation or management measures in place
- The only thing that should stay the same is flood mitigation. That's public safety.
- The parks and walk ways work for me
- The question is limited. Stay the same means that I don't want to lose access to nature within the city. Increase it would be ok, too, but having access is key.
- The recreation and access points are great and should be maintained.
- The river is already natural and perfect in it's natural state.
- The river is the heart of the city
- The river needs areas to flood to slow down and prevent heightened flooding downstream
- The river pathway system must be maintained and protected for recreation
- The river valley as they are are gems to the city.
- The river valley defines Calgary's natural beauty which has been the catalyst for developing the earliest communities in Calgary. Protecting these communities from flooding risk is important to preserve lifestyles and peoples investment .
- The river valley is shared space that all citizens should have access to and enjoy
- The river valley is already a source of natural beauty
- The river valley is already great for nature, and is quite accessible especially with the addition of the pathway above the Glenmore Reservoir Dam.
- the river valley is already well maintained with natural trees and plants
- The river valley is fine the way it is and must not be changed or tampered with
- The river valleys are already quite natural areas with very little development
- The river valleys do not need more business activity; they are important ecosystems that must be protected

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- The river valleys should be accessible to all the citizens of the urban area and not just be available to owners of large condo complexes.
- The river valleys should be for natural areas and recreation.
- The river valleys, our place to go to get away from the city.
- The rivers are busy in the summers and it's great to see people enjoying these spaces
- The rivers are fine the way they are - I don't want more development, like business and big housing complexes.
- The rivers create a pathway through the city to access nature. Cultural events, like the Calgary Folk Festival, bring Calgarians into an area that they wouldn't normally access. It is transportation system for biking, walking, rollerblading, scooting.
- The system seems to be correct size for the amount of use I see in the south and isn't set up to be more or less appealing to one group over others. Effective upkeep is where I think the focus should be.
- The trees add a nice shade to the walkway
- There are already good amenities in the river valleys. I would limit further development.
- There are enough buildings next to the river. It’s getting crowded.
- There are enough communities along the river and avoid encroaching into the river valley.
- There are lots of natural areas and lots of public access
- there are many access locations to provide opportunities to enjoy rivers
- there are many areas where the natural landscape has been left untouched and should remain as such
- There are many festivals that take place in the river valley
- There are nice pathways.
- There are plenty of businesses etc within easy walking distance of most river banks.
- There are spaces available for cultural activities, eg Princes Island
- There is a generous amount of recreation access in Calgary's river valleys already. These should be preserved, but we need to keep the fragility of ecosystems in mind.
- There is a good mix of nature and pathways
- there is a lot of natural areas along the river banks that do not need to be changed or developed!

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- There is already enough "development". Flood mitigation is obviously important, but it has to be accepted that not everything can be protected.
- There is already enough culture and development in the valleys. I think the flood mitigation changes already in place or started will be enough to avoid another major flood.
- There is enough development of business and infrastructure, if anything reduce!
- There is enough nature and culture in the river valleys
- There is enough recreational access now. There is enough (or too much) development now.
- There is large areas of nature along the rivers I very much enjoy. To me they are one of the things that sets Calgary apart
- There is plenty of natural areas along the river. I would hope to see more active design that allows people to interact with and "touch" the water. Bike paths are great, but people are mostly passing through. Would prefer that there are places to linger.
- There is still some form of nature. Please don't destroy it with art, buildings and entertainment, there is enough city for that type of stuff.
- There needs to be a balance of natural areas and development
- There should be continued public access to rivers
- There should be no further development in the floodplain/fringe
- There should be no more homes built in the river valleys
- There should be no more urban development in our river valleys. When I see homes built in flood plains, it makes me angry to think the city approved that space for development.
- There should not be any commercialized building around it unless it is for recreation or public use but should also limit the amount of damage done to the trees/river where it goes more of a river into a canal.
- There should remain ample public park space for walking, cycling and family play/gatherings. We should retain ample green space and tree canopy. We should retain clean water.
- There shouldn't be any additional building or development along the rivers other than pathways.
- There shouldn't be development I river valley. They must maintain there ecological resilience

- There shouldn't be more development along the rivers
- There us enough in established areas.
- There's nothing wrong with the current river valley
- These are well-established. Building/development should change minimally. Green line will of course have impact
- these make Calgary unique
- These questions are worded in a really weird way. The things I selected to stay the same should stay the same because it makes the most sense environmentally and from a service perspective.
- They are already great, we don't need more.
- They are beautiful and natural
- They are beautiful and we are lucky to have them. The city has created beautiful spaces for cultural activities, recreation (Harvie Passage) and to enjoy nature. It is great.
- they are fine as they are, i just want them to continue to be respected
- They are good as they are.
- They are good the way they are.
- They are natural. We should not have to mitigate flooding but develop the land in tune with nature.
- They are naturally occurring aspects
- They are satisfactory the way they are in the area I use
- They are sufficient as is
- They are the things that make our city great
- They are well designed and cared for
- They are working
- They look great in their natural state
- They meet our needs just the way they are.
- They need to stay as natural as possible.
- They seem well managed and at all appropriate scale.
- They serve vital ecological functions, are sacred place for Indigenous peoples, are part of our cultural landscape

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- They should not. Natural areas should increase
- Theyre good
- Things are good. I like there to be as little development as possible. St. Patrick's is back firing with unhoused takeovers 😵 and the green line should be last vehicle bridge build now that the ring road is done.
- Things are just fine now - no need to change anything
- Think the access currently there is appropriate.
- Thinking of Nose Creek, I feel it's important to protect the northern portion as a natural environment area
- This is a poor question. They should be protected and natural values and resiliency should be enhanced.
- This question is dumb. Options should be stay the same, increase, decrease, don't know.
- To keep it natural
- To minimize impact, building development should be cautious and respectful.
- To preserve the amenity and the experience it offers
- To preserve the river valley, minimize building & development
- Too late to remove massive developments in the flood plain, and there's no need. Just control the river.
- Too many green natural locations being taken away, this area has brought in so much nature that needs to stay
- Too much over development-stop it!
- Too much will disturb the natural habitats of flora and fauna.
- Urban wildlife/ecosystems like wetlands and riparian zones along the river valley already face tremendous pressure from development and urban expansion. We need to preserve and protect the existing landscapes we have in perpetuity.
- Valley Ridge (I live in valley woods) is perfect the way it is, honestly such a gem of peace and calm.
- Very happy with things as they currently are!
- Vibes are great along the river
- We already have great recreation & access,lets keep it up like it is. Maybe others have better ideas to improve, I don't

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- We can't mess with nature, but we can improve it
- We don’t need more development or building
- We don’t need our natural areas to be taken away for any reason
- We don't need any development along the river, especially buildings. Keep the rivers natural.
- We don't need more development.
- We don't need more man-made structures in the river valley.
- We don't need/want any more industrial development in the river valley systems
- We have a good program of river access right now. It can be improved but I think our system is working.
- We have a great river pathway and water access on both rivers. I wouldn't change much
- We have a lot of great nature, culture, and recreation in this city.
- We have a remarkable asset here. I played riverside as a child, picnicked with my family, walked my dogs. It is a great asset.
- We have generally done a good job of balancing keeping river valleys natural while allowing recreation
- We have great access to our rivers, we don't need to change that.
- We have great walking and running paths!
- We have plenty of recreation and access to the river valley. We don't need to develop more human access.
- We have so many beautiful areas along our rivers to enjoy nature and I would hate to see that disappear with development
- We need a vision for the river valley. To connect all parts and to capitalize on the beauty it brings to our city. We need to stop allocating these natural spaces to condos and private ownership. Stop already!!!
- We need natural undeveloped areas.
- We need to allow nature to thrive
- We need to be careful to balance human recreation & access with the ecosystem's capacity; this applies to carefully considering building & development footprint/impacts; flooding is part of the natural cycle (although exacerbated by climate change).
- We need to maintain the natural environment

- We need to preserve our natural areas more. We need less building, dog access and recreation if it equals buildings/lots. Too many dogs relieving themselves in the river. Too many hookahs showing up ruining fresh air/water. Too many tents/radios = noise.
- We need to preserve what we nature we have.
- We need to prioritize the health of our rivers and the natural areas around them over development.
- We need to reduce human activities and preserve waterways/natural areas
- We ruin the river. Let it be.
- We should encourage more culture and outdoor activities around natural attractions
- We should maintain the connection to be nature in the city, increase flood protection and minimize building on the river. The river areas should be accessible to all!
- We should NOT increase usage that will erode flood mitigation.
- We shouldn't be developing any more private property along the rivers, rather giving more and easier public access
- We're doing a pretty good job but...
- We've seen excellent steps towards flood mitigation and we would like to continue to see access available for Calgarians
- Whatever plan gets approved, I hope it's with public support unlike the building development in Renfrew 6 story, 65 unit apt building that the community does not want but is trying to say scale it down and we are happy with 3 story but no one is listening
- While change is constant, I like the way it is.
- Why mess with a good thing? Sometimes development is not an upgrade. Our river valleys and trail systems are amazing as is.
- Why would you dare change something that works fine?
- Would not want more nature to do disrupted
- You can't stop Mother Nature. Stop developing expensive infrastructure next to the banks. No matter what we do there is a bigger flood on the way.
- You cannot force nature
- Your LIMITED multiple choice answer options suck. Nature cannot be reduced at river's edge for any buildings

Based on your selections above, why should those aspects of the river valley CHANGE?

Most common explanations of why aspects should change:

1. new development in general or specific types of development should be restricted
2. we need to prioritize the river valley's natural function, rewilding is more important for the environment and wildlife
3. we need more places to play, like better paths, parks and parks/recreation amenities
4. there needs to be easier and more equitable access, including physical disability
5. we need to reduce the flood damage to property, either by protecting developed property or not by developing and allowing flooding to happen safely

Verbatim comments:

- Priority to protect the river valley. Reduce the amount of development within river valleys that are still ecologically intact, to maintain area health and manage floods. Low impact recreation preferred. Indigenous culture is important.
- - ideally better summer transit and "river stops" or shuttles for floating drop offs at key destinations to reduce traffic and parking needs. Adding some development (cafes etc)in parts of the river for socializing. Safety in isolated parts
- 1. Nature: more info/signage about plants & animals. 2. Culture: More info/signage/displays about history of area. 3. Rec/Access: More pickle ball courses. Increased wheelchair access washrooms. Flood: dredge the river
- 2013 showed what should have already been evident from geography: massive floods are likely, and will cause massive damages to development in the flood plains if engineering solutions are not put in place.
- A bit more unobtrusive major flood mitigation would be welcome.
- a place to stop for coffee or dine for lunch would be nice. Also engineered put ins for paddle boarding and canoeing would be nice on the north bow between valley ridge and down town.
- Access can be updated to provide equitable access for mobility issues
- Access to rivers should be limited, so people don't destroy shoreline or nasty people hang out.
- Access to the entire shores

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- Accessibility needs to increase, open more spaces and parks so we aren't cramming a million people into a couple spaces/parks. Move the railway!!! Make green spaces, dog parks, beaches...
- Add better path access, benches, information signs, paths, picnic stops
- Add more off leash places for dogs yet also better protect other areas for wildlife.
- add more wildlife ponds like Dale Hodges park
- All my answers stem from building a development changing. If building and development stops ("change") this would allow all other aspect to change including flooding.
- already a crowded mess with people and development downtown riverbanks, restoration is best
- Are the flooding mitigations complete? Increase recreation and nature areas along the rivers.
- Areas of encroachment into the natural areas should be very limited.
- Areas of encroachment into the natural areas should be very limited.
- As little development as possible
- As mentioned above, we need larger buffer zones between our rivers and any new developments. Change means no more Ricardo Ranch scenarios. Make an inter-municipal park along Nose Creek.
- As much natural space that can be protected around the river valleys should be. Indigenous people should have unmitigated access (and, frankly, control) over the land in order to practice their cultures.
- At times, the river valley feels unsafe. Open drug use is dangerous for the animals, adults, and children who spend time there. I also think the wetland-type areas near the river should be better protected as nature reserves.
- Because all the city will do is add rules or bilaws or charges or some other crap to make it less accessible or enjoyable.
- Because better management of the river systems are needed
- Because lets get more recreation and nature.
- Because retricted use turns a valuable space into nothing. Can't see it, can't tour it, can't use it. Behind the facade of nature could be anything.
- Because there is either too little (nature) or too much (development) so improvements are needed in all areas, I.e. Nose Creek should be restored to its natural state with oxbows.

- Best flood mitigation are trees bushes and space for flow So plant more to stabilize the banks
- Better access to the river and for more boat ramp locations.
- Better accessibility
- Better flood mitigation is clearly needed.
- Better flood protection, and less control for private owners and residential development
- Better paths with separate walk and bike. More connected.
- Better pathway system in congested areas. Hard to enjoy when you're dodging bikers and walkers.
- Better sewer- less smelly
- Bike path leading to the river. More of them through small community. Inglewood. Kennsington.
- Bike paths should be separate from walking paths. Accidents are happening and more will happen due to aggressive riders and ones who don't alert when coming. Children are unpredictable and can run out. It's only a matter of time & more serious accidents
- Biodiversity is of increasing importance & should be increased in areas that should be so rich but aren't. This conflicts with building & development, so less of that is needed. And obviously flooding is a concern & likely to be more of one in the future.
- building & development and flood projects are destroying the natural resilience of the river valleys and this development needs to STOP
- Building and development is often done quickly for the sake of NOW without enough foresight to later impacts. Building an entire new event centre in a floodplain?! WHY?!
- Building and development should be prohibited as much as possible in the river valleys. Riparian areas need to be encouraged and protected.
- Building and development should be restricted, unless for recreational purposes
- Building is getting too close to the Bow River valley.
- Buildings shouldn't be built in river valleys. Buildings that crowd the river should be removed. The river should be allowed to flow freely.
- business and culture are beter outside of the river valleys, where they don't compete for space with nature and recreation. Flood control benefits all the citizens and businesses.

- By change I mean improve, I don't know why improve was not an option.
- Can improve access in certain areas for leisure etc
- Change to reflect LESS of these things, not more. Less development, less recreation and access and cultural access. Humans have taken up enough of the city spaces so please leave some natural and untouched as possible.
- Change and become more natural. All new development should revert the intrusion of development in its design.
- Change as in, increase size of natural areas and pass laws so no future building development can ruin it
- Change happens with seasons, usage, awareness,
- Change how we use recreation areas, access to all but no motorized recreational vehicles (on urban areas), no need for building/development and a recognition of cultural elements and focus on the natural landscape is important,
- Change meaning to improve.
- Change means look at better ways to enhance these opportunities
- Change the amt and type of development in the river valleys. And adhere to city flood maps that indicate areas that are at high risk for flooding.
- Change to better protect nature, wildlife, ecological balance and diverdity
- Change to enhance flood mitigation, climate resilience and adaptation and too highlight cultural/historic knowledge of the area.
- Changes should be for less development.
- Changes should be to improve the natural area. Keep it natural, stop allowing further development of the already reduced habitat area!
- Cleaned up. Increased access so that more people can enjoy without bottlenecks
- Clear areas where ‘Vulnerable’ populations are living; STOP plans for building and development
- Community clean ups in spring and fall, more environmental events
- Constant improvement and adaptability is good.
- Continue the work of expanding the city’s 5A network.
- continue to improve flooding protection
- Continue to make improvements supporting the important things: nature, a shared cultural space where people can connect with nature.improve flood mitigation to prevent natural disaster.

- Continue to upgrade to reduce flooding. Encourage new tree and native wildflower growth.Limit development on the flood plain.
- Continuing to develop land for residential and commercial use along the bow river impacts one of our city's most unique and fragile resources. There are very few places on earth where a recreational fishery such as the bow is so accessible to so many.
- control non native plants & weeds & noxious weeds - washrooms for volume of visitors - pack in pack out concepts
- Create more natural spaces, more walkways/bike lanes, greenspaces, make it accessible. Don't allow businesses/industry/residences along the rivers.
- Culture - could use some more cultural landmarks/things to do along the river path to attract and create more of a destination. For example maybe local cafes, ice cream shops, etc while enjoying the river valleys. Access - more paths. More flood protectio
- Culture - more recognition of indigenous history; nature and recreation - more park spaces and pathways and river access points; flooding- continue improvements to prevent future damage
- Culture : River valleys are unfortunately dirty. City needs to invest in cleaning out the garbage and not allowing camping by the river as these camps end up generating tons of garbage.
- Culture and building/development should be pushed away from the river for practical and economic/flood damage reasons.
- Culture and recreation should have regulations that are in a to enjoy the area within safely not disturbing the area while building should not be considered anymore especially if the world is going to adopt fixing climate change
- Culture should include Indigenous knowledge of the river valleys, maybe with signs or information, building and development halted around the river valleys
- Culture: It would be great if businesses like cafés, bars, and restaurants could extend closer to the water like they do along the Vancouver seawall. Building & Development: More permissive zoning is needed so more Calgarians can live closer to the rivers
- Current park spaces are over utilized and dated. Upgrading of washroom facilities, increased parks maintenance to keep up with park usage and increasing/replacing trees and vegetation to provide lots of shady areas as our climate warms.
- Currently the wants of people are placed above the needs of the habitat.

- Day use areas are becoming too developed and seem to be taking away from the natural environment and it would be nicer if there was better access to more areas so that natural areas become less congested. Spread the people out
- Defined usage and behaviour for usage to protect and not destroy the area. Enforcement needed, visible clear signage. Ex stay on trails, no dogs in playgrounds, keep dogs on leash etc list fine and number to contact to report issues.
- Development along river valleys should be limited to all and not just individuals or businesses
- Development in river valleys should be restricted as much as possible.
- Development setbacks should be farther away from the river to allow it to move back and forth and flow and for wildlife habitat and corridors. And for flooding.
- Development should be very thoughtful, more flood resistant and not trusted with Calgary's oligarchy of bozo scummy developers.
- Developments should be kept out of floodplains to allow for natural flooding processes and reduced risk to property damage and public safety. Restoration of former industrial sites (e.g. Lafarge) should be a priority to bring back nature along the river.
- Discussion is important
- Do not develop in river valleys
- Do not develop more housing in the river valley. Need more boat ramp access
- Do not need more development in the valley
- Don't change anything….no development. Don't build on the River banks!!!
- Don't change or modernize
- don't lose any more of our rivers to personal/private only use; flood & erosion mitigation is important
- ecosystem should be improved including better vegetation, weed control, fish and wildlife habitat. Flood protection systems should use natural mechanisms like wetlands.
- eed to fill in the vacant lots along the rivers
- Encourage nature to take top priority
- Enhance natural settings and let riparian systems evolve. Make it easier for Calgarians to appreciate the beauty of river valleys. Limit development at the river edges.

- Enhanced protection and flood mitigation
- Escooters are making it unsafe for those with mobility issues as they must dodge them constantly
- Even more forested areas of the river valley with only small gravel trails, like Elbow River Park near 17th st, and more parks protected against future development.
- Every year the natural connection along stretches gets better and better. Almost there so keep doing what you are doing. Interpretive signage is really interesting along many stretches. Be nice to see more as there is so much history.
- Expansion of pathways and access such that parking lots are not infringing upon it... The Bike Path system is wonderful, but has been overrun by dogwalkers such that bikers can not use it at moderate bike speed. Perhaps an expansion of the pathways?
- Few places to get to the river downtown. Big rocks blocking the way.
- Fewer buildings in the flood plain
- Firm up the banks and stop building in flood zones.
- Flood considerations.
- Flood mitigation after 2013 made the pathway on the east bank, running north from Glenmore Tr, much less attractive
- Flood mitigation is important.
- Flood mitigation is necessary. No more building & development along our rivers.
- Flood mitigation is very important for the city and its citizens to be resilient
- Flood mitigation must be done soon and limit numbers on the river
- Flood mitigation must consider both overland and groundwater flooding, which is very prevalent in Calgary's river valleys.
- Flood mitigation will require changes as the climate changes. Less drinking and partying on the water would be good. Nature - the river is too dirty and full of garbage; electrification of trains inside Calgary to reduce pollution and noise.
- Flood mitigation, adding in art like murals
- Flood protection must be completed
- Flooding
- Flooding always needs to be a consideration, and I think its prudent to plan ahead. I would love to see cleaner, healthier rivers as well! As a avid swimmer in both rivers, there's a long way to go on that. I think bringing more nature back in could help.

- Flooding is a risk that should be mitigated, but not at the risk of livelihoods (see Springbank Dam). Development along the rivers has hindered access to limited points, this needs to be increased.
- Flooding is always going to be a risk so need adequate mitigation strategies. Also, making it more recreate friendly will entice more people to visit
- Flooding is the only important mitigation that should be be approached. Recreation and housing have [removed]
- Flooding must be addressed for ALL COMMUNITIES (including Bowness)
- Flooding risk, protect the river valley
- Floodplains are there because the rivers have previously flooded! And they will again. Houses along floodplains and river valleys are unsightly and all taxpayers have to pay higher insurance rates when those houses are flooded.
- for recreation and access many of the paths need better maintenance and upkeep and more flood infrastructure needs to be put in place as certain neighbourhoods (such as Sunalta) don't have as many protections in place
- For the better, safer, for ecology, riparian, and for my kids to use to play. Being by the river is what makes Calgary. Confluence of two navigable river water ways.
- Further development along the river should be prohibited for the safety of residents. Following the 2013 floods, we need to start prioritizing safety of tax revenue regardless of the impacts of the unpopular decision.
- Get the [removed] off the river banks and back in jail
- Given the significant potential, the bow river as a recreation feature is perhaps one of the most important and substantial recreation attributes for this city.
- Global warming is changing weather behaviour and the city should plan for flooding.
- Haven’t indicated change
- Higher priority to naturalize some areas and increase setbacks to development, for nature and to reduce flood damage costs
- Homeless camps need to go
- Homes need to be safe from flooding
- Houses should not be close nor development should not limit/restrain access to river valleys
- How can you think of developing natural areas? Calgary has already destroy way too many green spaces to develop new communities!
- Human behaviour needs to serve nature preservation.

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- I am disheartened by the amount of building in the river valley. If we keep building homes along the river we will destroy the ecosystem through erosion, run off, habitat disruption, etc
- I am offended by this question as you don't say how you would change it.
- I believe in order to keep the natural areas there should be less building and development for major projects and maybe a small amount of added pathways for active trasnport.
- I believe more nature needs to be protected along rivers.
- I believe the key focus should be in preserving the natural environment of the river valley, prioritizing the natural habitat for the flora and fauna that use it.
- I do not think it should be changed.
- I don’t know what the culture of the river valleys are
- I dont know if more flood mitigation is needed
- I don't want the river valley to change. I want the claim near the Nose Creek Park to be reduced in size so that all the beautiful green space folks see when arriving in Calgary remains large.
- I feel nature and culture surrounding the valleys should be celebrated more.
- I literally didn't click change for any of them.
- I love some of the art based instalments that reflect nature.
- I say change to everything because we aren't doing enough to protect our rivers from pollution and traffic
- I support flood mitigation. Natural spaces need protection and clean-up from things like invasive weeds and human garbage.
- I think a lot of people who just moved to Calgary are not aware enough of the nature and the importance of staying away of the animals so we don’t interrupt their way of living.
- I think development is a massive issues in these areas which have increased flooding risks, sensitive habitat and great environmental impact should development and access continue.
- I think everything should be done to protect the river valleys. Limit development like homes and possibly make a little accessible for people to enjoy.
- I think improvements to the riparian function and removal of transient encampments are important. I also think that NIMBY’ism in wealthy neighbourhoods needs to be conquered in order to complete flood resiliency infrastructure.

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- I think more natural areas could be protected, or restored; recreation could be involved in that by linking pathway systems and making it more accessible to people.
- I think more restaurants along the river would be very valuable
- I think our river valleys should be connected, publicly accessible, and naturalized to the degree possible. Lack of infrastructure would make them more flood-proof.
- i think swimming areas are good, especially if a sandy incove was to be put in. and need more flood protection so the natural beauty of it isnt washed away.
- I think that access to the river for recreational purposes should be made more accessible for people who don't have a lot of experience because a lot more people would use the resources if they had some more guidance.
- I think the city could better leverage existing (and seemingly abandoned) buildings within the river valley to kickstart small businesses. That weird green building by the elbow in mission—coffee shop. That brick house down in inglewood—rental venue.
- I think the signage for what is a floodplain needs to become more clear. The only available means of figuring that out is an arcane layering of maps that require several steps. It would be neat to have art installations that demo-past floods West to east
- I think there are some missed opportunities. Christmas tree trail incomplete, outdoor public volleyball courts would be cool, I think that there are some stretches along memorial north side that could really bring out the active lifestyle Calgarians love
- I think there is probably room to improve facilities like washrooms and picnic and sporting recreation along the valleys as well as flood mitigation is a good practice
- I think there should be less building and development in the River valley
- I think there should be less building and development near the river to mitigate flooding risks, and an increase in nature to allow for biodiversity. The increase in nature could also allow more recreational opportunities for pathways etc.
- I think we could do a better job making some areas of the river more accessible, however this comes with its own downsides such as taking away from the natural spaces to make roads.
- I think we need to rewild some areas or make parks where the flooded houses came down and keep these areas from flooding again. Building new communities (ie south Calgary) in the flood plain needs to STOP. Better bike connectivity east-west ie. Manchester

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- I think we should be more choosy in what we allow to be developed near our waterways, with emphasis on their protection.
- I think we should be more considerate of how maintain nature generally. Rewilding in the city is a great idea and I think we should also be looking to preserve Nose Creek better, as well as other natural spaces. Access could be improved with more cycling.
- I think we should encourage more natural growth, do need flood mitigation, lots of recreation use.
- I thought nk we need to invest more in the pathway system (wider paths, separate wheeled from foot traffic, and even provide some higher speed cycling zones in places with excess space like Nose Creek and incl things like this in future park design.
- I want more natural areas included in the Calgary River Valleys, more efforts to mitigate flooding, and more low-carbon recreational spaces.
- I want to see a double path, one for cyclists one for pedestrians…separated by either space or a curb.
- I want to see more cultures represented
- I would like the natural and recreational aspects expand and also be protected from destruction through flooding.
- I would like to see increase in natural areas in order to help with flood mitigation
- I would like to see more areas left natural or naturalized. Development of river valleys has to stop. Flooding could be allowed in some areas so that the poplar forests can regenerate.
- I would like to see more low current beach areas created that are safe for kids to wade in.
- I would like to see more restaurants allowed to develop in the parks along the river valley, in more of a European model. I think creating beaches along the river valley would be another amazing way to get people to enjoy the public space. See Berlin.
- I would love for some roadways to be removed from the river valley and replaced with parkspace. Tents/encampments are becoming too common by the rivers. I want the valley to stay clean, safe, and accessible to all to all by having these locat
- I would love more access & inclusion for all types of people & levels of paddlers. More amenities & gear stations for safety purposes to attract more outdoor/water people, and families. Calgary has a culture of inclusion, outdoors sportsmanship- promote it

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- I would love to see more native plants/landscaping around the rivers with paths/ways the community can access them
- I'd like to see more nature and less building & development. Homes and development along the river restrict public access, appreciation, and wellbeing, while also limiting natural environments for more-than-human beings.
- I'd like to see more river valkey space preserved as wild areas and parks.
- I'd like to see nature be the focus of river valleys with its imprtance increased, whereas I think building and development should stop or be diminished where possible. Flooding is an important part of a river system within reason.
- If there are parts of the river valleys that are at high risk for flooding / erosion leading to negative impacts on existing structures (ie Douglasdale area comes to mind as we have biked through there), then these should be addressed.
- Impacts to residents in proximity to flood zones
- Improve access but limit development
- Improve access, wider well maintained pathways, but keep it a bit wild. No more buildings.
- Improve cultural and recreational opportunities
- Improve river access for canoes & kayaks
- improve river valley trails as pedestrian/cyclist pathways
- Improve the river valley with improvements to natural areas while adding cultural elements (art), recreation and access.
- Improved pathways and recreation access is always important.
- Improved protection of wild spaces and preservation of habitat, improve flood mitigation measures with minimal impact on fish and wildlife habitat
- Improved recreation and access - safe bicycle storage and infrastructure. Clearing the pathways consistently in the winter, not plowing snow from roads onto bike paths.
- Improvements to these areas are required to improve healthy ecosystems and improve access with new construction. I support that expansion.
- In some sites there is "failed art". It should be removed. Building and development comes with costs. Building on southeast flood plains is a fraught strategy which likely increases requirements down the road. Developers won't be expected to pay the fu
- Increase ability to recreate, increase number of cultural events

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- Increase awareness and foster healty interactions with the valleys. Enhance natural disaster preparedness forecasting effects of climate change.
- Increase biodiversity and decrease the chance of flooding by allowing natural processes (wetlands etc)
- Increase in intentional green space and encouraging more diverse ways of implementing eco building, rooftops green space, nature corridors etc
- Increase natural habitat for the species in the Bow River Valley.
- Increase nature, culture and decrease building too close.
- Increase protected wild/natural areas along the rivers, maintain and extend pathways (ie connect Bowness to Cochrane along the Bow)
- increase recreation & access to support nature/ reduce degradation / improve and theoretically assist with flood impacts
- Increase respect for the ecosytems.
- Increase setbacks to benefit plants and wildlife.
- Increase the natural aspects, reduce private access, improve flood resiliency by using natural features as much as possible.
- Increased capacity to support encampments
- Increased focus on nature, the indigenous culture that the river valleys represent, increase safe access to the rivers within the city (including boat launches) and decrease the amount of building and development in our river valleys.
- Increasing natural areas offers a natural flood barrier, and all efforts to increase flora in the area will necessarily improve recreation and access. A some effort should be made to improve the accessibility of the river valley for disabled folks.valley
- Industrial areas along the rivers need to be reclaimed. No private development should be on the rivers.
- Intentionally improve in all areas
- Invest in services for people suffering homelessness. The river valley has become overrun with camps and people living. It’s dirty and often feels unsafe.
- Is there another way to give access to the rivers?
- It is apparent with climate change we will need to re-think some of our previous flooding mitigation and building practices.
- It is becoming more difficult to use the pathway safely. There needs to be a separate pathway for cycling on busy stretches, even in the suburbs.

- It is just natural
- It is time to use the river valley's for what they are best at, ecological improvements. Nature needs to come ahead of rec and any building.
- It should be more interactive to encourage active lifestyles
- It would be good to increase the diversity for nature, showcase more of our variety of cultures and arts, and increase accessibility for all in all areas
- It would be great if naturalized areas, pathways and cultural experiences could be expanded or improved.
- It would be great to expand the river valley's recreational and social function. We could have more energy and liveliness on the river path (eg cafes and restaurants, recreational spaces)
- It would be nice to have more accessible natural features that benefit wildlife more (like the marsh at Prince's Island). It would be great to have more of a boardwalk/shops/food scenario near the bow. Somewhere to bring cultural and local events downtown
- It would be nice to have more areas for friends and family to gather, maybe a few more options for food.
- It would be nice to see more naturalization of the river valleys, improvements made to the infrastructure and connectivity of the pathway system, less buildings in the river valley bottoms except those designed for tourism and recreation.
- It would be safer if all the homeless people were kicked out of the river valley
- It would be wonderful to see more of the river valley area reclaimed for nature and public use rather than building homes or businesses.
- Lack of basic services like garbage cans in areas.
- Land should not be further developed in the river valleys. Room for the river to move should be increased. Nature should be increased.
- Large chunks of rock are both unattractive and dangerous. Fill gaps with soil, and let nature self seed them
- Less apartments along the river. More restaurants and cafes. Deal with flood plains better
- Less building and development
- Less building and development ither than flood mitigation.
- Less building development in the river valley, and more important to focus on the natural and recreational parts of the river valleys

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- Less building on flood plains
- Less business. More nature.
- Less development
- Less development along river valleys to reduce risk of flooding; more opportunities to protect river valleys to enhance biodiversity; less building and development
- Less development, more environmental protection
- Less development, more flood mitigation
- Less development, more newly restored natural areas.
- Less homes and business should be built along the river valley, they should be left as natural, public spaces.
- Less human development and more focus on reclaiming the space into wild natural recreation areas that benefit the city by keeping land accessible to all (not just the rich)
- Less roads and more park around river would be good.
- Less single family home developments around the river
- Less transportation corridors. More public access.
- lets have more recreational activities, access. we love to go in the water & ride bikes along it.
- Like more public access, less building and development, Culture to be in line with nature less corporate development
- Limit development and increase public parks adjacent to the rivers to increase nature in the urban areas.
- Limited access to culture and fostered sense of identity
- Lots of areas around the river are just houses. They
- Make more accessible to those that don't have the privilege of owning a car, and make the pathways and parks more accessible to those with disabilities (motor or neurodivergent).
- Make the city more resilient to flooding to prevent significant damage to property nearby the river.
- Make the river valley and banks more natural, less developed. Promote what the river was used for in the past and why it is an important heritage river in Canada. Increase recreation on the river to help more people appreciate the river and water quality

- May be some areas where there could be more development however where there is new development do NOT retract from the nature aspect of it
- Mitigate development, be strategic on what goes there to benifit everyone. Not just those who can afford to live there
- Mitigate flooding dangers
- More access and more nature
- More access to Bearspaw reservoir and other private areas along the water
- More access. Better protected.
- More accessible ti everyone
- More accessible to all folks, less development and building.
- More and safer opportunities to connect with nature/be outdoors
- More areas need to be accessible to those with mobility issues. I think that there should be less business and property development in these areas
- More areas where there is a separate bicycle and walking path. Better lighting for dark winter mornings. More places to access the river to sit and have picnics and enjoy the river.
- More buildings (primarily housing and restaurants) to create calm pedestrianized areas, plus naturalized flood planes instead of sheet piles and concrete walls
- More culture and nature
- More culture recognition of Indigenous stories
- More dog friendly areas with access to the river. Flood control.
- More education of the public to obey rules already in place for off leash dogs and respecting wildlife. Better trails to relieve congestion in some areas (hills at both ends of Weaselhead) and better education how to share the trail.
- More emphasis on natural spaces with access for leisure and recreation and hiking to enjoy the river valley. Beautification of the valley (i.e. flower planting, accessible pathways) needed. Less building and development.
- More extensions of the network and more signage encouraging people to stay to the right. Scooter companies should have fines when the e scooters are left blocking the pathways for too long.
- More flood mitigation can be done using natural bank stabilization. Some of the pathways along the zoo are staying to fall into the river and will need repairs. These should be done in combination with bank naturalization.

- More flood mitigation is necessary.
- More focus on nature and opportunities to interact with that nature.
- More focus on sustainability
- More importance should be paid to nature, culture (especially Indigenous Peoples) and public access to recreation.
- More natural areas, but also improved recreational facilities and culture for community
- More natural habitat needed. More protected areas. More Resilience. Less development.
- More natural habitat protects the city from extreme flooding. This requires less building and development - which are the areas that are affected most by flood damage
- More natural preservation, more recognition of indigenous culture with relation to the river valleys, flood mitigation is also important.
- More natural protection, less human development
- More nature areas. Less development.
- More nature preservation, including wider zones from the river and areas closed to humans to allow plants and wildlife to flourish. Stop building in floodplains and set buildings and hardscaping further back from the river.
- MORE nature, LESS building and development, culture, MORE flood protection
- More nature, less development and better flood protection.
- More nature, more people spaces, less building in flood plains. Access to tye river should not just be for those who can afford million dollar homes
- More nature. Could integrate culture and recreation but with ecological impact in mind.
- More pic Nic areas
- More planning around opening up these areas to allow for natural processes to occur is needed.
- More preservation of nature, less building and development, particularly in the northern part of the Nose Creek valley, which is an important wildlife corridor.
- More priority needs to be put into the maintenance of the natural spaces. Needs to be cleaned up and safer for recreational purposes.

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- More programming could be done in parks along the river valleys, strategic upgrades to the pathway network to improve the usability to both recreational and commuter cyclists
- More protection of nature, less buildings right along the rivers (and creeks - e.g. Nose Creek!!), better access/setbacks to the Bow along Memorial Drive ; more access where blocked by industry, private property, and roads; more resilience to flooding
- More protection of the natural environment; less building and development; prevent future flooding.
- More public art, more flooding protection, more restaurants, one of a kind shops.
- More recreation access and less housing or private developments on the river should happen. More commercial (eg. Simmons building) would be great, but only if the commercial fits with making the river valley a recreation destination.
- More Recreation Access, Less Building and Development
- More recreation and cultural sites are always welcome. Art along walkways things like that
- More river access
- More riverfront restaurants & picnic areas would be great
- More safety measures are needed to deal with large homeless encampments that threaten the safety of others. The city is complacent about the rampant drug use and encampments along the downtown river valley stretching out to Ogden.
- More should happen
- More small business near the river (coffee shops, third spaces, etc)
- More space for cultural activites, especially acknowleding both Indigneous and the historial ways rivers have impacted our history. Recreation - there should be ways to separate different paths (bike, walking, e-transportation) to avoid conflict. Less bui
- More trees to replace onex that died or are cut down by bevers. Add more entertainment, place dor artist to draw, showcase their art, yoga spaces, fishing equipment rentals, etc. Small kiosks with food, drinks. Washrooms. Obviously do everything to mitiga
- More walkability and safe walking lanes and bike lanes near and along the river
- Most of Calgary's river valleys do not have access to the riparian zone adjecent to the river this is the indicator of an unhealthy riparian habitat. Also river valleys are fun for us humans, but they are critical for wildlife.
- N/A

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- N/A
- N/A
- N/A
- N/A
- NA
- Na
- Natrue: because I don't want the city making restrictions to protect it. B&D: cool restaurants, or beautiful large homes would improve the value it has to the city.
- Natural areas need to be increased along the river. Unnatural infrastructure like rip rap and cement for flood protection need to change to bioengineered alternatives. The "flooding" bullet is unclear- do we want the same amount of floods? Confusing
- Natural areas should be available for use, but protected from misuse
- Natural areas should be greatly enhanced and connected. Access for recreation has to be imported to both; improve the approved access points and eliminate illegal access locations.
- Natural areas should be promoted and supported. These systems provide natural function and create city value unparalleled to any development.
- natural spaces should stay natural, please invest in affordable housing and other respectful options for homeless.
- Nature - increase naturalization along the river. Culture - further reconciliation work using river. Flooding - adopt 1:200 flood fringe in the flood way as the appropriate setback for development from the river.
- Nature - please put in the investment to improve! Add! More! Flooding - continue to work on flood resiliancy
- Nature & Rec Access should be improved & increased through more naturalization & accessibility, but also be minimally intruding to allow a healthy balance…need more connected walking, biking paths, more safe kayaking launch points, etc.
- Nature and culture need to change for the better. There needs to be more respect for the rivers as they provide life. As for development there should be a ban on development within several hundred meters of the river valley unless it’s for public use.
- Nature and recreation & access should increase, more natural environments are more resilient and as we experience changes in climate and lack of water due to loss of icefields, every bit of resilience will be needed.

- Nature and recreation should be expanded whereas building and development should retreat to make for a healthy buffer of green around the river. These things would also contribute to protection against floods
- Nature culture and recreation &acces need to increase. Others should decrease. Working to improve the former souls result in decreases in the latter.
- Nature is still second in line... We need to allow nature (including flooding) to take place and live within our ecoystem
- Nature- let's see more conservation Culture- more indigenous acknowledgement Recreation- more "green" or biomemetic design to preserve health of river but also promote human health (ie build more stairs like McHugh bluffs to protect hill underneath but al
- Nature must be protected and preserved! More of an emphasis on protecting and cultivating natural oases of beauty and nature
- Nature needs to be given a higher priority in our river valley planning. We should coexist as part of nature, not aim to dominate nature. More installations about nature and about Indigenous history of our river valleys.
- nature needs to be more protected, especially from offleash dogs and people eroding banks by cutting through vegetation
- Nature needs to be protected more, development decreased, flooding measures increased. We already have existing development in the flood plain, and the fallout from it being affected by the floods is too high.
- Nature needs to be valued and protected specificly in the Ricardo ranch area. We should be protecting the birds and wildlife in that vital river wetland. More protection for nature! Culture on rivers could be improved, with more education and respect by u
- Nature needs to take priority
- Nature should be prioritized over business development.
- Nature should be the top consideration then recreation. We need to stop all development in the river valley and in fact should remove some that has been built and replace them with parks for people to enjoy.
- Nature should change for more riparian vegetation and providing some separation between public pathways & the river. Culture there could be more diverse spaces along the river and how different communities use the space, lots of our paths/parks homogenous
- Nature, culture and flooding management should increase in the river valley area

- Nature, culture and recreation can be improved adapted or modified for better use BUT building and devevelopement should NOT be in a river valley. I don't want to pay to clean up after a flood or spill
- Nature: rewild frontages; Culture: permanent indigenous presence eg. Eau Clair, Fish Creek ; Recreation: ensure increased access to sanitation that little kids aren't scared to use. Building: no more residential dev on rivers. eg 611 sifton built after fl
- Nature: wider setbacks for development approvals and reinstatement of wetlands drained by human development. Culture: more indigenous and natural and human history talks and low impact events to educate us about our rivers , their past, present and future
- Nearby developments are important opportunities to improve access, provide flood mitigation and storm water management strategies that can be both beautiful and functional for residents be it recreational or commercial purposes
- Need better areas for the public to access the water to protect slopes and vegetation for flood mitigation. No more development on the rivers. Need better support for nature, wildlife and culture
- Need less permanent human development.
- Need more natural attraction and wildlife
- Need more nature, recreation and flood management; need less building and devt esp. roads and transit. Many major arteries for transpo use the river valleys for routes because it's easy, thereby destroying them. Stop doing that.
- need more parking/accessibility/more bathrooms and food kiosks near the river systems
- Need more pathways and protect / not harm the nature from development
- Need to ensure flood protection
- Need to find appropriate ways to enhance protective measures, cultural aspects (esp. those of archaeological significance), reduce access and use that is degrading river and riparian ecosystems, and reduce the continuous human encroachment (esp, housing)
- Need to improve nature, culture and flood mitigation.
- Need to keep them wild/make areas cleaner and wilder to support native plants and species. Need to remove invasive plants
- Need to mitigate some of the flooding, but it could be done in a way that ties in with nature.
- need to stop flooding, mitigation is a must

- Need to work on flood resiliency
- Needs less construction.
- Needs more water fountains
- Night time next the rivers can feel slightly dangerous with a lack of lighting in places and the growing homeless population living nearby.
- No change
- No change - or less building.
- No change.
- No changes needed
- No changes needed.
- No development
- No development apart from limiting flood risk should to place
- No development other than trails
- No! Do not change them.
- None of these categories are at a level they should be. Climate change will force some changes as well.
- None should change.
- Nose Creek is under pressure from development in the north, which also will affect nature. It has a long history which isn't being recognized
- Not applicable
- Not applicable
- Not applicable; we have a beautiful river valley as-is
- Not enough focus (recreation and access) too much modeling with the others
- Not sure about the flooding
- Not sure about the other changes proposed.
- Not sure we are doing enough to safeguard ourselves from climate change
- Nothing should be changed.
- Old growth trees near the rivers in calgary are frequently cut down and dinky little trees placed later. Calgary is horrible at preserving existing vegetation, instead opting to pour concrete for paths, and plant dinky little trees next to them.Disgusting

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- Only work on areas that flood. No more development
- Our entire approach to river valleys needs to change. We continue to develop in areas at risk of flooding and turn to flood mitigation to keep new developments. Our mindset must change to work with the river rather than against it.
- our rivers are dead we need to do any thing it takes to restore them. stop developing near them remove and restore what was built too close and listen to your fn scientists!!
- Pathways need to be improved in many areas to accommodate our growing population. Adding lanes specific to biking or walking make the experience more enjoyable for everyone. Often there are constant bicycles running bells to pass by people on foot.
- Pathways need to have access for pedestrians and children who move at a slower pace than cyclists who tend to dominate pathways. We also need to educate people on proper use of the space and to be respectful when in nature.
- People need to be better educated: Quit ripping limbs off trees (this applies to city workers who cut bottom branches - put mulch under trees so they can survive!!). We need a "don't be a litter bug" campaign like we grew up with. No more room to comment!
- People need to come to YYC for more than JUST STAMPEDE! We don’t have drive in theatres, don’t have drag racing strips, don’t have crash up derby’s, don’t have outdoor water parks, (tiny splash pads don’t count)
- Perhaps a few more bike paths so that people can enjoy these areas. But flood control is the most important. Fish
- Please do not open the river valley to more development! Perhaps flood mitigation but no more.
- Population growth means more pressure on all of the above. Need more naturaization, managed recreational use, more flood protection with water capture to the west, restricted building to waters edge, reclamation of privately owned riparian areas, cultural
- Prevent flood damage
- Private property should never restrict access to the river. There should be adequate setback for any new construction from the water. Private landowners should not be able to modify the river bank.
- Protect as much of the natural environment as possible. No increased development.
- Protect from erosion and learn from flood of 2013 how to best to protect

- Protect from flooding but still allowing access for trails and to intake the beauty of it, naturally.
- Protect life and property from flooding
- Protect some areas for nature
- Protect the land from future flooding
- protect the nature that still exists, make room for new life instead of businesses. help protect the land from flooding
- Protection against flooding could improve
- Protection of valleys is vital to maintain ecosystem function, water quality
- Public rec access could improve at minimal disruption. Anything other than PUBLIC bldg+development in valleys needs to stop. Flood mitigation-can probably always improve.
- Quit building in the bow river valley south of the city. There is a nice plateau to build on. Leave the valley wild.
- Recognize the high usage of many areas and provide multiple pathways for designated uses (walking, biking etc)
- Recreation and access just need to be controlled so as not to overrun sensitive areas.
- Reduce all building
- Reduce building and development. Conserve and protect our river valleys with more protected areas.
- Reduce development already in the valleys, allow more natural flooding
- Rehabilitate natural areas (increase). Increase knowledge of the cultural heritage related to the history of our rivers.
- Remember is also my from yard. People live here. It needs to be safer, cleaned up and much quieter after 10:00 pm
- restore natural areas, extend protected areas, gradually de-privatize, culture is unavoidable, ensure it is a healthy culture, facilitate respectful (to nature) public access ie adjust as needed, evaluate existing building and development
- River valley is major park for inner City. My community is spotted with walking paths and parks that are missing in inner city. Like Edmonton
- Room for diversified usage and flood mitigation
- Room for improvement

- Room to improve quality of wildlife habitat and support reconciliation
- Same reason. We need to care better for our natural environment. Stop building in the river valleys.
- See above
- See above
- Separating the biking and walking paths for more of the river on both sides would be nice. And with the construction around Eau Claire I noticed there's a lack of walkable access to patios and iced coffee in areas that I would expect it.
- Setbacks to development might need to be upgraded.
- Setbacks we're determined in 1994? Science is telling us we are not giving our creeks and rivers enough room to move/flood/meander
- Should be more nature, more culture, more access (e.g. pathways on BOTH sides of BOTH rivers), and more development (more pedestrian bridges)
- Should have less building and development. More nature preservation.
- Slow down or stop developing our natural areas
- Small artistic installations, enhancements, such sculptures, seating, musical parks, would be great additions.
- So much garbage in the river and the banks. development should be tailored for recreation users. Ie: Boat house at Harvie Passage.
- Some aspects likely do need to have change as the paths are sluffing into the water ways in some areas. Flood mitigation is smart but likely is an upstream project for best result
- Some more development is specific River areas would be desirable - e.g. Bow River near city centre developed with more restaurants, shops, hotels like San Antonio Riverwalk as an example.
- Some of the bike paths should be doubled up to help pedestrians enjoy without bikes on the path. It's dangerous for bikers and pedestrians, dogs, kids. Harvie Passage could slso be expanded as it gets pretty busy..
- Some of the river areas could use some wilderness restoration efforts to mitigate the effects of climate change, pollution and our growing population.
- Some places need more accessibility.
- Some sections of the river valley are overgrown, not safe

- Sometimes the river valley doesn't seem safe due to homeless encampments. This makes it a place to avoid, esp. when with family and visitors. It would also be nice to have safe quality recreation like Canoeing at Bowness Park and quality bike trails.
- Stay the same or increase/improve existing river valley areas.
- Stop all residential and business development within 200m of a riverbank. Leave these areas as natural as possible with limited human access.
- Stop building and development and keep it natural/ for recreation
- Stop building and development around sensitive areas. Ricardo Ranch development is a bad idea that will have significant future consequences. Same with Nose Creek. Continue with flood mitigation projects as needed to protect the city.
- Stop building dwellings where it will get flooded, be it every year, every second year or every ten years.
- Stop building in the river valleys! Parks and natural areas only. Perhaps some low impact recreational areas.
- Stop building!
- Stop expanding development footprint into riparian and wetland areas. Start reclaiming industrialized/residential riparian and wetland areas within the city. Increase riparian and wetland land footprint in the city to be fit flood control, water quality
- Tent cities need to go
- The area that requires the most evaluation and scrutiny in my opinion is the Elbow River between Lindsay Park and the Bow River, particularly the area that backs on to Stampede Park. The stables are only used for 10 days of the year. Poor use of land.
- The aspects I want to change are building and development. They don't need to live on the river. It can flood (even with flood barriers) and we need more trees in Calgary, not less.
- The biggest change should be no more residential on the river. All development along the river should be for the public. Anything commercial should be limited to restaurants or bars that the public can access. Calgarys rivers should be enjoyed by all.
- The change should be to stop crowding the river with private land development (which threatens the river ecosystem and removes recreational access to the river for most everyone else)

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- The City of Calgary needs to stop permitting development in river valleys - these are public good spaces that provide so many things to human well being. Stop approving development in flood plains, flood fringe!
- The combination of Nature, Recreation and Access, and Flooding are often misunderstood by the general public. The City needs a better information module to better inform.
- The Confederation Creek under the abandoned wildwood golf course should be open and the lands should be turned in to permanent park.
- The culture around the river includes a lot of vagrants. We need hygiene services available for these people away from the beautiful river. Encourage responsible development around the area will help to fund these improvements
- The culture needs to change to help nature thrive, development should be in areas that aren't plant and animal habitats
- The culture of the river valleys needs to change. Some areas fell unsafe at night. Flooding is also a concern
- The current city council and the supposed “environmental staff” are destroying Calgary and are not making any better.
- The elbow river is filthy. As well, everything changes; there is no same thing one moment to the next. And there is environmentalist within this notion, as well as economy and recreation
- The exclusive 18 hole Calgary Country Club is an embarrassing relic of a bygone oil tycoon era, I have heard used mainly as a dining club almost nobody golfing. Do a count on how many players annually vs. Silver Springs. Open this entire area to public.
- The folk fest stage at the island, is that flood proof? And the zoo/ sparks, what's the plan there...
- The less buildings near the river, the better. Buildings restrict access and risk flooding.
- The natural and cultural spaces should be protected and enhanced. We need to preserve and grow Calgary's natural beauty, and we can incorporate Calgarian culture into these spaces.
- The natural areas in the centre of the city have had very heavy use. Change is needed to minimize the impact of walkers and cyclists on vegetation and wildlife.
- The only change is the location of tent cities, we have a lot of homeless and it’s not going away, so make an area for them

- The pathways in winter need to be better maintained, it makes using them after snowfall hard because they arent cleared well. There are areas where the pedestrian only pathways are narrow and very uneven.This makes it hard for people with limited mobility
- The question is difficult but given public and political attitudes towards river valley in general and the desire to develop, all of the above roles will change and NOT for the better!
- The river as nature should be respected and allowed to be natural. Increased conservation is essential. It's also a cultural gathering place and should be where people can respectfully and safely gather.
- The river could be improved in many areas and more areas to be able to sit next to the river and enjoy the day
- The river should be easier to access for everyone
- The river system in Calgary requires better protection and would benefit from rewilding biodiversity rich locations. Recreation is hugely important, but doesn't connect neighbourhoods well enough and is too focused on concrete in too many areas.
- The river valley provides nature based solutions for climate change, drinking water for Calgarians and critical habitat to important species. Building and development threatens all of those things.
- The river valleys outside of the main downtown areas, inglewood or west village sometimes feels kind of abandoned, with no public amenities, art, benches, recreational facilities. Landscaping needs a lot of improving but also would like to protect nature.
- The river valleys should feel and look different than other parts of Calgary. There is a distinct "culture" here of using the pathways and fields as an extension of your backyard. Development could be focussed in already built up inner city neighborhoods
- The same, not more for culture/large gatherings. These areas are losing their nature feel, deter wildlife. We need to conserve more, see tents, dogs/hookahs(chemicals) in rivers, radios, off road bikes destroying nesting areas. Designated areas needed.
- The whole freshwater ecosystem has be reevaluated in terms of climate risk & increases to ecosystem function, services & biodiversity. Our whole communities health & welfare depend on this.
- There are some areas where fencing/pathways require improvement (the railing on the elbow park walking path comes to mind)

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- There are very few beach-like areas available and some of them are not intended for that type of use. It can cause over crowding and abuse (littering). Having more formalized areas for people to enjoy waterside river access would be great.
- there is always room for improvement with everything
- There is an issue with encampments. The culture around Harvey passage is kind of problematic sun bathers not appreciating the power of the river and making it hard for paddlers to use the passage.
- There is definite room for improvement in all aspects. Building & Development and Flooding should be more limited.
- There is no culture, no place to stop and linger get some lunch or coffee, look at public art, not enough benches
- There is opportunity for improvement of existing recreation (improved pathways or maintenance of existing paths), existing recreation areas could be improved, but I would not want to see too much additional development.
- There is opportunity here to develop some areas so that people have more and safer outdoor spaces in and around the river valley to use.
- There isn't enough being done
- There needs to be a better overall policy to protect riparian zones & adjacent wetlands that support the ecology of all rivers in the province. Within the city, there are minor tributaries that have been badly managed. Greenspaces are vital.
- There needs to be a diverse mixture of areas to enjoy. The homeless camps need to be cleaned out as they are unsanitary and unsightly.
- There needs to be more access for all Calgarians. All the dense river valley areas are near downtown, this needs to change.
- There needs to be more accessible businesses along this pathway system and more flood mitigation
- There needs to be more care, maintenance, and cleaning up. It's brutal.
- There needs to be more patios and places to hangout without the risk of twisting an ankle
- There needs to be more protection to natural habitats and the species that live there. People don't need access to everything in our river valleys
- There should be an increase in nature in the valleys and edges along valleys. There should be continuity which means adding public property and restoring the habitat.
- There should be more access.

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- There should be more culture and less building and developement along the rivers and creeks
- There should be more done to preserve a clean, functioning, healthy river system. Less garbage and vandalism.
- there should be more protection from flooding through rocks, barriers, dense shrubs. there should be better access through paved pathways for walking, biking and recreation. there should be better public bathrooms for recreation users.
- There should be more protection of the entire valley, less building there
- There should be more public access and less development
- There should be more recreational access and less housing and offices on the river. Building more flood mitigation only gives a false sense of security and a very high fiscal price. Eventually the flood mitigation will fail.
- There should be more space allowed for those themes, including reclaiming some areas from developement.
- There should be more space for culture, recreation, and development that supports busy use of the riverfront areas. When density is an option, build out plazas and interactive design elements for Calgarians to access the water directly. Commercial too.
- There should be no building of residential or businesses in river valleys
- There should be no buildings in these natural areas. People should be able to walk through and enjoy the natural setting but we need to be aware that animals and birds need a place to live. We need to change the way we build and not consider the wildlife
- There should be no further development allowed along the river banks. It needs to belong to everyone and mitigates costs from flooding.
- There should be no housing right on the river
- There shouldn't be additional development in the river valleys ensure access and equity.
- There's always so many people in the area but there isn't much programming in place once you're there.
- These spaces have to change to support city growth and changing environmental considerations. We need to include issues such as biodiversity, ecosystem requirements, climate change and community health into the plan
- These will be the most impacted as we experience growth and climate change. These need to be changed to reflect future uncertainty.

- They should not
- They should not, the city needs to do better to make the river valley a place to enjoy by all
- They should not.
- They should only change for flood mitigation
- They shouldn't, don't develop on the river.
- This question is dumb. Change in a positive or negative way? Why is flooding on here, can you control when flooding occurs? this?
- To change for the purpose to sell houses in the millions of dollars is elitism and classist
- To keep the river from flooding Calgary due to climate change
- To me Deerfoot should not be alongthe river and nor should the massive amounts of heavy industry east and south of the 17th Ave area.
- To push development out of the unmodified lands prone to flooding
- To rebalance what has been downgraded and threatened by development and bad planning and decisions.
- To support nature in an urban setting
- Too many cars are roads along the rivers
- Too many dogs
- Too much development has impacted flood resiliency. Need more nature to absorb potential flooding impact - less development.
- Too much development in the Flood plain. Too much out of control River rafting resulting in garage in the elbow river.
- Too much development right to the water; so few trees; why was the riverfront ripped up?
- Traffic congestion caused by walkers, runners and cyclists is dangerous in certain congested areas
- Transit, walking cycling to natural spaces.. High density housing rather than single family homes accessing the river so more people can walk
- trying to add more "art" or adding more infrastructure will impact the goals related to nature and recreation, and may add concerns related to flooding.
- Upgrade pathways, more garbage cans, ensure no flooding, don’t build on them!

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- Upstream mitigation of Bow River is crucial and a first priority. Elminiate off leash dog areas along the river, because the poo and dog disturbance interfere with picnicking and swimming and family activities .
- We could do more to re-wild and to add/enhance public space in some areas
- We could use some European-style use of the river-front areas. Some areas could use small neighbourhood businesses/cafes to change this (set back from the waterfront and pathways).
- We dont need more development
- We don't require restaurants and big parking lots taking over natural areas, look how commercialized Banff has become it is no longer the same area it has been ruined forever.
- We have bowness park but this cant be the peak of our recreational social development. Lets make people be in awe and lets be in awe ourselves of what is possible
- We need a large free city sandy beach!!
- We need a little bit more access but less buildings and housing. Stop eroding heheh valley.
- We need an approach that limits development. Employ natural flood mitigation and ensure any development has proper buffer zones. Prioritize biodiversity over business.
- we need an East-West pathway connection between the Bow River and the Elbow. CN Rail bridge/corridor from Lynnwood to Blackfoot Trail would be great!!
- we need flood mitigation upstream
- We need flood mitigation.
- We need improved park management that helps conserve nature, educate park users and maintain existing recreational uses.
- We need less buidling and development in the river valleys. We need to respect that these are flood plains and work with the ecosystem, not against it.
- We need less development, more return to natural spaces, better access to river, more celebration and respect for the river.
- We need more access to walk and enjoy within nature.
- We need more investment in protecting the natural areas. We need far less building and development in the river valleys. Flood control is good.

- We need more nature., more culture & rec, less development and better flooding mitigation.
- We need more places to play, enjoy the natural river, get into the river for fishing, and to enjoying riverside dining and shopping.
- We need to be purposeful in the areas there are accessible to protect our environment while letting Calgarians enjoy it
- We need to change how we value these spaces and give them room to breathe rather than build on and around them. Giving people more access to these spaces from the surrounding communities gives people a better appreciation and connection to wild places.
- We need to change setbacks to discourage development and encourage flora and fauna.
- We need to change the way we think about these things AND how the relate to our river valleys.
- We need to clean up the rivers and the valleys. Keep out city street garbage that washes down the drains.
- We need to do as much as we can to control flooding
- We need to do more for recreation: more water fountains are needed! Also accept the need to work on flood mitigation.
- We need to do whatever we can to prevent another loss of property and infrastructure from flooding.
- we need to enhance and restore that natural environment in our river valleys and we need to decrease the amount of development occurring in our river valleys.
- We need to get a handle on the coyotes and bobcats in the city, not just pathways. Small dogs are constantly at risk even on a leash or in our own yards. We need natural areas and wetlands for our avian friends
- We need to have more First Nations and Metis, and Urban Indigenous peoples represented in river public spaces, in water resource management decision making. Building and dev: more permeable landscaping, less building in flood risk areas
- We need to improve the natural space along our river valleys and expand the policies to include both west and north Nose Creek valleys. Development needs to be pushed further back with greater set-backs, we need to treat the rivers as recreation assets
- We need to increase our renaturalizing of these areas, stop developing them, and show people how to recreate with nature. I also think we can celebrate Indigenous

culture while doing so. Flooding can be prevented by restoring riparian zones/stop channelin

- We need to keep & add natural area where available - impossible to reclaim once developed. Lessen amount of building & development unless creating public parks with picnic tables, washrooms & outdoor activies (ie increase recreation and access)
- We need to keep parks along the river natural for wildlife. No dog parks on river. Bowmont and sandy beach previous to dog parks were lovely parks with natural elements and recreational opportunities for humans. Now these parks are overrun with dogs
- We need to make the river valley and even more natural space, with MORE nature, less building & development, our current culture of developing in the river valley needs to change to make this happen. And lastly the river needs the room to allow flooding.
- We need to make these areas better. The valleys are the signature of the city. I wouldn't imagine Calgary without a rivers
- We need to protect and enhance our understanding of ecology and history. We need to provide thoughtful access to all people so they can enjoy and feel an attachment to the river valleys.
- We need to protect river valleys from development. They should remain in as natural a state as possible to protect native flora and fauna. They must also be conserved for all people, not privatized.
- We need to protect what nature we have left, and restore where it has been lost. We need to stop building in the river valley.
- We need to pull back built environment from the rivers, and develop more parkland. Let the river roam.
- We need to re-naturalize old industrial or developed areas in the river valleys. I would remove Deerfoot Trail if possible.
- We need to stop approving development in flood plains.
- We need to stop developing on important ecological areas.
- We need to stop development along riverine corridors. Period! These landscapes belong to all Calgarians, not the elite who can afford riverfront property. We need to keep them accessible for all, and rethink development in floodplains (none!).
- We need to take more care of the river, while encouraging positive relationship as we play and live around her
- We should amplify these areas

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- We should be protecting Nose Creek and the valley and improving recreational access and recognizing the cultural significance of the area and reducing building and development
- We should change to less river developments
- We should continue to expand and develop river valley parks/preserve areas for wildlife
- We should limit/cut back on development and increase natural spaces through the valleys
- We should not allow any development or home building
- We should round up drug users, homeless squatters and violent criminals. We have stopped cycling to St. Patrick's Island and Prince's Island with our 8 and 4 year old because we have to run a gauntlet of drug users along the bike path, or navigate shelter
- We should work to reduce concrete barriers along river valleys and renaturalize shorelines, even while maintaining active transportation corridors.
- Well change is a better option that stay the same as I'm not sure what I'm agreeing to by clicking change or stay the same. That depends what the city has already decided no? Trick question.
- were destroying our fisheries and habitats along our rivers because of our greed to want
- When I say change, I mean continue to improve in these areas.
- Where buildings already exist they should be maximized to provide cultural and business locations I.e. cafes and bars with patios
- While prioritizing nature, I see no reason not to add pathways or make it easier/more enjoyable to access the valley.
- Wish there were more restaurants nearby (along all sections of river valley) to maintain energy levels across all areas of the city. Some areas do likely need more flooding mitigation.
- Worry about easy public access when housing is built adjacent to the rivers.
- Would be nicer to see resteraunts by the river
- Would like improvements to protect against flooding
- Would like there to be more river valley access points (actually getting onto the path), more development of cafes and restaurants/meeting places along the river

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- Would like to see habitat enhancements, more arts/culture (sculpture, entertainment, commerce can be culture), more recreation (pathway twinning, more connections, more 'non-green' public spaces), and more development (cafes and nice bits of city life).
- Would like to see more of the river valley area set aside as conservation/recreation space.
- Wouldn't like to see more restrictions ie. Sandy Beach Park

What is your favourite spot in Calgary's river valleys? Why?

Most common reasons a place or areas was a favourite are:

1. spots that feel like an escape, that are peaceful and have natural beauty
2. the pathway network and areas for walking and cycling
3. the rivers themselves or beside them, for water activities and fishing
4. wild areas and places for seeing with wildlife
5. places that are nearby respondents' home or work, part of everyday routines

Verbatim comments:

- Areas that have been maintained naturally with the recognition that all species have the right and ability to coexist.
- Pathway system.
- Pathway along the Elbow river, and the river walk along the Bow River.
- 9th Ave & ther river meeting btwn Bow & Elbow
- A spot where no one else is. Which is hard to find. City people need nature and open space, yet when you go looking for it, you have to leave Calgary to find it. Fav place is Elbow River because the Bow is mostly inaccessible.
- Across from Stanley park.. raw, fewer rules. Also Southland dog park, where dogs can be dogs
- all
- All along the bow - I bike and walk the paths in many different areas along the boy and enjoy them a lot.
- all along the Bow river. it is very beautiful and serene when the homeless camps are not factored in.
- All along the Bow River. It is exceptional

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- All along the bow until the homeless moved in. Not safe
- All around the footbridges
- All of it
- All of it.
- All of it.
- All of the trails, and the quiet natural areas.
- all of them
- All of them!
- All of them.
- All of them. Great for fishing, picnics, walks etc.
- All spots
- all spots from the various banks.
- All th river spots along Bowness, Montgomery and Parkdale.
- All the places where it's peaceful
- All? Nose Creek/West Nose Creek pathway. Bow pathway. Elbow pathway. Fish Creek. Each has its unique character, with a different mix of nature and scenery. All are rejuvenating.
- Along Fish Creek areas. They have been left more natural, not so much building development.
- Along the Bow thru Fish creek PP
- Along the edges of Bowness and Silver Springs. It's close to home and has lots of great access points to sit in or by the river along with beautiful walking paths.
- Along the Elbow from Sandy Beach to downtown - nice pathway along quiet residential areas, nice parks, and brings you into interesting spots downtown
- Along the elbow river from the reservoir to Stanley Park. I enjoy riding my bicycle along that section
- along the river itself. always a good time to visit to see the birds and enjoy a moment outside
- Angels, Bow valley ranch. These are the destinations that get me out on a weekend. We need more than just picnics.
- Any of the parks right along the river, where the trees meet the water. It's cool, relaxing and refreshing

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- Any spot along the river with off leash dog areas are great places to relax and walk around after work.
- Anyplace where I can walk in shade in summer without having to listen for bike bells
- Anywhere along the Bow River. Fish Creek Park Bowness, Eau Claire, Inglwood, etc.
- Anywhere along the river because it's soothing and beautiful and cool to see all the wildlife and nature
- Anywhere from Pearce Estates to Edworthy Park. Each section has its own vibe.
- Anywhere I can go for a peaceful walk.
- Anywhere in Fish Creek Park - there are outhouses in most parking lots, great trails and paths to follow and there's always some aspect of nature you don't get to see in the rest of the city (muskrats, beavers, eagles, deer, variety of waterfowl)
- Anywhere it doesn't feel like the city. Everyone needs a break sometimes.
- Anywhere natural
- Anywhere that I feel connected to the land and its inhabitants
- Anywhere where I can access the river. It sucks that there are parts that are not accessible due to property
- Area below Glenmore dam. It's a stunning vista.
- Area near crowchild bridge south side--natural space, secluded and quiet
- Around St Patrick's island to the confluence because they have thoughtful, nature-friendly public spaces
- Baker Park and the south side of the river at Edworthy. Usually less noise and can just stop and enjoy the river and nature.
- Baker Park NW
- Baker park. I can play a round of disc golf at the course and then float down the river on my paddleboard after.
- Baker Park/Bowness Park. We walk this loop every week all year to enjoy nature, and connecting with fellow Calgarians.
- Bear's Paw Dam area was fantastic. It was undeveloped and allowed those of use who like walking on the ground to enjoy the space. The undeveloped state of the park filtered out those who prefer pavement.
- Beaver dam flats. It is full of wildlife, very quiet and undeveloped.
- Bebo grove

- Bebo Grove - all the trees
- Bebo Grove in Fish Creek Provincial Park because in spots it is almost feels like one has left the city altogether.
- Because I love Water.
- Being able to ride 6 km along the Bow to work!
- Being able to run for long distances along a single pathway is important
- below the dam because it is not commercialized and developed
- Bicycle/ walking paths and natural areas like Bowmont & Fish Creek
- Bicycling
- Bike paths, as they provide primary method to get to work.
- Bike pathways, allow for a pleasant and safe way to move through the city
- Bird sanctuary & river pathways. Makes you feel part of nature.
- Both Griffith Woods and Weaselhead are up there! Just so peaceful and so much amazing wildlife!
- bottom of glenmore dam. the dogs and swimming
- Bow bike paths past inglewood, most wild
- Bow River anywhere
- Bow river by princes island park. It is close to home and I spend so much time there!
- Bow River Fish Creek East. Natural state, no traffic noise or development
- Bow River pathway south side of river, west of Crowchild Trail - minimal development linked by Quarry Road Trail
- Bow River pathway.
- Bow River Pathways, I love to run including the trails especially the unpaved paths like quarry and christmas tree.
- Bow river through downtown.
- Bow River. It is a true river
- Bowmont - because it's near, I know it best, the river is lively there, floods and recedes, lots of natural space, wildlife
- Bowmont- art, natural and recreational all in one.

- Bowmont- diverse walking trails, Saskatoon berries to eat, and spots where it's safe to swim.
- Bowmont natural area
- Bowmont natural area because it's like being in the wilderness right inside the city.
- Bowmont natural area, the care for sensitive ecosystems, rehabilitation of previously de-naturalized spaces, and the invitation through pathways to enjoy with respect are good things
- Bowmont Natural Environment Preserve. I love seeing boaters, pedestrians, cyclists, and dog walkers all converge in one area.
- Bowmont park
- Bowmont Park
- Bowmont Park
- Bowmont Park - It's wild, it's beautiful, and it's easily accesible river access from my home.
- Bowmont Park & Dale Hodges Parks. Birding, wildflowers, views.
- Bowmont Park a great natural environment with excellent recreational opportunities.
- Bowmont park and Shouldice park. Lots of natural woodlands. Good for walking.
- Bowmont Park because of the beautiful views.
- Bowmont Park for mountain biking and hiking
- Bowmont Park west in Bowness. Wonderful sense of community there and the "regulars" look after the river banks there by picking up trash and broken bottles etc.
- Bowmont Park! Amazing trails, nature and views. It's my favourite park.
- Bowmont Park, downtown by St Patrick's Island
- Bowmont park, it has everything my family needs and is so expansive and wild, it's such a treat to have this amazing, natural playground right in our backyard.
- Bowmont park, it's beautiful and natural
- Bowmont park, it's close to my house and I spent lots of time there as a child
- Bowmont park, or spots in Fish Creek PP. They are natural looking with native vegetation and wildlife.
- Bowmont park. Its relatively secluded and comparatively undeveloped.
- Bowmont Park. Clean, easy access, walkable.

- Bowmont park. Large naturalized areas in the city are unique to Calgary and almost every other North American city. Looking into the future where natural areas are increasingly compromised these areas will continue to increase in city value.
- Bowmont part. There is shade from trees, water access and wildlife
- Bowmont. I love to ride my mountain bike through the trails there while enjoying the views of the river
- Bowmont/Bowness/Baker parks. An oasis for nature.
- Bowmont: I walk there daily but am always surprised by the animals and plants I see.
- Bowmount area is beautiful with some off limits areas for wildlife. The springs are magical.
- Bownesd
- Bowness
- Bowness
- Bowness
- Bowness - twin bridges area and near bow crescent. It's diverse with lots of spots to enjoy among people or on your own. The setting is stunning with an abundance of wildlife -land interesting geology
- Bowness and Baker Park. It's so relaxing and beautiful.
- Bowness and Beaumont and adjacent areas. Lots of natural spaces with good historical recreation development.
- Bowness and Bowmont park. I love the Douglas fir along bowness park and the nature preserve in Bowmont
- Bowness due to its remoteness and peaceful private river front areas, not industrialized like the downtown
- Bowness- great public gathering! And assortment of amenities
- Bowness lagoon, close to home
- Bowness park
- Bowness park
- Bowness Park - river access, good picnics, canoes, dog walks, bike paths
- Bowness Park and St Patrick's Playground. The trails and open spaces are amazing

- Bowness park, just looks at all the cultures come together, smell the different ethnic barbecue's and hear the children's laughter
- Bowness Park. The river flows along the edge of the park and it feels like you are not in the city, as it is left fairly natural.
- Bowness park. I love the amenities, direct access to the river, and greenspace in the park
- Bowness Park. It's preserved the culture of the old townsite, and is a family-friendly, low-or-no-cost space for all Calgarians to enjoy.
- Bowness park. Mor space so even in busier days, t doesn't feel so crowded.
- Bowness room for everyone e
- Bowness, it’s naturally beautiful and the banks allow you to swim/relax like a beach
- Bowness, it’s the closest.
- bowness/baker for liveliness, fish creek/weaselhead flats for quiet nature.
- Bowness/Baker park loop. The pathways are wide and its nice to see lots of people enjoying the campsites.
- Brittania slopes. Most natural. Sandy beach has been to manipulated.
- By princes park - like the feeling of being in an island
- By train trestle in silver springs.
- Canoeing the Bow. The are a lot of spots where for a moment you feel like you're not in a city; parts of downtown are nice from the water as well.
- Can't decide
- Carburn park
- Carburn Park
- Carburn Park — lots of natural areas but also gentle recreation.
- Carburn Park and Fish Creek park. Lots of nature and walking nearby
- Carburn park has great walking, cycling, and paddling and is easily accessed.
- Carburn park. Great nature and wildlife.
- Carburn park. It’s my home.
- Chaparral Valley and Cranston River stone. Often not overpopulated. Lots of wildlife. Love to spend time with family and dogs here
- Confluence. Fish creek Provincial Park

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- Corridor on south side from Edworthy to Crowchild
- Cranston, fishing is fantastic
- Cranston. It's the community we live in and we access the river valleys on a regular basis when not working. We use the pathways for walking, jogging and biking.
- Cycling and walking pathways - the best place to recreate
- cycling paths, I like being able to access a large stretch of nature and outdoor space within the city
- Dale Hidges Oark, Baker Park, Bowness Oark- all very walkable, love being able to walk alongside the river and enjoy nature and views. It heals my soul and makes every day brighter. It also provides me with easy access for fitness.
- dale Hodges because its the closest access by bike with the least hill to ride back up. haha.
- Dale Hodges park because of the variety and abundance of wild animals not seen in other parts of the river valley
- Dale Hodges park where the water is cleaned naturally
- Dale Hodges park, beautiful natural area that doubled as flood mitigation
- Dale Hodges park. A person can stroll on the walkways through the water.
- Dale Hodges Park. Lots of areas to explore. Trails to walk and bike.
- deep end for swimming around the bend from Stanley Park.
- Deep southeast where development hasnt begun
- Difficult Question. I love the bikepaths along the Bow in the NW. I love the wildness of sections of Fish Creek and Griffiths Woods on the Elbow. And I would love to see Nose Creek get a little love from Calgarians.
- Discovery ridge small river area feels like a private oasis. Never anyone there enjoying the river.
- Don’t have just one
- Doug fir trail. It’s an example of preservation.
- Douglas fir Trail. Beautiful and not overcrowded.
- Douglas fir trail. Because it has really old trees.
- Down river from the Glenmore dam. It is close to my house and it feels like you are not in a city but in a natural area
- Downtown

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- Downtown area. It's a popular spot that has the capacity to handle the many citizen using it for light walking, people watching, recreation and fitness. Light poles also make it safer to use at night.
- Downtown east village. This is where I find the confluence of art, culture and nature coming together in the best way. The numbers of people visiting speak to its values.
- Downtown is very nice as usable space , policemans flat is nice natural area. Carburn park is nice natural impoved area
- Due to proximity, I spend the most time around Eau Clair. I really enjoy the connective pathways between Kensington and the downtown. It offers nice spots to relax in the shade and feels safe.
- East of downtown to the Zoo
- East side of Bow River in McKenzie Lake and Douglasdale, where the main paths are on the ridge with view of mountains and Fish Creek park
- East village
- East village and st Patrick's park. There are no cars. It is accessible, fun and safe.
- East village area. A lot of variety in activities. Good infrastructure for recreation.
- East village is my favorite, restaurant with views (although way too expensive) but there’s also great spots along the river for walking and enjoying the views, there’s art all over; biking paths. Interesting architecture and bridges.
- East village, mix of restaurants, nature and recreation.
- East village, the renovation, the brigdes, the connection with other parts make them a enjoyable place
- East village/inglewood no cars, interesting benches and art, connects the elbow and the bow
- East village/zoo
- Eau Claire area as wheelchair accessible
- Eau Claire because it plays host to many businesses, modern architecture and developed pedestrian pathways all of which play a key role in making the Eau Claire district a popular one.
- Eau Claire walkways. I hope LRT expansion will not be to the detriment of those walkways.
- Eau Claire, lots of culture, activity, and nice mix of urban and nature
- Eau Claire, peace bridge, great paths in good condition.

- Eauclair/downtown and sue Higgins. Great access to the river to swim or relax on its banks.
- Edgemont Park and Shouldice parks for river access for dogs and myself.
- Edworthy - it is close. Love pathway going by harvie and down through bird sanctuary. Love when I can be close to the running water
- Edworthy Park
- edworthy park - love the views from the Douglas fir trail and the wild setting for an inner city hike
- Edworthy park and downtown riverside because of the great bike and walking path. I would love to see this along Nose Creek where I live.
- Edworthy park and the Calgary Zoo. Access, human interface.
- Edworthy Park and Weaselhead Flats
- Edworthy Park river trail, confluence area. Lots of trees, grass.
- Edworthy Park, along Memorial Drive. It feels natural and can be enjoyed by many.
- Edworthy Park, because one can easily access the river at many locations, with enough space to spread out from other groups.
- Edworthy park, like part of the mountains in the city
- Edworthy Park, Sandy Beach. Great spots to get down to the water to float or cool off and also great connections to bike and walking paths. Also the Douglas Fir Trail is the best!
- Edworthy park, shouldice park and river and playground, Douglas fir trail
- Edworthy park. It's close to my house, its nice and I have good memories.
- Edworthy Park. Definite nature feel to it - yet has amenities.
- Edworthy Park. Beautiful place.
- Edworthy Park. Natural space
- Edworthy, Fish Creek, still feel Natural
- Elbow access by Clearwater Park. Great place to take little kids.
- Elbow is great for summer enjoyment.
- Elbow Island Park because it feels like an escape from the bustling city.
- Elbow Island Park because of the art and the small gravel trails, and Edworthy park because of how many people use it for exercise and community, near such a beautiful wide river.

- Elbow island park, secluded but close to downtown
- Elbow park- great for families year round
- Elbow river cycle path to Glenmore Reservoir
- Elbow River from Sandy Beach to downtown. Live in the area.
- Elbow river in Mission - I lived there for many years and enjoyed sitting along the banks (or in the water!) there
- Elbow River just past Stanley park is great for swimming
- Elbow river pathway & fish creek park area because it is largely accessible by the public, there's areas to play/gather/etc. And for the most part the areas surrounding the pathways are natural landscape
- Elbow River pathway, bow river pathway, rotary pathway
- Elbow River, it's walkable
- Engineered wetland /pond on east Prince's Island. Beautiful, peaceful, variety of birds, views, proximity to downtown and neighbourhoods
- Epworth Park because it is still mountain clear and no5 polluted and stinky as down by our water treatment plant.
- Fish Creek
- Fish creek
- Fish Creek
- Fish Creek
- Fish Creek (closest) and Carburn (water activities, washrooms, bird watching etc.)
- Fish Creek , the safest place for a outdoor stroll
- Fish creek / Bow River area, this is a spot where you can leave the noise and caos of city life behind and see an intact ecosystem.
- Fish creek and bow river around the extensive green area near deer ridge
- Fish creek and bow river. The ability to walk and enjoy a bit of wildlife.
- Fish Creek because it is surrounded by natural areas and wildlife
- Fish creek has a good mix of nature and recreation, but it would be great to see more areas where nature comes first and still other areas where people come first. Use the rivers to connect more neighbourhoods, helping walkability and biodiversity.
- Fish Creek park

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- Fish creek park
- Fish creek park
- Fish Creek Park
- Fish Creek Park - it is a space that is generally accessible to calgarians to no cost and has prioritized the natural environment.
- Fish creek park - a lovely place to go for a walk and watch wildlife close to my neighbour hood
- Fish Creek Park and Bow River trail (accessible from downtown, great way to get around)
- Fish creek park and bow valley ranche resturant let them stay forever.
- Fish Creek Park area because of easy access to it.
- Fish Creek park because it is very natural.
- Fish creek park because of it's natural state.
- Fish creek park for walking and seeing wild life birds
- Fish Creek Park has always been a favourite, having grown up in South Calgary. But I'm becoming more familiar with other areas and have really come to love the Elbow Valley.
- Fish Creek park is number 1 for me. Number 2 is the path all along Nose Hill Creek.
- Fish creek park near wolf willow. It is a serene place to enjoy a walk and watch wildlife frolick
- Fish Creek Park- size and corridor length
- Fish creek park, because it is such a big park with different kinds of areas and a variety of wildlife. Also, variety of roads, paths, picnic sites and wild areas.
- Fish Creek Park, fish creek and bow river.
- fish creek park, it's a quiet area of the city to be near the water
- Fish Creek Park, the wildlife!
- Fish Creek Park. Areas are managed appropriately, less people.
- Fish creek park. Big, lots of nature, close to where i live.
- Fish creek park. It is still very much untouched by buildings and is expansive enough that it accommodates all groups of people.
- Fish creek park. Lots of open space

- Fish Creek Park. No building!
- Fish creek park. The parks utilize the river beauty and nature as the attraction. As well as "The River Cafe" in princess island part. It is a great example of using the river in a commercial setting but everything about it is using the river as focal po
- Fish creek park. There is next to no development in the riparian habitat, and it is protected from future development.
- Fish Creek Park; because it feels like you are outside of the city.
- Fish Creek Provincial Park.
- Fish Creek Provincial Park. Naturalized, yet accessible for biking, walking. Needs better Kayak launch points.
- Fish Creek- proximity to my home
- Fish creek, because there are no home or commercial industry on the banks.
- Fish Creek, easy access, large area, diverse, good parking.
- Fish Creek, Elbow thru the city, Nose creek
- Fish creek, I live close , love to walk and sit and watch the water
- Fish creek, Parkdale. Great access, beautiful scenery. Connection to wildlife and our world in its natural state
- Fish Creek, the peace, the proximity to nature, the natural beauty
- Fish Creek, the variety of micro landscapes along the valley and slopes
- Fish creek. You can escape and you're in the r city.
- Fish creek. Feels real.
- Floating on the river - it is soothing
- Fly fishing, floating the Bow River. A way to escape to pressure of daily life.
- Get the [removed] off the river banks and back in jail
- Glenmore Park Weaselhead
- Glenmore Park. It is forested, has a 'lake', a manicured garden,biking, hiking and jogging opportunities, secluded areas and a spectacular unobstructed view of the mountains. Also, my husband and I affirmed our commitment to one another there.
- Glenmore reservoir and Stanley park. I love biking the reservoir and I have fond childhood memories of the ball diamond at Stanley park.
- Glenmore reservoir! So beautiful and great for recreation

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- Glenmore reservoir, weaselhead
- Griffith and Edworthy. Just the overall natural beauty.
- Griffith Woods - because it is unspoilt and near me.
- Griffith woods, for it's natural beauty although it would be better if the houses were further away from the river.
- griffiths woods
- Griffiths woods, Stanley Park, Bowness Park, prince's Island - areas that feel like mini forests
- Hansen Ranch Nose Creek ponds because I see blue herons regularly and it's so accessible.
- Hard to choose one! Bowness Park in the fall is lovely. It always feels a little bit wild. Being near any water is always good. Seeing wildlife & natural trees/vegetation. It brings peace.
- Hard to choose. Each river and creek has it's own special character and I love them all.
- Hard to pick a favorite, Since I live nearby I'll say West of Edworthy under Sarcee trail, beautiful low traffic natural area that can connect to Paskopoo slopes, currently need to trespass on railway land to access, but is not unsafe to do so.
- Hard to say, but like the pathways
- Harvey passage
- Harvey passage downstream through the City. Anywhere there is reasonable access for flyfishing, walking and enjoying the diversity of wildlife.
- Harvey passage. Created so people can enjoy nature and it’s recreational activities
- Harvey passage. Lots of room for BBQ and the kids can play in the river.
- Harvie passage
- Harvie passage and fish Creek park
- Harvie Passage for kayaking
- Harvie Passage for the white water and the float south to fish creek park. There is a lot of wildlife and scenery to be seen down south of Harvie Passage
- Harvie Passage right channel is an incredible recreational teaching venue for White water paddle sports. Currently its being overrun with non educated floaters who do not understand the dangers and leave the area a mess with garbage.

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- Harvie passage, because it's a fun and free Waterpark for all sorts of people and pets. Great day trip, connected to many pathways, close to Inglewood shops
- Harvie Passage. It is a great public gathering space, there is no development close by, it shows what river recreation in Calgary could be if we invested in it properly.
- Harvie Passage. It is a mix of sport, recreation, meeting of cultures and the natural environment.
- I couldn’t possibly pick one. Shannon Terrace showcases it beautifully - I like to walk there with my dog. The Bow from anywhere on the ridge is breathtaking. The confluence for its importance to the first people’s of this land (my ancestors included)
- I don’t have a favourite spot. I try to visit all areas I can reach by foot.
- I don't have just one. Have lived here my whole life and been to many amazing spots along the river. I especially like spots where I can't see houses or buildingd
- I don't have one anymore, too crowded, BBQ, and picnic parks too crowded - need more options. No parking and over run with homeless an drug addicts, bathrooms are minimal and filthy
- I enjoy all of the natural areas in Calgary, I want to see nature, hear nature and feel peace and quiet.
- I enjoy the Elbow river pathway, as it's a nice walk near where I live. I feel like I can escape the city.
- I enjoy the quiet spaces along the river valleys - along the weaselhead, where it's not adjacent to development. I enjoy the quiet solitude, listening to the sounds of the river.
- I have so many, but Nose Creek is my favourite. It is close to home, has a rich Indigenous history, and we always see wildlife. I wish the creek was valued by the city and maintained accordingly.
- I I like all areas in the river valley for its natural beauty
- I just love the interconnected pathways
- I like bowmont park and sale Hodges lots of biodiversity
- I like Bowmont park, I live close by. I feel the development of Dale Hodges Park has improved environmental issues (cleaning water before it enters the river) at the same time enhancing wildlife through the created wetland
- I like bowness Park but hardly ever go there as it's super far. I like that there are kids activities, restaurant nice playground.

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- I like Harvey passage fun to watch the kayaks and activity also the paths are fun to ride your bike along both for pleasure and commuting
- I like running along the pathways from Telus towards fish creek park - I also run west towards Shouldice Park. I appreciate long pathways without a need to stop at traffic lights continuously.
- I like the bike paths
- I like the public parks (ex Lindsay and Stanley Park) because theyre great gathering spots, but I also love the more rugged, natural areas between parks (better opportunity for wildlife viewing)
- I like the river surfing spot. This is very unique and is relaxing and entertaining to watch even for non-surfers and visitors.
- I live along Nose Creek and when I walk south along the bike path I get to see and hear birds even with development. Walking north to Confluence Park also offers a chance to see other wildlife and enjoy a more natural prairie landscape
- I live in the NW and spend a lot of time in Bowness Park watching the waterfowl and also enjoy rafting and canoeing from here.
- I love all aspects of the valley. The Douglas fir trail
- I love carburn park and Lynnwood ridge, wild accessable natural areas
- I love Fish Creek Park's big Cottonwoods and grassy fields by the river.
- I love floating the bakers park to zoo section.
- I love running between the Peace Bridge and the East Village.
- I love the bike pathway from St Patricks island south along the bow - the trees and the river are lovely. I also love the weaselhead area on the Elbow - so natural and beautiful. And Edworthy park. each was my favorite when I lived nearby!
- I love the little desire paths that weave between the river and pathway system
- I love the natural areas along the Bow where you can watch the birds, sit in nature, fish.
- I love the stretches of pathway, on both sides of the Bow, between Crowchild and Shouldice. They're a nice mix of quiet, single track footpaths close to the water plus the paved bike paths higher up the banks.
- I love the the Douglas fir trail and pathways close by because they are an oasis in the middle of the city without lots of people.

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- I love watching Nose Creek bend its way down to the Bow. A little demonstration of the tenacity of nature in the face of all the roads and industrial development surrounding it.
- I really like the whole Bow River pathway because you can get to all the cool spots! Bowness, Kensington, downtown, Inglewood - it's easy!
- I think having access to Hull's Woods during the pandemic basically saved my mental health - and that blue/green space is essential to Calgary's future
- I use many parks - Edworthy, Sany beach, Sue Higgins, Fish Creek. And also the rivers themselves SUP
- I used to love to run along the Bow, but none of it looks decent anymore. Dry, dirty, ugly, garbage-laden. Pathetic
- I went #birdwatching at Beaverdam Flats and it was great. It is too long to get to by bus, so I haven't been back.
- I will never say, once that is known, it would get developed
- If it has trees and sounds of the water and birds. That's my favorite spot.
- In a raft, floating down the river!
- Ingelwood bird sanctuary - cool design and interaction with nature.
- Inglewood and the bird sanctuary.
- Inglewood Bird Sanctuary - birds, quiet
- Inglewood Bird Sanctuary - central and good spot to walk and appreciate nature.
- Inglewood Bird Sanctuary - it’s nice to see an area totally protected. Couldn’t the same be done for Ricardo Ranch and the Great Blue Herron Rookery? Also Fish Creek Provincial Park - would love to see this area extended with less development
- Inglewood Bird Sanctuary - it's a wonderful space for people of all ages, relatively accessible, and a safehaven for wildlife (especially migratory species that make annual "stops" there)
- Inglewood bird sanctuary and fish creek provincial park, because ample wildlife and birds, and great bike paths and walking ares
- Inglewood Bird Sanctuary: I really appreciate a dedicated space created for wildlife.
- It is all good. World class. But must be protected and enhanced.
- It was Graves Landing, until all the homeless people took over and made it [removed]

- Just past the enmax substation ad the bow goes under Deerfoot trail. The forest, width of the bow, calmness of the water helps me to relax, unwind and enjoy nature.
- Lately the fish hatchery, but we like to try new places, would like more.
- Lawrey Gardens Park due to the naturalized area with minimal development.
- Lawry gardens Park and the Douglas fir trails. They are well preserved, there's wildlife, and it's a Kaffe enough area that you don't have to encounter to many people
- Lindsay Park area
- Lindsay Park because I liver near there and enjoy it almost every day. Many others do as well, especially since the pandemic.
- Lindsay park, it's quiet and natural
- Lindsey Park and keeping the communities around it nice and natural without over development.
- LOL, secret :)
- Looking west from Britannia escarpment and appreciating Eric Harvie's land donation. Weaselhead..all views...indigenous history
- Lots of "favourites." Love recreational, family and dog activities at Sandy Beach, downtown is terrific for mid-workday walks or running, but nothing beats running the Douglas Fir Trail and hills East of Edworthy, great bike riding around Pearce Estate...
- Love biking along the river pathways
- Love riding from Eau Claire to Inglewood. Would shop more if there were bike lanes and secure parking in the small communities.
- Love the Harvie Passage - it's a great place to run
- Lowery Gardens and Edworthy Park because they are more natural areas. Pathways from the zoo to 10 St NW to
- Mallard point in fishcreek- lush and not too busy, lots of paths. Policeman's flats area - quiet, open, edge of the city and not busy. Less noise pollution
- Many spots several miles down & up stream from Fish Creek park.
- Memorial drive. It is a hub for bike commuting for myself and it feels like you are in nature as well which is great
- Mine is the hill in Parkhill overlooking downtown and Rideau and Roxboro
- Mission and the elbow
- Mission area, sandy beach. I jogg there

- My favorite but is riding from the zoo to fish Creek and return. It is mostly treelined and beside the river.
- My favourite spot is a tie between Princes Island for the recreational/dining opportunities and Edworthy Park for the family recreation opportunities. Griffith Woods is up there too.
- My front yard from Eau Claire mall to peace bridge
- My house :)
- My private back yard which backs onto the Bow River. This is my home.
- natural areas - a place of peace and uniqueness
- Natural areas in Lindsay park and mission, surrounding the elbow River. it's quiet and often not very busy.
- Natural beaches and rugged paths - get feeling of being outside the city.
- Near Mallard Point and Burnside overlooking the Bow River in Fish Creek Provincial Park. It's a peaceful spot to walk, bike, enjoy watching nature and escape and recharge from the noise of the city.
- Near the Bow river.
- Near the Peace Bridge. Access to both sides of river, Eau Claire and the island.
- Near the reservoir for off leash dog areas and swimming;
- no favorite spot
- No favourite spot. An aggregation of it all.
- No more, Nenshi & Gondek created problems with addicts and homeless, now our beautiful river fronts are dirty, including human waste and drug needles
- No one particular area, all are very important to us.
- None …all are wonderful!
- North side of Harvey passage. The cormorants, the waves lack of people.
- Nose Creek
- NOSE Creek - connect this space with Airdire to create a multi-use park.
- Nose Creek because it's close to home and very natural.
- Nose Creek is small and full of wild life and not crowded. I also think the down town core is lovely.
- Nose Creek pathways and Elbow River wading areas

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- Nose Creek Pathways. Even though along Deerfoot Trail, it's a nice gentle pathway with lots of grass and natural areas.
- Nose Creek through Confederation Park, above and below ground, with adjacent wetlands. Natural.
- Nose Creek valley as there are many rare bird species that call this their home during migration. Numerous other animals call this home including a rare Pronghorn Antelope.
- Nose Creek Valley between 96th Ave and Airdrie
- Nose Creek Valley. It’s the only Green Space we have in North Central Valley.
- Nose Creek! It's largely untouched in the NE and feels like you are outside the city. I visit it every day and it's amazing to see the transformation through the seasons.
- Nose Creek, it's all we have that's "nature" way north. Not a river, close as I can get.
- Nose creek. It's close to my home, mostly untouched, quiet, natural.
- Not telling. Jk. Public spaces: St Patrick's Island is nice. Princes Island as well. Pearce Estate Park is cool too. For inner city spots that are developed.
- NW
- on the Bow River, just after Shouldice Park - you barely know you're in a city
- On the Parkhill ridge overlooking the elbow and downtown
- Paddling the Elbow in Spring, the Bow in Summer - the whole thing in otherwords.
- Park bench west of 10th street along Memorial. You see everything, everyone, it is relaxing destressing to hear the birds over the traffic noise
- Path systems with river access
- pathways along bow and elbow - walk/bike/activities are fun and super nice
- Pathways along bow river.
- pathways along elbow (Sandy Beach to Fort Calgary) and Bow (Bowness to Fish Creek) for recreation
- Pathways along river in Edworthy and Princes Island park
- Pathways around Glenmore Reservoir and along Elbow River, Good mix of nature and living
- Pearce estate park due to the nature, paths, and place to bring family.
- Pearce Estate Park or Edworthy Park. Beautiful trees, well maintained bike paths.
- Policemans. Great place to fish

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- Pre Stoney Trail, it was the Weaselhead. Now it's Mallard Point and the areas facing Poplar Island.
- Prince Edward Island park and Rideau park. Great place to relax or go for a run
- Prince’s island park
- Prince’s Island park.
- Prince’s Island Park. It’s a beautiful park and a great place to sit by the river.
- Prince’s island, lots of green-space and well looked after. A good balance of art and nature
- Prince’s island, stunning natural area and developed/planted parks/walkways. Easy to get to (adjacent parking for those that live further out of the city centre).
- Prince’s Island: used by social diversity people.
- Princes Island - gorgeous for running, picnicking, waking, central for meeting people.
- Princes Island and East Village. Love being so close to the river
- Princes island park
- Princes Island Park and surrounding area, and river park space near Fort Calgary.
- Prince's Island Park, because it's close to where we live.
- Prince's Island Park, nice break spot in the river valley, lots of cultural activities and access to picnic tables, playgrounds and bathrooms
- Prince's Island Park.
- Princes island park. I love being able to walk by the river and see wildlife but also step back into the city hustle
- Princes island. I walk through it everyday on my commute to work. A well designed and used space. Lots of open space and lovely flowers
- Prince's Island. It is close to home.
- Princes Island/eau clair area near river
- Princess island
- Princess island - because it strikes a balance between nature and culture
- Princess island park or up by Edworthy. Both beautiful places where you can sit by the river bank in slower areas of water flow and enjoy a summer day.
- Princess park at night because it is so quiet and peaceful

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- Probably the parks in the NW that straddle the Bow river valley, such as Dale Hodges or Baker. I also love to explore Fish Creek and Nose Creek
- Ricardo Ranch
- Ricardo Ranch, because it is not yet ruined by development
- Rideau park is very nice but unfortunately people there are smug and the atmosphere can be odd depending on which locals are around. Brings me back to the point about people who think they own the river.. they need to relax
- River Cafe quaint beautiful pathway love food is growing around restaurant No dogs on patio
- River confluences
- River park off leash. People need places to take their pets me everyone is happy when they are there.
- River Parks and walkways
- River pathway because of its high recreation value, accessibility to different areas of the city and connection to nature
- Riverbend Park as there are walking trails only away from the main paths and noise and bikes
- Riverdale park, Stanley Park, and anywhere on the Bow River. They're easy to access and even though there are lots of people you don't feel bothered
- Riverside dog park-great multi use space with amazing views.
- Riverstone, where I live, serene, 2nd is fowntown, 3rd carburn park, we need more carburn parks, especially in riverstone area
- Riverwalk along Bow River, and bridge crossings across the Elbow River, and little 'beaches' along the Elbow, i.e., at 26 AV SW and 2 ST SW
- Sandy beach
- Sandy Beach
- Sandy beach - it has a bit of everything.
- Sandy Beach - or Bowness Park area. Both because of the mix of recreation and nature. Sandy Beach is a little more off the beaten track making it feel more removed from the city. Bowness because of its easy accessibility.
- Sandy Beach - safe, trails, nature (trees and water), inner city but doesn't feel like you are in a city
- sandy beach because it is close to my home and a multi use area

- Sandy Beach park because it hasn't been tainted and destroyed for concrete pathways, and all old growth removed, like downtown parks.
- Sandy Beach park, it's a calm part of the Elbow, quiet and peaceful and perfect for swimming
- Sandy Beach, because it's a community gathering spot.
- Sandy Beach, St. George's Island, Stanley Park, Lindsay Park, Prince's Island/Eau Claire - Pathways, Nature, Recreation... Community
- Sandy Beach. Harvie Passage. Maple Ridge Golf Course (close). The reservoir. Heritage Park. Roxboro and Erlton Offleash Dog Park. All awesome.
- Sandy Beach: I grew up near here & still love it in spite of the heavy usage & the city reducing accessibility.
- Secret spots along the elbow upstream of the reservoir
- Secret wave, not telling
- Shady spots along the river where we can prop our bike, hang a hammock and read
- Shallow gravel to wade and let the puppy play
- shannon terrace area, i love the big coniferous trees, and carburn park for the big trees.
- Shouldice. I like the unofficial dog park, nice with trees and access to the river. People need to be responsible to pick up after dogs though.
- Silver Springs ridge - close to my house, quiet and beautiful
- Silver Springs waterfall
- Silver Springs, Fish Creek and Elbow Park and Bowness including the entire river valley of the Bow.
- So many beautiful areas, tough to pick.
- So many for so many reasons. Whether it be fishing, grandkids to a park, picnic, morning walk.
- So many great spots along Bow, Elbow, and Fish Creek. Impossible to choose.It’s the interconnectedness that makes this river valley system so unique.
- Some of my favourite places are lawry gardens, Douglas fir trail, and Weaselhead, all because they are some of the most forested natural areas of the city righ in biodiversity and less accessible for human beings.
- Some of the larger natural areas along the rivers like Beaver Dam Flats, Edworthy, Ricardo Ranch area, Griffith Woods.

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- South side of Bow River between Bowness park and Crowchild. Mostly natural areas.
- Spend time enjoying a walk, a picnic by the river or just a place to sit and relax.
- Spots where I can take my dog swimming
- St George island but parking is ridiculously expensive
- St Patrick's Island
- St Patrick's island park because it feels natural has more separation from traffic
- St Patrick's Island
- St Patricks island - recreation, public art, gathering places and urban wildlife in the heart of the city.
- St Patrick's Island, the only place people are encouraged to touch the water
- st Patricks island. Allows a safe place for my children to connect with the rivers
- St. George's Island area - good mixed use, convenient location
- St. Patrick Island & Elbow Island. Get close to the rivers & elbow island has low traffic
- St. Patrick Island Park because it's been designated well.
- St. Patrick's Island is a great blend of everything listed above with interpretive areas, recreation spaces, paved paths, and dirt paths.
- St. Patrick's Island. It is a peaceful, quiet, family-friendly place in the middle of the hustle and bustle of the city.
- St. Patrick's Island
- St. Patricks Island. Extremely well kept and maintained and has something to offer for everybody at all times of year.
- St.patricks island wetlands zone. Feels like i'm out of the city, lots of other species. Easy access. I know it's planned & designed.
- Stanley Park - enjoy biking to work along this path, walking in the evenings, watching beavers and other wildlife and birds
- Stanley park. Family summer spot for generations.
- Stanley Park. Great river access with a beautiful park.
- Stanley park. I live nearby
- Stanley Park. Swimming spot. Picnic spot. Free parking.

- Stanley Park; great combo of natural and human areas, passive and active recreation, water access, and part of a connected system. Would benefit from a cafe and trail/space upgrades.
- Sue Higgins park, I can bring the doggos, enjoy the water, and there's lots of space for wildlife.
- The ability to float down the river on a hot summer day. Its a relaxing fun way to see the whole city
- The area along downtown
- The area from 10th street past the weir
- the areas of the valley near neighbourhoods such as Cranston and Douglasdale are my favourites as they have a lot of open space for wildlife
- The areas with parks, seating, access points and amenities. These a wonderful places to spend the day.
- The bike path system, it allows people (and not vehicles) to access it.
- The bike paths west out of downtown. Limited development and accessibility for everyone
- The Bow by the Ranche- can view the water and birds and boats from a " beach"
- The bow river along memorial for biking because you can bike along a beautiful path and stop downtown for a beer on the way.
- The Bow River between the 14th Street bridge and St Patrick's Island. It is accessible from my house and no need to get in the car to go somewhere and be in nature.
- The Bow river overlooking Douglas Fir Trail because it looks magical
- The Bow River Pathway system and the Natural Areas around Bowmont Park/Silver Springs
- The bow river pathway system is wonderful as is the weaselhead. Fish Creek is the best but it's provincial.
- The Bow River Pathway, especially through Fish Creek Park and Pearce Estate Park.
- The Bow River. I'm a big Bow River user.
- The Bow River. It has been a significant part of my urban lifestyle for over 30 years.
- the bridges and paths at Silver spring island offleash dog park. the natural area and all the beaches. I hate that it is off leash for dogs. this must be changed. the dogs, their behaviour and poo,are a nuisance to families biking, sunbathin, swim, picnic

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- The confluence (including Nose Creek/Bow confluence). I was born near here (at the General) and feel it is the heart of Calgary. It's where I feel quite at home, especially on St. Patrick's Island natural areas where I can sit and appreciate the beauty.
- The confluence. Great spot for swimming, sunny, nice views. Lots of people. Fun to be near downtown and still able to swim. Important historical location for Calgary.
- The connected pathways and areas with more natural spaces. Don't like going by peoples houses. Bow river east of fish creek is my favourite.
- The creek with pond area, it brings nature to life.
- The cycling/walking lanes around memorial drive. It feels great to stroll around while being so close to nature and so close to other amenities as well.
- The dip on the bike path before Chinatown. It's fast and that section of the path is one of my favorites to bike and feel immersed in my city.
- The east village and st. Patrick park is a beautiful blend of nature and infrastructure that has drawn people to the river and made it accessible to all
- The endless pathways, the paved bike paths, the more rustic foot trails.
- the entire bow river area - Fish Creek!!
- The entire river valley in fish creek park is amazing
- The hidden pockets of nature like confederation park
- The interconnected bike and pedestrian pathways that stretch throughout the city. An amazing investment for alternative transportation, promotes active living (which also benefits our healcare costs) and we get to enjoy the scenary without car stressors.
- The islands
- The Kensington river path. It's relaxing and has a good mix of nature and the city.
- The mission bridge park area is close to my heart because I grew up there. I can launch or pick up a paddle at that spot!
- The naturalized paths on Prince's Island. Or the Delta south of the peace bridge.
- The off leash dog park at River Park, along the elbow river. It's big enough to accommodate the visitors and a lovely place to enjoy with your dog.
- The old grow Douglas fir forest at Edworthy Park, Inglewood Bird Sanctuary, Fish Creek Park
- The one that human have no access to.

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- The ones where nature is intact
- The parks such as Bowness, Edgeworthy, Bowmount, downtown river pathway system are all heavily used by my family.
- The paths. It's such a great system. You can bike or run or walk for days.
- The pathways and bike trails along the Bow are so beautiful
- The pathways for pedestrians
- The River itself, and the parks: Bowness, Edworthy, Prince's and St. Patrick
- The river itself. My partner and I are avid anglers and wildlife watchers. The river holds significant spiritual and emotional value to us.
- The river pathway by Lawrey Gardens Park. It's beautiful and peaceful!
- The river pathway east of edworthy on the south side of the river. It is a beautiful natural area not inundated with homeless camps.
- The river to the west of carbon park as it is still fairly quiet and can often see deer, coyotes, bald eagles etc.
- The rivers. Waterfalls. Natural nature is beautiful. Cities, business and construction ruin it for wildlife, nature and peaceful people.
- The rocky parts that jut into the river in Bowness park. They're nice to sit on and feel a little beachy.
- The Sandy Beach dog park for access to the water; bowmont park for walks along tye river & the wetlands
- The south end of bow from Anderson down but even in the past 20 years development and destroyed some previously wondrous areas .
- The southern sections on the bow where there is less people. Or fish creek due to its accessibility
- The stretch from Crowchild Bridge to East village because it is accessible, varied, and interesting.
- The stretch from Sandy beach to 25th street bridge
- the stretch on the west bank of the Bow, running north from 22X/Ring Road. The golf course is mostly shielded from the river, and Fish Creek Park on the other bank is low-traffic.
- the swimming hole at st patrics island is good.
- The view of downtown from about 19 St NW when kayaking in from the west. Unique vista.

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- The Weaselhead and Elbow River. It takes you out of the city and into a place that you would expect would be an hour away. It is a special thing to have right in the middle of our city.
- The Weaselhead Park - a natural escape from a busy urban landscape. A place to exist in nature and enjoy wildlife viewing. Crucial for mental health and wellbeing.
- The Weaselhead, Fish Creek. Expansive, beautiful natural spaces with hiking trails and excellent wildlife habitat.
- The whole thing is beautiful, but the repurposed off-take channels at Bowness and Eau Claire are a nice indication of how beauty can still exist after we change the river dramatically.
- There are so many beautiful areas that are inaccessible as they are accessed by dogs off leash. This does not make for safe access for other residents and puts the wildlife at risk of being disturbed.
- This is a tough call! I love the elbow river to swim in. It's 4 blocks from my house, and I enjoy swimming against the currents in the summer. I also love to canoe the Bow! It's one of the best paddle rivers, and it's my favorite paddle for being so close
- too many to choose :)
- Too many to have a favourite, but Eastvillage is a good example of Pathway, park and service development
- Too many to list. And some are secret ;)
- Too many to name….
- Trails by Bowmount, nice lookouts over the city and river
- Trout Beach on St. Patrick's island
- unfortunately you need to leave the city to enjoy our rivers...
- Upper Fish Creek, not too disturbed at the moment
- Upstream from Edworthy Park to the western edge of the City. That section seems to have the most natural areas without development and is most accessible for me.
- Used to be Princes Island, Bowness, Silver Springs, Fish Creek, Carburn Park and Nose Creek but these areas are becoming overrun by noise (radio), dogs and left behind fecal matter, some areas are no longer "fresh air" due to smoking/hookahs, and tents.
- Valley between Max bell and downtown because I use this for my morning commute. Significantly improves my mental health to start my day closure to nature.
- Valley Ridge because we live there

- Walking along the pathways in mission.
- Walkway in front of heritage park. It's the best part of the bike ride.
- Was our home until the illegal placement of a bench center and directly behind our backyard and home.
- Water fall in silver springs-minimal development and intrusion.
- weaselhead
- Weaselhead - beautiful trails, lots of space
- Weaselhead & Sandy beach (although River Park has been completely ruined by irresponsible dog owners & dog feces)
- Weaselhead area - can lose myslef in nature and forget that I'm minutes from the city core.
- Weaselhead because of natural places.
- Weaselhead because the unpaved trails are less used.
- Weaselhead Park and Griffith Woods, as it isn't lined with houses. Provides a connection to nature for people, and places for wildlife to live and move through.
- Weaselhead trails, the habitat is less disturbed than in other parts of Calgary
- Weaselhead, because of the forest and life within it.
- Weaselhead, Bowmont (all mostly for natural and recreation opportunities)
- Weaselhead, fish creek mallard point,prince's Island
- Weaselhead, which is already [removed] because of Stony trail development. Stay the [removed] away from the Rivers!
- Weaselhead. Fewer people, no development beyond pathways.
- Weaslehead. It's beautiful, raw, natural and not overly developed. It's an oasis in our city
- West Beaumont. It is close, we watch for seasonal changes, the spring-fed pond, see the evolution of the side channel.
- West Nose Creek Park
- Western Fish Creek Park, and St. George's/St. Patrick's Island. Both are nice places for recreation.
- Western Fish Creek. It is beautiful with lovely trees
- Western parts of Fish Creek. Wide well maintained pathways and nature viewing opportunities.

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- Where bow and elbow meet because it is largely natural and undeveloped
- Where the natural environment has not been affected by development, erosion and pet easte
- Where there are untouched tree lined paths where you can get away from noise and people.
- Wherever there are bike paths along side the river. Fish Creek is a gem!! All of it.
- Willow Pond. It's so secluded but under the crowchild bridge. The only place in the city I feel like I'm in the mountains until o see the highway and feel the train as it rumbles by the endless homeless encampments. my favourite inner city river valley
- Zoo island to princess Island is vibrant stretch and nice for running

How might The City lead by example to make our river valleys a great place live, work, and enjoy for everyone?

Most common ideas for how to make the river valleys a great place to live, work and enjoy:

1. enforce bylaws to reduce social disorder including camping, littering and irresponsible pet ownership
2. renaturalize more areas, protect wild areas from wear and tear, and development
3. encourage public use of managed green spaces, with parks, gardens, and parks/recreation amenities
4. use land use policies to enforce protection of natural areas and setbacks
5. create more pathways, wider paths and improve physical accessibility

Verbatim comments:

- 1) Cleanup of the vagrants, criminals, garbage and dog fecies. 2) Expansion of the pathways 3) "Right Fit" businesses - the "Ranche", the River Cafe, in/near larger spaces
- 1) give space for nature to do it's thing (flooding, wildlife, limit access to areas that need it in order to protect the whole 2) protect it as a public asset 3) facilitate public access with (1) and (2) in mind
- 1. UN Sustainable development goals for water: CLEAN UP THE E.COLI! my grandkid can't learn to swim in the river I grew up on. Consider the homeless a community per Goal 6.5. 2. Global warming : less water, electrical generation, greater need for recreat
- A coherent, long range plan, adhered to in spite of political changes.
- A river wave for surfing, bigger trail (paths and marked single track) network to create less congestion and more natural feel rather than commercialized and developed areas.
- Access to its shores
- Accessibility
- Acknowledge the influence and river has in shaping this city. Give credit to and celebrate the contributions of the river valleys to our eco, cultural and social identities as Calgarians.
- Actually follow the rules in the guides. Don't give developers loopholes to go through at the expense of the environment.
- Actually maintain all areas along the rivers. In the last few years it seems as if no city employee is assigned to inspecting anything along the rivers outside of the

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immediate area around city hall. Homeless, crime, garbage, and poor maintenance abound.

- Add large deep reservoir to Bowness Park
- Add more programming and recreational activities while not overwhelming the nature
- add shaded/covered public benches and
- Address flooding problem with upstream mitigation
- Advocate to the provicial government to empower citizens and NGOs to be able to do instream and riparian restoration work. For example a code of practice exemption under the Public Lands Act and Water act to do willow staking and install leaky dams.
- Again, this question implies that the only important factor is the people ("everyone"). We need to make sure that our native plants and animals are protected too!
- All are welcome, no motorized recreation vehicles on or off the water, a place to walk, enjoy a picnic, let the kids run
- Allocate park space, green space, walking trails, dog parks, before it's too late
- Allow Ecological Value and common good to outweigh the influence of wealthy residents in Bowness and Rideau Park/Roxboro. Their view is not more important than the wellbeing of the majority.
- Allow mobile vendors to sell ice cream, water, booze, hot dogs, etc other small things to people in the river parks
- Allow more access for dogs and people along and in river. More dining businesses less homes
- Allow natural plant life back into the yards of homes in the city. Allow for food garden areas all over the city to provide fresh greens and fruits for citizens
- Allow the river to live and breath, ebb and flow. It was never meant to stay within black rock lined bank
- Allowing the river to be a river. Rivers flood, we will NEVER be able to stop it from doing that. Business and living infrastructure built in the river valley is asking for trouble. It’s a make work project.
- Already a leader in Canada - keeep up the good work
- Although I haven't visited them, everyone says that Edmonton's river valleys are outstanding. I think we should work towards treed, naturalized, less development as possible!

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- An excellent balance of the needs of people and the environment and when in doubt, err on the side of the environment and habitat preservation.
- Approach design with intentionality. Rely on urban planners for ideas and designs and allow them to be creative.
- As a frequent river Kayaker I enjoy many places on the bow River particularly just past Glenmore going south towards fish creek. So many opportunities to watch animals and birds.
- As much green space as possible - as well as being environmentally important, the green spaces are free and accessible to everyone, not just a few landowners.
- As soon as possible, follow through on their commitment to work alongside Calgary's Indigenous population to build an Indigenous Gathering Place that would welcome all Calgarians and their visitors.
- Avoid letting commercial business and private property from encroaching into natural areas. Let these areas be peaceful and natural for everyone.
- Avoid over engineering access and stop developing valley bottoms (mostly nothing left now), but where industry or similar land becomes available, the City should clean up and preserve
- Ban dogs from the sensitive parts along the river.
- Be fierce advocates for, and protectors of, our natural spaces. More people will use, love, and depend on these spaces than the Saddledome, so treat it as an even more important investment in our city.
- Be mindful of the environmental impacts of development, but bring people to these spaces so they can learn and steward the spaces.
- Be particularly careful with new road & highway exchanges over waterways to follow best practices to minimize harm, and take active transportation into account to connect communities with safe and separate pathways, not partition with roads as barriers.
- Be proactive and make the changes happen while consulting it's residents
- Be strict about pollution, littering, storm drain outflow, drinking etc. There are so many of us that even minor damage adds up quickly.
- Better access
- Better paths and safety to make commuting on trails by river easier . Better signage for bikes only and pedestrians only and more paths in busy areas. Better seasonal services like shuttles on weekends for floating, developments , adding riverside beach

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- Better protection for Nose Creek, public education on recreating in harmony within wildlife habitats
- Better security and enforcement of safety/ encampment issues
- Bike paths for access, that's it. Don't build homes, businesses, or art on the river valley.
- Build on the great walkways and connect more neighbourhoods through the rivers. Prioritize nature in biodiversity rich locations and people in other areas. Make the city proud to help biodiversity through river-driven wildlife corridors.
- By allowing some parts of the system to be undeveloped and unregulated and unrestricted.
- by being responsible and balancing the valley as both a place for nature conservation but also a good space for those living there and as a viable recreation spot
- By blending conservation with recreation, and having businesses close by but not imposing on the actual river ways themselves.
- By cleaning up along the river banks, keeping out the homeless shelters that leave behind tons of garbage, that will be washed down the river when the spring flood comes.
- By emphasizing preserving nature
- By giving the river the space it needs to function naturally, free from human interference.
- By having making them special places that set them apart from other parts of the city. Use zoning to make them better. Generally they are all inner city neighborhoods
- By keeping it closer to enjoy and less live and work.
- By leaving them alone
- By no longer approving the constant development in our river valleys, and maintaining and protecting the little areas of natural connectivity we have left, and restoring where it has been lost.
- By not allowing development of any sort in these areas
- By not allowing development of every inch of land adjacent or in the Valleys. I'd like to see Confluence Park expanded to include the Nose Creek Valley all the way to Airdrie, keeping it as natural as possible
- By not restricting access

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- By preserving it's natural elements and not destroying it with more buildings
- By protecting and sustaining them for the future rather than looking at them as a development/economic opportunity.
- By protecting it from any future disruptions.
- By protecting the natural ecosystem of the river but allowing smart development that focuses on the river valley and not trying to change it
- By protecting them and restoring the river valleys. Wildlife and conservation should be the priority.
- By protecting them from overdevelopment. Valuing nature and the importance of wetlands and the diverse and fragile riparian areas along the Bow.
- By taking a stand, incentivizing increases in natural areas
- Calgary is situated in unique topography and ecosystem in Calgary. The opportunity to save some native grasslands is still available to us.
- Calgary should highlight our beautiful cultural and natural heritage, provide more education opportunities along the river, and encourage local artistry to further this project.
- Change zoning and development options to create larger setbacks from the rivers.
- Clamp down on drug use, provide social programs to help people get off drugs, clean up the litter.
- Clean it up and keep clean. Garbage in the nature area and garbage bins overflow on weekends. Monitor bike and scooters on the walking path, often very fast
- Clean it up for a start, remove garbage.
- Clean the banks. Especially close to the core, the shores of the rivers are littered with garbage and encampments.
- Clean them up and keep them clean. There is so much garbage along the rivers. Don't allow the homeless or anyone to set up tents there as they generate tons of garbage.
- Clean up and maintain nice beach areas, expand parks and widen trails for scooters/bikes plus walking paths plus add in more areas for food and outdoor venues for live music
- Clean up and naturalize Elbow river near Stampede
- Clean up and remove all the garbage and tent cities along the river banks. And I would love to see a Plan for Harvie Passage that includes a shared boat house for

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paddling clubs and associations and have public safety education events and lessons schedule

- Clean up homeless camps in the trees in Bowness. I've had high individuals approach me with my kids
- Clean up the area north of St Patrick' Island along Memorial Drive
- Clean up the homeless camps that quite literally littere the river valleys with garbage. As a Métis person who respects water this is very sad to see.
- Clean up the river. Stop the homeless from useing the rivers as a laundromat and personal washing facility. Control the cyclists, scooters and skateboarders. They take over the paths and go over the 10km limit. Keep the area as natural as possible.
- Clean up the trash and get rid of homeless camps including the many hidden ones
- Clean, safe, and accessible
- Cleaning them up, address the homeless problem, tax businesses properly, maintain areas.
- Cleaning up encampments, more access areas for lounging and play (like elbow River in mission)
- Commercial/residential development further back; more walking and biking trails
- Commuting by bike and e-scooter needs to grow. City needs more lanes/paths and rules for commuters.
- Connect the valley via bike/walk paths through to Cochrane to grow mobility opportunity. Europeans have invested in pathways it brings in tourist value and we could build to Canmore while saving habitat.
- Connected paths through the entire valley. Similar to Edmonton.
- Consult the first people’s of this land, not just Indigenous public servants before anything else. Keep it clean, maintain the pathways better in all seasons.
- Consult with ecological groups, indigenous leaders to better integrate nature and wildlife with urban planning and design.
- Continue large scale restoration projects, converting former industrial land uses to naturalized areas. Insist on strengthened development setbacks that prevent all development in the floodplain. Continue to maintain river pathways and small footpaths.
- continue to build infrastructure that makes the river valley accessible to biking and walking and other sports (but keep biking and walking separate!). Prevent further private development on the river, keep the river a public space.

- Continue to develop path system (including single use paths), more green spaces
- Continue to expand the development that supports the natural beauty. For example, ensure pathways are wide enough for all that use them (there are some sections where bike and pedestrian share, this is dangerous)
- Continue to expand the parks, and address the safety issues present in the downtown river valley parks
- Continue to invest in it. We need a downtown that draws people there instead of the suburbs.
- continue to invest in plants and ecology
- Continue to keep the rivers clean and supportive to all the nature that depends on these waterways. The enjoyment will follow!
- Continue to keep them clean and accessible by limiting development.
- Continue to maintain bike access
- Continue to maintain pathways near the rivers and promote clean up with more garbage bins and dedicated clean-up crews
- Continue to preserve green spaces and encourage people to go walking
- continue to prioritize the wildlife present over human development, to respect our needs as humans for green space and to help mitigate the effects of climate change, wherever possible.
- Continue to protect our river valleys. Good maps and signage for navigation.
- Continue to support initiatives to increase the natural areas, more plant life and pathways to enjoy it.
- Continue to update older parks and pathway infrastructure
- Continued discussion and incorporation of new science of health and community spaces.
- Continuing upgrades to paved & gravel transport, washrooms & picnic facilities.
- Control pathway traffic and access.
- Copy Red Deer's tubing river. Excellent place for families to go in the summer using river water. Open up the reservoir to swimming, similar to Brooks' reservoir. It's too exclusive as is.
- Create more support for nature to return, for biodiversity to flourish. Protect our beaver population, continue to support our osprey population
- Create more water fountains and amenities along the river valley for people to use.

- Create parks to protect Nose Creek and Ricardo Ranch.
- Credd as te beautiful artistic spaces people want to visit and photograph.
- Daylight the confederation creek to rehabilitate the health of Nose Creek
- Deal with the beavers decimating the trees, provide more garbage especially in high use areas, like at bridges. Update a map system so people can navigate better. More indigenous history would be fascinating.
- Deal with the homelessness issue please.
- Deciding not to drive the industrial Green Line train through Prince's Island Park.
- Decision makers should make every effort to be informed about what constitutes a healthy, sustainable greenbelt.
- Declare the Bow and Elbow Rivers legal rights of personhood to provide right to flow, maintain biodiversity, pollution-free, etc. following New Zealand's groundbreaking declaration for the Whanganui river, and the Magpie River in Quebec (first in Canada).
- Designated areas, monitoring of areas and education about rules/respect. Fines for off trail biking through nesting areas, burning of trees, radios near & trespassing in conservation areas, dogs chasing wildlife. So all can enjoy parks and natural areas.
- Develop pathways and accessible natural areas near and to the rivers, so they can be used as more than just McMansion backyard scenery.
- Developing in a way that allows for human interaction but leaves the smallest “human”Footprint. Let’s not pave every inch of soil. Let’s continue with “living” retaining walls and mitigate erosion with native flora. Let’s promote the fish hatchery and edu
- Do not change them
- Do not try to impose their Agendas on these natural areas which are so important to our City. Also remain realistic - this City is not Amsterdam - we live in a harsh, cold northern climate - people are not strolling along the River pathways in -30 degrees
- Do what you are doing, engage the public
- Don’t allow more private development along them
- Don’t allow private development make our rivers inaccessible to calgarians
- Don’t develop, we need nature. Keep pathways clear.
- Don’t let homeless encampments take over our natural areas
- Don’t over crowd and build a keep themNatural and beautiful so that we have nature in our city.

- Don’t over develop them! Keep them all natural
- Don’t overcrowd with too much development!
- Don’t sell land to developers for short term profit and long term loss.
- Don't develop in the river valleys, use them for passive recreation that could allow for flooding with little damage.
- Don't develop the land for housing, business, or similar.
- Don't develop the roadways adjacent to the rivers, e.g. Memorial Drive. Deerfoot trail has already ruined the Inglewood Bird Sanctuary with its noise pollution. Plant more trees along the river.
- Don't give free drugs to addicts, help them wean. Demand doctors to not start people on opioids. Give homeless respect by giving a job like landscaping, cleaning, gathering bottles.
- Don't mess with a beautiful thing - that's the best way to keep it a great place to live and enjoy
- Don't overdevelop
- Educate people on how to treat nature, don't develop river valleys - leave them natural - if your so concerned about a climate crisis, walk the talk!!
- Educate the public more on its value
- Education and enforcement of bylaws, people need to respect the assigned use of areas
- Emphasis at all opportunities that the valleys are a shared communal resource that we all must share an preserve together
- Encourage (responsible)development, and reduce vagrants and garbage in the area by proving more hygiene services
- Encourage citizen ownership
- Encourage more commercial activity at the river. We have plenty of park that is really just scrubland.
- Encourage more community clean up. Offer additional resources how to protect the wildlife (fishes, birds, etc.)
- Encourage the active lifestyle through engagement. Use advertisement to encourage active lifestyle
- Enforce bylaws
- Engage First Nations. Prioritize nature.

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- Engage with Indigenous People to lead on the conversations around the importance and traditional knowledge/cultural importance of the rivers
- Ensure access for all to use river valleys. Ensure areas remain clean of garbage. Provide areas to rest and picnic.
- Ensure adequate buffer and public access when considering developments, with prioritizing health of the river and river valley ecosystem
- ensure it doesn't flood
- Ensure it remains clean.
- ensure its safe for all users. accessibility for people with disabilities as well as security so people feel safe
- ensure scientists are consulted in how to help support natural spaces, and invest in affordable housing and rehab for homeless community.
- Ensure that homeless encampments are removed thus making it safer for Calgarians to safely enjoy these areas
- Ensure that people are respecting the natural environment by making sure waste doesn’t end up in the valley where it shouldn’t be.
- ensure that we maintain and / or grown the green space we have throughout the city
- Ensure the pathways aren’t crowded
- Ensure the river valley pathways are exceptionally plowed during the winter. Build more pathways/bike lanes adjacent to the valleys to facilitate more seamless connections. Allow businesses to have patios extend closer to the water to activate the space.
- Ensure there are enough trash bins and trash collection so everything is clean and animals can thrive
- Ensure there is no more building, paving, in those areas. Increase biodiversity. Improve bike paths signage so bike slow down in areas where people are also walking. Better composting and reclyc’ing infrastructure.
- Ensure there is plenty of space and that all Calgarians have more convenient access. Pathways, businesses and key infrastructure should be expanded as much a possible outside of downtown to allow for better access for Calgarians on the outskirts.
- Ensure use does not contribute to pollution
- Ensuring pathways are created to share walking, cycling, scooters, skateboards etc. so all generations can take pleasure from use of river valleys and pathways.

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- Ensuring there are garbage cans frequently along the river to discourage from leaving their trash.
- Equitable access for all- time slots?
- Every City department should have policy and practice guidelines to dictate how it functions interact with watershed.
- Expand green space along the river and expand pathway system for bikes
- Expand parks by the river
- Expand the natural areas in Calgary's river valleys, and work to connect them with both vegetation and pathways.
- Expand the park system along the rivers
- expand the river setback to provide more space for people to explore and limit property damage risk in the event of another flood, build in other places
- Expanding the existing system, ensuring access to the river everywhere. Individual property owners should never be able to control or modify river banks
- Fence and monitor dog use in parks. Bylaw to enforce misuse of parks along river.
- festivals and events? Would love to see more events on prince’s island lark
- Fill the flood mitigation concrete blocks with earth, it should then self seed over time
- FIX THE DAMN RIVERS! stop developing restore what we destroyed. fix our government....
- Flood mitigation, no significant impact to nature. This is what sets us apart from bc
- Focus on efforts to increase native plant and animal diversity.
- Focus on recreation over culture. We have endless spots for culture and arts in the city streets where more people will enjoy it. Put the parks money to use to get people outside, active, and off their devices!
- Follow the indigenous principle of looking 7 generations into the future when making decision
- Follow your own policies and STOP the development. In the last 15 years, Calgary has destroyed 16.5% of its greenspace, much of it in the Northern Hills communities. WHY!!!!???
- Forget the live and work part. Let nature be nature.
- General access needs to be kept free of charge. Wild areas should be respected, meaning that access should be available, but they should not be commercialized. Some business development is fine, but should not become the dominant feature.

- Get me on the GIS team, and watch us transform our cities riparian to those that rival Austin, and the world…
- Get rid of all the cars and safety hazards around it. Let it be beautiful, natural and vibrant.
- Get rid of the homeless
- Get serious about conservation and preservation. As mentioned, Ricardo Ranch development sets a bad precedent. Sensitive ecologies will be disturbed or destroyed. Nose Creek will be next. This is shameful.
- Get the Calgary stampede to clean up their mess on the elbow
- Get the [removed] off the river banks and back in jail
- Getting rid of homeless encampment. There are enough shelters to house them.
- Good maintenance.
- Hate to say it but look to Edmonton.
- Have a sustainable plan that focuses on nature and wild areas with strategic access for the public.
- Have smart urban design by areas that will have a high number of people in the area for living and entertainment. For other areas, maintain making the area feel very natural, while having pathways that can handle movement capacity.
- Having great destinations to go to such as Annie's Cafe, Angels Cafe, Sidewalk Citizen connected by pathways through nature are amazing. It would be great too to have connections to Airdrie, Cochrane, Okotoks, Langdon
- High environmental protection standards. Highest use of natural bank stabilization techniques.
- Honestly some nice PSA's about keeping the city clean. Did you know a very well driven PSA about cleaning up (not property recycling or property waste practices) just a moral nudge in the right direction. we're more worried about gender than recycling!
- How about attention to dog poo
- I believe we should encourage floating down the river, online safety lessons, free raft filling, increased flow rates on hot summer days/weekends
- I don't think it should be a place for everyone. I think it should be a great place for the environment to thrive.
- I have no idea what this question means.
- I hope the City has an answer for that.

- I think if we want to make everyone happy it will not work, but focus on community, place to gather, enjoy with friend ls, families etc.
- I think keep growing them, the users often exceed the capacity of the pathways. Maintaining a balance of natural green space, empty greenspace for creative use and infrastructure for outdoor play. More active infrastructure than just seating
- i think the recreation areas around st patric island need better maintence, grass taken better care of, more regular garbage clean up as many times i have seen over flowing garbage cans. and better sitting areas with shade.
- I think they already are great
- I think we need to build to a model where when you ask a calgarian what they are most proud of, the river is the first thing to come to mind. Whether that be running, biking, picnic, floating, fishing, dog walking. It needs to be a collecting space for al
- I would like to see a littl love toss to the irrigation canal. I know the city thinks it is Alberta Environments and Environment is relying on the agreement in place for the city to look after the pathway infrastructure.
- I would love to see more interconnected pathways (connected to public transit) where possible! I appreciate all the tree cover, and would love to see more decorative and practical wild native plant gardens, or otherwise protected natural features.
- I'd love to see more education on respecting the river valleys and all natural areas within Calgary. Nature has become something we use rather than preserve, respect and are good stewards of even as we recreate within it.
- If I knew I'd work for the city.
- If the city applies a holistic freshwater ecosystem restoration program it would be the first city in the world to do this. I am happy to work with the city to achieve this & demonstrate her power &!resilience of our planets ecological systems.
- If the city left the riverbanks the [removed] alone.
- If there is development along the river for housing there must be affordable housing incorporated as well. Calgary should avoid the desire to gentrify for those with resources to buy luxury condos. Find a way to ensure economic diversity.
- If we don't think about the future and how to retain its beauty, cultural and ecological values, we will simply erode this important marker of place.value
- Implement even more bike lanes to connect into the city and surburbs to remove any entry barriers someone without a car or access to transportation might have. Introduce more natural wildlife diversity if needed, but dont remove anything already present.

- Improve recreational access to the river to space out users. Improve riparian protection policy including consistent, well defined setbacks for development. Improve storm water management and control of runoff inputs to improve water quality
- Improve the infrastructure along the pathways and include more places to gather for recreation, while also preserving natural areas for wildlife to enjoy
- Improve the regional pathways and bike paths by making them safer with respect to width, upkeep, pedestrian / bike conflicts, and reducing unhomed dwellings along the riverbanks
- improve the washed out sections of the Douglas fir trail like the high rockies trail in k-country. provide a winter offer to x-country ski next to the river near edworthy park
- In the downtown core keep making beauty spaces that celebrate the river and encourage access to the river. More walking paths across the city that access the river
- Increase ability to access river. Not have houses or businesses inhibit that access.
- Increase accessibility and maintenance of pathways. Having separate bike and walk pathways where possible, expanding the width of pathway and increasing trees and vegetation along the valley that has been taken away from flooding, age, other
- Increase accessibility for all and keep safety nearby for all. Also don't change anything to do with proposed building and construction
- Increase accessibility. Maybe we can’t remove existing homes but we can stop building on waterfront (which would protect us from flood damage too). Restore riparian areas.
- Increase connections for bike and pedestrian's into business areas in neighbouring communities. Advertising the trail systems when marketing Calgary tourism.
- Increase protected conservation areas. Limit building and development.
- Increase safety
- Increase setback of development to Rivers and Creeks
- Increase spaces in the valley to allow for natural processes to occur. Provide more green ribbon to move through the city for generations to enjoy.
- Increase tge NCV setbacks and work to create at worst a city park at best a provincial or national park
- increase the quantity and quality of walkable and biking pathways while ensuring the sustainabilyt and ecosystems in the river valleys are preserved. Proper biking

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and walking paths along the rivers foster economic development in sustainable ways.

- Increased naturalization and a focus on protecting the river valleys for recreation rather than housing especially as the city grows out and goes further upstream and downstream on the bow valley and upstream of the nose creeks
- Increasing accessibility, including keeping the pathways clear in the winter. Actually clear - so those with limited mobility can still use them.
- Install more water fountains and deal with the homeless encampments and the trash they leave
- Interconnected pathways from one valley to another
- Invest in cleaning it up more, please. There's only so much I can do as a citizen.
- Involve First Nations and calgarians of all ages and abilities. Consider novel ideas like bus shuttles in summer for bikes and boats. Name sections of the valleys based on First Nations or historical places.
- It could commit to re-naturalizing zones that are currently high for flood risk. Climate change will necessitate human migration, but we can put a positive spin on it by allowing for natural environments for wildlife.
- It is not a place to live. It is a place for nature to thrive.
- It's already is. There is no other city like it! Feel so lucky to live here and able to use all the river pathways.
- Just keep them and improve what we have I know that is not specific but I think it's a bit of if you build it they will come so if you have a picnic area without plumbing put some in if there are some areas that are high traffic split bikes and pedestrian
- Just keep them clean and leave them alone.
- Just look at other cities that don't suck. There are many of them around the world.
- Keep accessible and secure
- Keep all access points open and accessible. Host River parties/festivals in slower/lower areas of the river with food trucks and shade tents.
- Keep businesses out of there and allow it to be a natural place
- Keep development in line with natural elements
- Keep development out of the flood zone and create more parks along the river for everyone to enjoy. the parks that we have are over crowded.
- Keep development well back from the waterfront, allow public access along the banks.

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- Keep developments back from the river so that people can enjoy this valuable resource.
- Keep doing what you are doing. I think in the last few years what you have done is OUTSTANDING!
- Keep doing what you do!! Best city on earth.
- Keep drug users, homeless people out of areas where children should be frequenting. Changing the river valley is pointless if the area is unsafe.
- Keep has natural as possible and not take away all the green spaces.
- Keep homeless people out. Kill dangerous animals on site. Allow citizens with permanent addresses to do as they like, be it jogging, dog walking, ATVing, playing music, etc. Never restrict or limit access to preserve the area. It exists for us.
- Keep homes and work away from river valleys and keep natural areas for play and adventure
- Keep housing off flood plains, embrace natural parks.
- Keep improving the quality of aspects of experience in these places.
- Keep it clean and crime free. That is all. Make it safe to use - many places are not.
- Keep it clean, keep it hard to access to protect nature and wildlife
- Keep it clean, keep it natural, no development.
- Keep it natural. Add thoughtful recreation (water access for kayaks/rafts/surfing/swimming and transportation (paved pathways). Allow small restaurants and cafes with views and terraces that look onto the water.
- Keep it the same. Don’t overdevelop it.
- Keep it well maintained and safe and clean. Need to make sure that there is a crew of people to clean up garage and dog poop that appears after the snow melts in spring, and also ensure homeless camps set up along the river are cleared away
- Keep it well maintained and stop all the illegal camping.
- Keep people out of the natural areas b just pathways
- keep some river valleys completely free of residential and commercial building (ie Nose Hill, Fish Creek, etc. Keep ones closer to the city centre free of tall buildings (shadows) and building too close enabling floods to cause destruction and repaircosts
- Keep the areas as natural as possible and clear of debris.
- Keep the aria safe and clean.

- Keep the natural spaces natural, no more housing development
- Keep the nature aspect as much as possible. modernization can happen all over this City but preserve what little nature we have please.
- Keep the place clean, well maintained. Some areas are in disrepair. Take a good look at Bowness Park as one example.
- keep the river banks clean and clear of debris
- Keep the river valley a place to relax and recreate respectful of the environment and the other beings that call it home. Less human-centic thinking would be a good place to start.
- Keep the rivers clean and natural.
- keep the rivers public; create spaces that draw people to gather there - this builds community
- Keep them as natural as possible, no motorized access like Arc's, allow some area for dog off leash parks, less business development.
- Keep them clean! Too much trash, especially associated with the unhoused population
- Keep them clean, encourage events, and make it a safe place for humans and wildlife.
- Keep them clean, keep the wildlife happy and healthy
- Keep them clean, protect the riparian zone
- Keep them clean, safe and natural.
- Keep them clean, walkable, and keep the bridges and walkways nice with clean infrastructure and art
- Keep them natural, expand the trails, install manicured gardens adjacent to the natural areas (e.g. Prince's Island, Glenmore Park) with cafés/restaurants, stages, outdoor gyms &c.
- Keep them publicly available! Do not allow private development against the banks of the river but keep pathways and strips of open space where feasible.
- Keep them safe and address camping issues along the paths
- Keep them well cared for, enabling nature, animals and people to live in a healthy balance for all. Design first for nature, then for people! Then ensure these areas are safe and clean for all.
- Keep those pathways open!

- Keep up citizen engagement, and look to other places preserving their river valleys - like Edmonton. maybe we need a river valley provincial park or other protective designation?
- Keep up the good work, but don't be afraid to interfere with nature a bit more in order to tame the beautiful beast that the Bow River is. Doing so will be worth it in the long run.
- Keep up the great work!
- keeping them as public spaces, naturalizing key areas, helping public understand importance of healthy riparian and river systems though our city
- Keeping them natural and clean and safe
- Keeping up the good work with investing in their restoration and conservation.
- Lead by example by stopping people from literally living on the river bank. Stop rampant drug use and injections along our bike paths.
- Learn from all the floods Calgary has had in the past 150 years and learn from it. Stop making the same mistakes over and over again.
- Leave it as raw as possible. Don't pave paradise.
- Leave it be!
- Leave more to nature and not overly urbanize.
- Leave the nature alone and stop messing around with it to just open businesses
- Leave the river valleys as greenspace for the public to enjoy, rather than building pricey housing. As we densify our housing, we need more public greenspace.
- Leave them alone
- Leave them alone!
- Leave them as they are, the less developed the less the flood risk. Also what makes Calgary unique is in large part the river valley setting, without that what is the identity?
- Leave them as they are, the less developed the less the flood risk. Also what makes Calgary unique is in large part the river valley setting, without that what is the identity?
- Leave them natural.
- Leave them natural; clean up pollution (water, noise, litter, etc.)

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- Leave them wild - let the riparian areas act as a buffer between the rivers and the rest of the city's infrastructure. Promote the wildlife that uses the river valleys. Don't stick buildings and restaurants etc. along the rivers... leave them wild.
- Leave things alone!
- Less buildings, keep areas clean and natural.
- Less development along the elbow river
- Less development keep what we have natural
- Less development, more environmental protection
- less litter, less crime
- Less residential. More restaurant , bars, patios and public space for people to hang out and access the river.
- Let nature do it’s thing!
- Limit car traffic, priortize preservation of natural areas.
- Limit destruction or development of the river valley area, or how close you can build. Not build directly along the river valley areas. Increase river valley park areas
- Limit development in order to maximize natural state. Enforce access limitations, weaselhead
- Limit the amount we “live” by rivers, not too much development of businesses either. Perhaps pathways to enjoy the view and dog accessible.
- Listen to Save Nose Creek. We need a cross-municipal park system along Nose Creek. From Downtown Calgary to Airdrie!
- look at river valley in planning, not just individual neighbourhoods
- Look to best practices around the world (ex. river surfing in Munich, saunas and "pools" in Copenhagen). Would love that the river becomes part of our everyday life - summer or winter. Even winter dips are increasingly popular. Make it busy and well used!
- Look to Edmonton
- Look to other cities such as Boisie Idaho and Golden Colorado that have numerous opportunities for recreation and river access.
- Love bike paths and walking paths with musicians and ice cream for kids Too many dogs peeing everywhere and drug smells
- Maintain current infrastructure, improve existing infrastructure, and create a way to see the river valleys with fresh eyes every decade or so.

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- Maintain pathways and promote responsible use. Install and service garbage receptacles. Monitor sensitive ares and close off as required.
- Maintain the bike paths
- Maintain the pathways.
- Maintain them, protect them, don'tbe sell outs. Try watering some trees too. Losts of dead trees around this city, clean them up and plant replacements! Get ontop of the infected elm trees in shawnassey parking lots. I'd rather trees nature over a stadium
- Maintain with excellence what we have now before expanding or upgrading. Plant more trees in the city and minimize destroying naturalized areas
- Maintain/expand recreational pathways, infrastructure to minimize risk of catastrophic flooding.
- Make an extension of fish creek park all the way downstream to the recently annexed last at the Ralph Klein canal outflow. Stop developing in the valley.
- Make better efforts keeping the place clean from the disruption caused by the homeless. I want to take visitors along the Bow to show off how great Calgary is but then sometimes don't feel safe.
- make bowness/baker more accessible without a car from downtown, and open more seasonal businesses (food stands by ice skating, beer garden or cafe for summer, etc). address terrible odours in south, it reaches fish creek/even bebo grove sometimes.
- Make children be in awe and laugh out loud for free with parents to feel safe and be relaxed to feel home and blessed
- Make decisions with equity in mind and not the developer or those who can pay
- Make it accessible, safe and fun..promote it.
- Make it culturally neutral
- Make it fun, scavenger hunt, more bridges to cross by foot, riverstone can't access easily tye new ped bridge by 22x overpass we need a bridge. Shoveled paths so all can enjoy year round if mobility issue, look to Edminton, they have great programs
- Make it more accessible
- Make more parks along the rivers.
- Make paths accessible for all. Keep development farther back
- Make pathways even safer to use/share.
- Make positive changes, promote and protect the natural areas.

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- Make sure floods can't damage like 2013
- Make sure the valley is well connected with bike and walking paths, along with wild nature and easy access points.
- Make sure there are places to walk everywhere by the river.
- Make sure you have a well thought out flood plan. Keep as many natural native plants as possible and keep bike paths growing. Bike paths allow wheelchair accessibly for many disabled and seniors.
- Make the pathway safer with enforcement or ambassadors.
- Make the valleys safer
- Make them a public place with great connections for active trasport from the whole city not only for cars. Make it easy to get to them and have them be a connected network of natural, cultral and public spaces.
- Make them more public and less private. Make them safer with removing encampments of at risk community members. Continue to add garbage and recycle to reduce dog poop and litter
- Make these spaces SAFE! Crack down on any homeless and drug addicts that occupy these spaces. Police presence to ensure people feel safe in using these areas.
- Make things the way they were long ago. No food trucks, no encouraging people to be there. Just available for those who are willing to get there.
- Make trails wider, amenities along trails, flowers , gardens
- Make usuable with easily rebuilt infrastructure in flood plains.
- Making it more nature friendly.
- Making the perfect match bewteen protecting nature and making easy for people to acces, enjoy, walk, bike the river valleys
- Manage flooding and overuse
- Maybe working more with our aboriginal peoples to include aboriginal forward design and for guidance
- minimize commercial and residential development along these areas, preserve for nature and recreation
- Monitoring by by law and citizen oversight
- More access points?
- More advertising about activities and how people can safely use the river valley

- More art/ more gatherings and a festival to celebrate the river and importance of our water source
- More bylaw enforcement especially in summer months; maybe new interpretive signs about natural features and areas; no new commercial development and a substantial green space buffer to separate residential
- More connectivity, educational signs about the importance of rivers / freshwater and the biodiversity they bring. Over cleanliness. And an effort to reduce noxious weed species!!!
- More directive to supplemental enhancement to outdoor pursuits. Expansion, and better maintenance of the parks and open spaces budget.of the
- More education about the amazing restoration processes that are going on with our rivers would be great, as well as more of a celebration of the wildlife we share home with!
- More education on how to tread lightly on the land. Limit off-road biking to designated paths. Enforce on-leash areas to prevent dogs from disturbing wildlife. Thanks!
- More flood protection and more natural areas
- More focus on the natural environment, less on humans, there are too many of those already
- More green spaces, ecologically informed building, nature programs and signage
- MORE habitat protection…NO MORE building on flood plains
- More pathways, less homeless , less drugs
- More promotion of the connectivity of the parks and pathway system for bicycle commuting. It is incredible and people don't know enough. Open recreation classes to help people understand the potential.
- More regular maintenance in the winter
- More safe swimming spots
- More security patrols, and control parking, downtown workers parking at Edworthy, and many using Pierce Estates park
- More separated cycling/walking infrastructure (preferably with green asphalt for cyclists to create a better visual distinction between routes). I would also appreciate the protection of Nose Creek.
- more settling ponds for all the drainage coming off our roads

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- Move population away from the river valley to avoid flood impacts. Create more areas for recreational use like Harvey's passage, maybe a larger eddy pool that can be used for swimming with a sand beach
- Move the homeless shelter away from the river as they are constantly polluting it. Start a cleaning budget to regularly clean river.
- Much downstream from Harvie passage is untapped
- Natural, accessible and respectful of wildlife and wild places
- Naturalization is key. But doing more to attract small business would be huge to get people out. Also, our bike infrastructure needs clearer linking to the river valley network.
- No area exists where one has shops cafes and restaurants. There are a few but no choice.
- No living or working in natural locations
- No more buildings on the flood plain. What's there already just leave it.
- No more new development, specially on river valleys
- No more suburban or industrial development in river valleys and flood plains.
- No one needs to live on a river valley. So let's dump that idea pronto.
- No one works on the river. Mitigate floods and otherwise let nature be nature.
- Nobody gets to live in them. Only eco friendly recreational development.
- Not allow development
- Not allowing more residential or business development in the river valley.
- Not approving new development right alongside the rivers or creeks.
- Offer workshops on how to be good stewards of the River and River bank to residents who own property along the rivers.
- offleash dog ticket enforcement
- On only ever want to enjoy the river valley. Never build.
- Only Hire employees who comply with laws.
- Parks, pathways through the whole system.
- pathways where needed for protection but no extraneous built initiatives.
- People enjoy walkable and bikeable spaces where we can be social. Balancing development and watershed health to build those would be great.

- People should not live in the river valley, they should live above it.
- Permaculture it ALL. Work with our environment not fight it. No more grass that needs mowing. Give us native flowers and trees.
- Place nature first
- Plan out specific areas to protect the beauty and nature for all.
- Please-- other than flood mitigation, no more development!
- Policies that favor naturalization over hard surface development
- Preserve and promote natural spaces (this can include things like markets and what not that promote local producers but are not as harmful to environment)
- Preserve and protect them so we actually have them for future generations
- Preserve it, respect and care for it. Use it as the jewel of the city that out is
- Preserve Nose Creek
- Preserve our river valleys natural ecosystems
- Preserve plant and animal habitats and protect them.
- Preserve the biodiversity and natural spaces, but increase services such as washrooms and water fountains along pathways for convenience
- Preserve the natural areas. Consider not grabbing more land for tax dollar use
- Preserve the natural corridor but encourage development in areas alongside
- preserve the natural state, link existing developments ... shag golf course tea house to Bow River pathway south side
- Preserve them!
- Preserve what we have left and improve what we've damaged. Instead of putting more development in the valleys we should show the world how you can work with riparian areas to be climate resilient and promote biodiversity, not just do more of the same.
- Preserve wild spaces. Refuse to develop them.
- Preserving wildlife corridors, allowing space for humans to interact with, but not disrupt, the incredibly important ecosystems we live among.
- Prevent Residential and Commerical development along the river and create parks and public access sites that keep out natural areas intact
- Prioritize Indigenous knowledge-reinstate original names, put out signs for public information on the area's history, continue to balance between community and

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PROTECTING nature from community. Not easy to do! Thank you for asking for our advice.

- Prioritize natural state, add recreation activities in some areas, prohibit housing and fixed business development-which also enhances flood resilience.
- Prioritize nature, gentle recreation. Don't allow big developments in river valleys — stuff like Simmons building is good though
- Prioritize preserving the ecosystems and update existing recreation areas as needed - the new, inclusive playground on the south side of the train tracks in Edworthy Park is a great example of this.
- Prioritize recreational areas and infrastructure for walking. Availability of restrooms to allow for long distance walking. Making cycling infrastructure actually separate from walkers- by taking space from the roads - eg on memorial drive and 19th-
- Prioritize the natural habitat and user experience while making socially conscious, ethical and sustainable decisions about development and mitigation.
- Prioritize them and give them room to breathe! We have other spaces we can develop around the city that doesn't necessitate disputing our riparian ecosystems which are incredibly sensitive and critical for wildlife and biodiversity.
- prioritize trees and natural resilience, NOT rocks, pavement and concrete "mitigation"
- Priority needs to be given to preserving natural areas, increasing tree plantings and creating safe spaces.
- Promote environmental sustainability and climate resiliance
- Promote native vegetation and natural beauty. Edmonton is a great example of a city with beautiful, natural river valleys that Calgary could look to, but prioritize accessibility for those with mobility issues
- Promote the idea of natural areas as investments into the future. Most people don't recognize the massive value they add to the city, health benefits to people that frequent them while also actually providing environmental function.
- Protect and maintain a buffer where development is not permitted. This includes housing, roads, and any anthropogenic disturbance
- Protect green spaces. Discourage off path cycling.
- protect it from development
- Protect natural environments
- Protect natural habitat reduce off road bike activity

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- Protect our river economy systems. Stop building commercial property along side.
- Protect our river valleys even more to make sure they last and maybe even expand them. Concentrate development in the inner city to leave other parts of the river valley intact and natural
- Protect the animals and plants of the river valleys. Keep it undeveloped and natural.
- Protect the bow river, but building the upstream dam for the bow river. maintain natural areas and ban dogs.
- Protect the habitat and beauty of the river valleys with greater setbacks and the rest will follow from that.
- Protect the natural areas. The rest of the city is so urban. I like what you have been doing about place making along the Bow - using seating as part of the flood protections. Widening some of the cycle/walking paths as they get crowded and less safe
- Protect the natural features.
- Protect them! Having accessible parks and wilded areas are equally as important. Stop further on the banks and the flood plain that's isn't built out already.
- Protecting rivers from road noise, keeping the environment sounding natural, and more high density living along the river which provides walking and rolling commuters with peaceful corridors to their place of work
- Provide amenities and enforcement to create a comfortable place to visit.
- Provide pathways that can follow the river and not have to detour around condo blocks.
- Public projects and public involvement
- pull back built environment from the rivers - create more parkland
- Push development further back from the rivers and apply the same principles to west and north Nose Creek.
- Quit building in the valley.
- Quit disturbing them
- Reclaim and preserve to increase value and quality of every aspect of Calgary (property value, quality of life, recreation, flood control, downstream water quantity, etc).
- Reduce rip rap. Plant trees and native shrubs for bank stability.
- Reduce the human footprint

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- Reduce the impact of big roads like Memorial Drive (make it smaller, bridge it more frequently) and Deerfoot Trail (Dutch-style sound walls please); provide space for small biz.
- Reduce the use of riprap banks, allow room for the river, add more public spaces like plazas on the river
- Regulate use around them to protect them and keep them clean, monitor them for health and act accordingly.
- Relocate roadways away from rivers (eg Memorial Drive, Bow Trail)
- Remove all the houses and businness within 500 meter's off the rivers edge
- Remove private property and allow all of us access incl. Nature when it wants to flood for a few days
- Remove the homeless and druggies
- Remove the homeless camps and trash
- Re-naturalizing the river's edge instead of hardscaping it with rocks, concrete, etc.
- Require a 90m setback for any future development or expansions to support biodiversity and prudent flood risk management. Pursue beaver reintroduction where it would restore habitat and slow flow in high water events & replenish the acquifer.
- Reserve enough public space along the valleys that they are not made inaccessible by private land. Also, Deerfoot Trail does not need to be bigger and louder and spoil more of the river experience.
- respect and engage private property owners and do not try to take away what they have worked for. promote increased upstream flood mitigation to limit peak flow rates to less than 800 m3/sec. Higher peak flow rates will be destructive.
- Respect nature first.
- Respect the native plants and animals, allow recreation and walkways but keep out housing and other developments! Remember 2013! Floods will happen again! Respect Mother Nature.
- Respect the public opinions, the outcome of this project should not be driven by a political decision
- Restrict private property development that abuses the river and prioritize healthy riparian areas through policy.
- River valley is not a place to live, have houses, or work. It’s a river valley. Leave it to nature. Building houses is not nature.

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- River valleys should be conserved to the maximum extent practicable. We shouldn't really be adding new things to live, work and enjoy them - as vital ecological and natural infrastructure corridors they should be left alone as much as possible.
- River valleys should be left alone to enjoy as nature intended
- River valleys should not be considered a place to “work” except for nature guiding. They are precious and a limited resource that should be protected as much as possible, not seen as a commercial resource to be exploited.
- River valleys should only be a place to enjoy, reset, relax. No working or living. It should be a calm place
- Safety and preserving nature through trash cleanup. Unique recreation spots like sandbars that create river surfing spots or paddleboats.
- Safety and usage defined. The dog poo and off leash issues need to be addressed.
- Safety is number 1, sustainable forest gardens is a close # 2. Our children ought to be able to learn how to harvest fruits and nuts in the riparian area on public spaces, and be able to share that experience with their children
- SAVE them!!
- Secure home valet to encourage people mri bike down. Retail carts or pop ups along the routes.
- Seek to limit transportation hubs where possible. Allow some cultural spaces and some sparing new facilities to Support rec
- Set an example a d get rid over the homeless camps
- Set more area aside for undeveloped public use.
- Setting up a volunteer program that gets citizens out to maintain the natural beauty of our local parks
- Share access for all along the entire length. Bike path walking path and where and when replanting use native fruiting shrubs as well as grasses to hold soil stable
- Show you care by taking care of noxious and prohibited noxious weds
- Signage around storm water ponds to warn people against releasing non-native fish into waterways. Celebrate the river valley natural areas. Connect the paved path from Calgary to Cochrane.
- Some garbage removal in these places gets out of control. Harvey passage comes to mind. Bathrooms need to be priority as well, if we're going to be able to recreate at them! Increasing the flow down the elbow might also help keep it a bit cleaner.
- Stand behind its policy, and enforce the Municipal Government Act

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- Stanley Park in Vancouver is a good example of a good pathway system and everything is built a good distance away.
- Start by creating paid positions for things like river cleanup and to revitalize abandoned encampment zones. TAKE BACK OUR RIVERS RIPARIAN ZONES!!!
- Start by preserving the vegetation and trees that exist. Let us walk through the nature, rather than bulldozing and planting a few new shrubs and trees in place of the old beauty. Winnipeg does well at this. Every city in Canada I've been to does better.
- start with having a plan to maintain the parks to begin with - do that successfully- and people will enjoy them more - (ex sitting in a patch of dirt and brown grass and dead dandelions in the middle of summer is not great
- Stay focussed on good land stewardship to maintain and preserve the natural environment
- Stop allowing developers to take over and build residential homes in a natural area. Stop Ricardo ranch, bank swallows are endangered and their habitat needs to be preserved
- Stop allowing dogs near/in waterways, build inland parks to swim/play. 7ish years to decompose a dirty diaper, how long for dog bags? Stop off roading bikers through known nesting areas & tents/loud radios near waste water/protected areas/rivers/wildlife.
- Stop allowing golf courses in critical riparian ecosystems.
- Stop approving subdivisions along the banks of the Bow or anywhere in the river valley!
- Stop building condos to benefits only rich people, build cultural and leisure business so we can all enjoy
- Stop building houses and other buildings and encourage natural growth, which will also help divert flooding.
- stop building in the river valley
- Stop building. Stop letting developers build along our rivers, keep them as close to natural as possible.
- Stop crowding them with buildings.
- Stop degrading natural spaces like Ricardo Ranch for developers
- Stop destroying DIY skateparks. Gian Carlo Carra lied to my face while campaigning for the last election, saying he supported the Penguin DIY. Slimeball only was elected because of voter fraud.

- Stop developing close to the rivers, you don't need to live on it to enjoy it.
- Stop developing on the banks. Allow for more access to the river, not just to float, but to fish or walk along the side.
- Stop development and allow nature to take over.
- Stop development of these valleys.
- Stop development on the flood plain!
- Stop putting up ugly expensive pedestrian bridges. Otherwise maintain it as it is.
- Stop ruining them with nearby developments. Develop more natural spaces and pathways to encourage people to appreciate and enjoy them.
- Stop spending money on things like this you can't change anything
- Stop trying to develop them! Use them as nature intended for nature.
- Take advantage of old existing infrastructure to make access a recreation better. Example being the train bridge between Ogden and Deerfoot. Perfect opportunity for a pathway to connect east and west across Botha river and Deerfoot. Connecting both rivers
- Take down that rusty eyesore at 10th street and Memorial drive (the Louise Bridge). Just an artificial industrial "war memorial" that doesn't work.
- Take environmental leadership by ensuring native species are protected and encouraged, and, as appropriate, acknowledge the first nation's traditional territories they sit on with signage and/or art.
- Take good care of the pathways, reduce vehicle access, minimize development impacts.
- Take pride in the river by keeping it clean and accessible to everyone!
- Talk to our river users, pay attention to these fast developments and the actual environmental impact they are having!
- That we just let it has it is.. let the nature runs it's life without human interrupting anything..
- The City can enforce policies and bylaws that protect the river valleys, and engage the population in working to preserve these natural spaces. We can educate the City on the impact of human activity in the river valleys.
- The city is already doing it. It's a huge draw for tourists. Being able to float the river is an away to experience the city from a different perspective.

- The city needs to crack down hard on littering and pollution in our river valleys. That means devoting greater police resources to enforcement while also hiring people to remove litter and dumped trash from our river valleys..
- The City of the Calgary needs to be a leader in riverine and floodplain protection by developing policies to protect natural assets. Fish Creek is the largest contiguous urban park in North America, and is unique. As is Bow/Elbow river valleys.
- The city should make more effort to maintain these areas
- The City should remain good stewards of what are already recognized as the best river valley systems in the world. Don't foul it up by trying to "lead".
- The natural advantage of the river valley is that it already built towards being an active transportation pathway. Creating more connections to residential neighbourhoods and maintaining existing pathways is important.
- The only people that can enjoy the Bow river, enjoy it with their eyes. Bcuz there's no great swim parks. Families can look at it from Bowness park.. sweating.. dreaming that they and their kids could take a plunge.
- The river is a natural, wild beast. Don't try to tame it. Let it live within its environs and try to live with it
- The river valley is something I am very proud of in Calgary, maintaining access to existing paths and parks is really important. Having cycling routes and walking routes leading to the parks and the main veins of the cycling paths for car-less access
- The riverwalk and st. patrick's island are great examples
- The set back is too close and disrespected, once an area is developed the area "dies", seen it happen.
- There is a great opportunity to use the river valley to promote ecological and human wellbeing through naturalization, appropriate activities, and reflective areas. There should be safe and easy walking pathways from populated areas to the river valley.
- They are a natural area. Preserve nature
- They serve vital ecological functions, are sacred place for Indigenous peoples, are part of our cultural landscape.
- Think about having more of a parks presence in each park. I've chatted with parks employees at an info session about a Bowmont park plan and didn't feel they knew the park beyond the report. Parks need employees on the ground to better manage park
- Think if river valleys as part of critical systems that meet basic needs and provide resilience to flooding and climate change and

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- This engagement project is a good step. But there will be many voices and who the city prioritized will show its true colours. Developers need to be held accountable and prevented from encroaching on these essential natural areas.
- Thoughtful accessibility. Walking paths. Retention of wild spaces too that support wildlife for wildlife viewing. Retention of native species & identification of culturally significant species/resources. Always with an education component!
- Transit, transit, transit and lots of linking bike trails
- Treat as a Park space
- Treat the river like it's existence is essential. Don't prioritize profit over conservation
- Turn the highways that run parallel into park space instead.
- Unanswerable - in order for EVERYONE to enjoy our river valleys, necessary to keep residential & work places separate from accessotherwise only the elite get to enjoy the rivers by owning property on them. Lead by providing more greenspaces & public parks
- Use holistic integrated planning & safety enforcement
- Use trees & plants In natural areas to stabilize the banks and give room for flooding while developing ONLY PUBLIC paths and use in the valleys
- Using the river valleys by strategising on how they can be utilised to combat climate change.
- Value access for all and new ways to use the river valley
- Water resource management is essential to ensuring our city is climate resilient, flood/drought resilient, and continues to provide high quality drinking water. We should continue shaping river use and access through this lens.
- We can lead by example through stewardship for the land. Let’s not take it for granted.
- We must be the only city in the world that does not have a restaurant patio on the river. The one on Prince’s Island face a stinky feces infested near stagnant lagoon. Ok but nothing to do with the near mountain stream esthetic of the Bow River.
- We need a boardwalk all along our river valley.
- we need an East-West pathway connection between the Bow River and the Elbow. CN Rail bridge/corridor from Lynnwood to Blackfoot Trail would be great!!
- We need an inter-city Nose Creek Park.
- We need more Bowness parks.

- We should remove roads and industrial sites, where feasible, to “rewild” the valley. It was a huge mistake to put Deerfoot Trail in the Bow River Valley. More natural space over commercial or industrial use.
- We should not live or work in the river valley, it should be used for parks and natural areas, and safe havens for animals
- Well maintained Pathways with Signage on Shared or designated paths. Washrooms avail and open all year. Not just mid May to Oct.
- We're are already! Keeping them clean, maintaining trails and keeping the areas safe.

Verbatim Comments - Drop-In Events (In-Person)

What are your hopes for the future of the river valleys? (prioritization matrix the following items: Nature; Culture; Recreation & Access; Building & Development; Flooding)

Based on your selections above, why should those aspects of the river valley STAY THE SAME?

- Would like to see the land between Memorial Drive between 4A and 5A and the river turned into a park with the pathway through it
- Planting more trees that are native to this area and have a long life span
- Maintain/restore wildlife corridors in the river valleys, don't fragment them
- retain all existing natural areas and improve maintenance
- Maintain natural areas with walking trails eg. Bowmont, Douglas Fir
- Keep environment natural and accessible for all
- Free or accessible by removing socio-economic barriers
- Keep things natural, Limit Hard Scapes to create 'sponge environments' that limit runoff and flooding
- Accessible to all - no user fees
- Allow rivers to access their floodplains (where possible) - no more engineering away floodplains to river-adjacent mansions can be built
- Policies in place for flood mitigation upstream to protect the city as a whole
- Fish spawning channels and Dale Hodges Park should not be at flood risk if flow rates and water levels are managed properly

- keep natural valley course as is. i.e. don't build up elevation with fill to reduce flooding of new homes
- maintain natural corridors and spaces where possible. Control flowrates along the bow so flood risk is reduced to prevent a repeat of 2013
- Mixed use residential, recreational, industrial
- Keep access to pathways

Based on your selections above, why should those aspects of the river valley CHANGE?

- Remove the busy roads that border the rivers - memorial, bow trail etc
- Better wayfinding
- Improve signage on pathways and trails to improve connectivity and continuity
- Build more low-key boat launch points along rivers
- Increase enforcement of dog leash bylaws
- Wider pathway buffers with designated multi-use trails with signage for high traffic areas
- We made mistakes in the past building in the floodplain. We can't repeat those mistakes because the landowner is pressuring to develop in the floodplain. Step back from the river
- More information available about recreating on the river (webpage and messaging about safety)
- Manage river access and limit it elsewhere (like river flooding access and egress locations) signage re. why people should stay out of some areas could help enforecement
- The prioritization of bioengineering and natural methods of restoration and stability
- Separate walking and bike paths along all river pathways (x2)
- A south facing patio with a water view where people can enjoy a drink and a meal
- Incorporating nature - natural methods, restoration, preservation, recreational for our community to connect and enjoy. Our connections will be stronger if we connect/build stronger foundations
- Improve and protect wildlife areas eg. Breeding, robust fencing, enhanced plantings
- Monitored and protected around the industrial areas
- restrict building in 100yr flood zone i.e. no new residential

- Protect river valley via upstream res
- develop historic understanding of river valley
- More network connections to the river valley pathways
- connect city bow river pathway to glenbow ranch
- more river walkway connections
- More public information easy to find about our water uses and systems
- More action on upstream water storage. Flood reduction, recreation, irrigation storage for late summer.

Additional Comments (Session 3)

Overall, comments focused on the need for better information on safe river use, more opportunities for water activities, better stewardship, commercial amenities, renaturalization, accessibility and connection to nature.

Verbatim comments:

- I want the remaining natural areas to stay that way and others to be re-naturalized
- natural spaces are key. Can they remain appropriately accessible too?
- It's important to allow recreation within river valleys as those people often respect and become stewards of the river
- Natural spaces - our green spaces are a critical asset to connect us and bind us to the land
- River awareness raising day
- 500 boats 23C hot day magic
- Toilette partnership opportunities
- 3 businesses
- Recreation - not a lot of info on safe boating, more info on you can use the river, launch points
- dial when it is safe
- water quality side elbow gets shut down
- Swimming standards, surf wave
- Tension between users - fishing, kayaking, rafting, surfing

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- Safe boating advisory (stop light system)
- 260 used in practice, 280 is correctly used
- Life Jacket and safety kit requirements

Next Steps (Session 4)

Overall, comments focused on there being no development in the 100-year plan, upstream reservoirs, and flood protection, protecting natural areas, and educational opportunities.

Verbatim comments:

- Protect the green spaces
- Heritage - Rosedale Bedrock Valley
- Heritage - McHugh Bluff Buffalo Jump
- Heritage - Historic Sandstone Quarries
- How is the city protecting residents in communities without flood protection i.e. a berm
- Stop Ricardo Ranch development - serious disregard for the natural heritage of this unique idea
- This isn't a rush. Bigger resevoir first
- more pressure by city to get province to get moving on upstream resevoir
- No to Ricardo Ranch
- Stop Ricardo Ranch development
- How to increase communication to communities for engagement
- Stop the Ricardo Ranch development of the river valley farmland. Ricardo Ranch is home to a Blue Heron nesting site, protect it all. Redevelop old gravel pit into wetland not houses
- Agree, need City to lead re: refusing development.applications where massive reshaping of river edge/floodplain is proposed (eg. Seton Ridge in Ricardo Ranch) as proposes to build 100's of homes in bow flood plain, but will mitigaterisk (they think) by trucking in 6m of fill. That area is the river and wildlife corridor.
- Development regs re: Protected flood fringe
- Bring the riparian report and respect it

ISC:UNRESTRICTED

- restrict residential development in 100 year flood zones, walk back plans for Ricardo Ranch
- Offer educational opportunities to river property owners so they have more knowledge of how to be a good steward of the river bank
- Promote upstream mitigation
- staff with big picture first before detailed planning aka upstream

Verbatim Comments - Lord Beaverbrook, Forest Lawn, Bowness and Dr. E.P. Scarlett High Schools (In-Person)

Things I love about the river valleys

Lord Beaverbrook:

- Rivers are important for fishing
- We can learn from other countries that have industrialized their river. Don't ruin the environment, it's special.
- Coordinated river valley signage for pathways
- We need a balance. Protect communities that are existing with flood structures, use other natural methods
- I want a clean environment for my future. Lots of trees to protect us from dust/air quality
- The river was used by Indigenous communities
- We should leave them be. When we build them up we lose the essence of what makes them special.
- "If you see a good view of the river, you're going to have a nice day!"
- Keep nature intact while increasing recreational areas.
- Need grass fields in the river valley
- better connectivity
- Access to public parks, centres and places our community can enjoy and benefit from
- it's very interesting about the parks and etc
- Open 2 bike trails and accessible routes
- clean up garbage
- Increase plant life

- Keep fuels and harmful substances out
- Native plants
- Recreation - things like jogging

Forest Lawn High School:

- No more littering
- Eau Claire Park - more seating and art structures
- Paved pathway for cycling, dirt pathway for walking
- Like the water at Sandy Beach
- being able to be near the river
- Like the beach
- like the paths in N. Glenmore Park
- Inglewood Bird Sanctuary is very calming
- Like Fish Creek Park - take the dogs there anytime we have free time
- Never been
- Like the Eau Claire area, nice place to walk
- Like the area
- Family trips to Bowness Park
- I like the walk through Chinatown.
- I like being by the waters, I like that there is food in these parks. There is fun things to do here
- Very quiet and clean

Bowness High School:

- Peace Bridge - how do we protect from flooding
- Bridges are convenient
- Use Harvie Passage and like surfing on the bow
- Open, natural, parks are in the negihbourhood, easy to get to Bowmont Park
- like walking in Bowmont Park
- More safety for dogs
- like how nice the river looks at Shouldice Park

- Like hanging out at Shouldice
- like to swim at Bowness Park, there is a calm section there
- Peace Bridge - as years go on, how will we be ptrotected from Flooding
- Prince's Island - like the nature and the trees
- Disc Golf
- Bowness Park is close, can rent skates in the winter, family nostalgia
- It's a beautiful large open area with easy access to the river (Bowness Park)
- Sue Higgins - good memories of going there
- Bowness Park - Forests, rivers and paths
- Live close to Bowness Park
- walking along the river
- Tough to go for a walk in the spring, getting the paths clear of debris and making the paths easier to access (Bowness Park)
- Rafting
- Swimming
- less littering, keep things healthy
- protect wildlife
- Baker Park - disc golf
- As climate changes, flooding could be a concern. Right now, I think we're ok, but a concern for the future

Dr. E.P. Scarlett High School:

- The river valleys are crucial for recreational bonding time with friends and family.
- Downtown - walking the pathways
- being able to tour the area and learn about nature (Fish Creek)
- Glenmore Park- current walking paths, it reminds me of summer
- Sandy Beach - I like access and rafting. More trashcans along the river might help keep it clean
- Walking
- Close to home (reservoir)

- walking the dog
- Fish Creek - It feels like a nice place to escape people
- Live close to fish creek, nice place to walk and bike. Lots of places can be reached through Fish Creek
- Fish Creek feels like a get away from the City and has lots of natural beauty
- me and my friend go on walks there and field trips in elementary. Accessing and learning about nature (Fish Creek)
- Fish Creek - having fun summery days with my family and friends
- Fish Creek- it's quiet it feels like nature
- I go biking with my friends and hangout there all the time. Please keep it beautiful
- Cuz I see my friends there every day
- North Glenmore - the views are beautiful and I have hung out with friends and family there. Fun times all around.
- Skateboarding
- Love the view there
- Sandy beach is full of people. I love people
- Biking
- "Preservation of nature and co-existence with it and different species is really important to me"
- Childhood memories Glenmore Park
- Fish Creek - I live nearby
- I spend time in Glenmore canoeing with my dad. I want less pollution and cleaner water for the future
- Fish Creek - I live nearby
- Fish Creek is beautiful, and I use it to clear my head when I need it :)
- good memories, nature is beautiful, love going for walks in Fish Creek
- Family trips
- Live near Fish Creek
- N Glenmore Bike track
- Fish Creek, open, clearing my head

- Live close to Fish Creek.
- N Glenmore, lots of activities
- hanging out at Prince's Island to study as it's quiet
- Bowness - leisure. Fun to have an open space, especially in the winter for ice skating
- my house backs onto Fish Creek and I spend lots of time biking in the park
- MNP (Lindsay Park) huge park for physical health
- Fish Creek - lots of animals, close to nature
- because my family always goes there and we have a lot of memories - fish creek

Verbatim Comments - Connect Charter Grade 5 (In-Person)

Things I love about the river valleys

- I can swim and float
- The frogss and fish
- the Beautiful views
- I love the clean water and lovely scenery
- Love it's beauty
- I love everything
- The water is super refreshing in the summer and fun to bike and walk at
- I love that people have an opportunity to go down to the river valley and connect with the river valley
- I love that people care about the river valleys and protect them
- I love swimming, running and taking my dog to the river
- Fish, exploring, adventure
- That you can canoe in the river valley and you can hike
- Going down the river that it's so beautiful and so big
- I love going swimming in the river valley
- I love the scenery and how calm the river flows.
- I like the wind blowing against my face and how I can swim, bike and walk around.

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- I love that we can enjoy the valleys and that we can bike and hike
- I love the ecosystems and how when I'm in them I feel really connected to nature
- How we can enjoy hiking, raft, walk etc
- How we can interact and able to see the sites
- I love watching the water birds land and hearing the nature.
- I love hanging around nature and hiking around the water
- How we have priviledge to be able to hike, swim etc in our rivers in YYC
- They're nice and calm, you can kayak and play in the river
- I love that the valleys are pretty
- The walking paths
- The recreational places
- The parks
- The paths, the lakes and rivers
- I get water
- I love biking, hiking, fishing, walking
- I love the wildlife that foes to the water to drink and how it's a relaxing feeling and sound
- The nature, animals, plants etc
- I love the smell and view of the river valleys
- The peace and silence makes me feel happy.
- The flow of the river and all of the hiking trails
- I love that it's a calming and soothing feeling that goes through me as I sit bside the riushing river
- The trails, I love throwing rocks into the water
- Go to places with water vaslley
- beautiful
- The trees, the view, the river
- I love the wild space and being able to go to the rivers. Seeing all the wildlife and how peaceful it is

- I love how peaceful it is and how free I feel when I go there
- The water, the view, the animals, the river, the air, the life
- nature, animals, rafting, swimming,
- I like rafting in the river and biking and hiking around the trails
- Our recreation and access because I love to ride my bike along the trails.
- Walking and going by the water
- I love to bike and to swim.
- I love the trails in Fish Creek Park
- I like the recreation
- How you can be free
- Fishing, swimming or paddle boarding and run
- Animals, walking and being able to bike
- They look ok
- I look at the view
- The pathways
- They look pretty
- Swimming, walking, picnics, rafting, nature, kayaking
- Swimming, nature, floating, picnics
- When I was younger I loved hanging out by the river, they are cool
- I love the quiet space and all of the animals
- The clear water, the parks
- I just love the river valleys being there. Escaping from the city and taking my dog swimming
- Paddling and fishing
- Fishing and rafting
- The nature and the view
- Water
- feeling close to nature
- going for a walk, biking, swimming my dog

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- Swimming
- Wildlife, trees, frogs, kayaking, canoeing
- The plants and the river
- Fishing, hiking, animals, the view
- natural space, all the trails, bird watching
- Animals, nature, pathways
- How the river is so calming and help reflect why I'm so lucky I have this
- How calming it is
- How nice and awesome it is
- Lakes, paths, wildlife
- I like kayaking
- It provides us water for swimming, drinking and other things
- ducks, beavers, swallows
- Swimming
- the scenery, the walking paths, everything
- The water and the animals and stuff
- Bike riding around the resevoir
- Paddle boarding down the bow river
- Go swimming
- Just peaceful walking through
- Walking, biking, fishing, swimming
- The rivers and teepees
- The fact that I can fish, play and do many recreational activities
- Frogs, trees, walking, running, biking
- I love how natural it is, skating, swimming, sledding, benches, tubing/floating
- I went sailing and it's nice to be in nature.
- I like to walk and bike
- Just being in nature

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- walking, biking
- The close feeling to nature
- going on walks and looking at the nature during them
- biking
- rafting
- They are quiet and relaxing
- I do not go often
- Nature, rivers, lakes and animals
- All the nature, I love to take walks around the place
- fisshing
- walks, hikes
- The nature! I love the nature in our calgary river valleys.
- My dad loves fishing in the river valleys.
- I like wading in our river valles, my family bikes A LOT in the river valleys.
- I enjoy walking theriver valleys
- Drinking water, the river, moonlight reflected light off the river

Things I wish we could do in the river valleys

- Fishing
- I mean, you can almost do everything so…
- I wish we could try not to build too much communities
- litter!
- The river valleys are so beautiful I wish we could expand them
- I wish I could fish
- I wish that we could clean the pollution
- Protect it
- I wish we could go fishing in the river valleys
- Go everyday
- Make sure it's clean

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- take care of it
- I am content with the rivers as they are
- I wish we could expand the valleys
- Fresh fruit stands like LA
- more excitement
- Kayak, Swim, eat, drive through
- more rental places for floating, hiking equipment etc
- More food stores
- I wish we could make the river valleys bigger and make the river better for not flooding
- I wish that we can clean the valleys more
- more rental and stores to use things
- I don't know
- No
- Spend more time in the valley
- I wish we could have more fish that's in the valley
- Canoeing
- I wish we could reduce pollution
- I wish that one day I can see Mooses, Deer and other wildlife
- nothing
- more animals and protection
- I think that we can make sure the paths are clear
- The paths are sometimes blocked
- I wish you could fish, but I think you can't
- I like it the way it is
- I don't think there is anything to change about it
- more communities in the river and recreation
- To swim
- Catch frogs

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- I wish we could go motor boating in the river
- I wish some things are easier to get to
- Swim
- Fly fishing
- Hike bike and fishing
- Be able to swim
- Catch fish
- More playgrounds
- Keep it the same
- Playgrounds
- Go out for more field trips
- More protection
- Expand and make more pathways
- More solar
- Stricter pollution rules
- Swimming
- Everything I want to do we can do
- Magnet fishing
- I want the city to protect them by taking out pollution
- more nature
- Maybe protect it more
- try to prevent flooding
- more recreation
- Baseball
- Different flowers
- Have Park rangers
- Have only catch and release licenses for fishing
- More nature

- Keep it the same
- Explore under water
- Let people learn about the river valley to help protect it and more nature and let people go to the rivers
- I wish that it will always stay clean and prtected
- More nature
- Only use what is necessary for us
- Recreation and access
- Breathe under water
- Keep it the same
- More nature and less pollution
- make a safe place for dogs and a dog park
- more swimming
- have more places to camp/camp overnight
- nature
- more paths
- add more parks, maybe put places for swimming and have more recreational activities
- play basketball
- Camping
- swimming areas
- More nature
- ice cream truck
- I think we should keep everything the same. Or add more biking paths
- I don't want to change anything
- Walk more
- recreational stuff
- Prevent floods
- more recreational activities as tech advances

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- make the river wider to reduce the damage of floods
- more recreation
- have it protected more because you never know if animals are nice to the land
- thank you if you do any of the things
- Clean all the garbage up
- more binoculars / bike trails
- Protect our rivers better.
- Have special teams clean trash out of our river valleys
- Add more bike trails
- I want to keep the same

Verbatim Comments - Miskanawah Youth Council (In-Person)

Things I love about the river valleys

- being able to walk down to the river when it's hot
- The walking accessibility. Coming from Edmonton I find the river valley to be fine as it is in my eyes. At least we can walk next to it. The green of it all, you've got both rural and urban feel depending what side you are on.
- I highly respect river valleys because it's been around for thousands of year and given it's the main water source for our city it catched my eye every time
- I love how easy it is to access the river, and how clean it is, and how beautiful it is
- Floating down the river, natural parks like Carburn and Fish Creek. I like the natural paths. Fish reek has a bathroom and that's very nice
- public access, cleanliness, limited restrictions, nude beaches, water health
- I love the ease of access to the river and how serene the walks are around the area
- nature / balance between human access to rivers and leaving nature the way it is, swimming

Things I wish we could do

- having more access to swim in the river
- get better transit access to certain parks along the river, breaks in the trail

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- recommended swimming, inglewood more safe,
- I wish there was more places for the public to swim in the rivers, like swimming in smaller streams. And cleaner river water if we could swim in it, panic buttons and if it's dangerous - danger signs
- more natural swimming, more bathrooms, more medicines that can be harvested (sweetgrass)
- Better float launches - I think of Kelowna float at this point
- more natural, non-invasive plants
- ensure houseless population who use river banks as housing have access to services and are informed/prepared for flooding
- more access for WHOLE city (NE access), more river cleanups, more trash cans, panic or help butons
- more swimming/fishing opportunities
- more land (more space for swimming/access to space near the river)
- volleyball nets/sport/rec access (FREE to the community)
- Espand Sandy Beach, easy access by car or transit

Verbatim Comments – Action Dignity (Paper)

What roles do you think are most important to Calgary's river valleys? (ranking the following: A place to live; A connected system of natural areas; A recreation space for walking, water activities and leisure; A place to take visitors; A place to work, dine and enjoy other businesses; A location with unique public space design and artistic expression)

- a place for schools, libraries etc
- A Synthesis of ecological system, recreation and cultural landscape with a development of natural space
- affordable housing is important
- all good
- Arts is important for me. Also recreation space and have fun
- As a single person, it is very important for me to have activities near me to enjoy and to be close to my business. On my off days, I enjoy walking and enjoying scenery. I can live anywhere I choose so a single place to live is not important
- Because I live close by the river

- because if there is development planned for the future, it has to take into consideration the artistic expression of people who will use the area
- because priority for me is to pretect the river valley as a natural resource and as a unique public space, able to be enjoyed as it is. It should be seen as the beautiful ecosystem that it is capable of
- Calgary's river valleys should be preserved as nature and since Calgary has lots of space we should look into further developing old areas before urbanizing other areas
- Don't know
- Ecology is very important to me; we should prioritize maintaining positive feedback
- Every downtown needs residential areas, keep the beauty of the city, to keep calgarians healthy, show out of towners a reason to visit/live, after work dinners/evening, brunch for reset from work, personally not into this (public art)
- Everyone wants good place to visit that has good recreation spaces for water
- feels right
- For me to enjoy nature while on breaktime
- good, but security an issue. More trees, for handicapped people on sundays parking free, afoordable restaurants more unique artwork
- Heritage Park, it is beautiful and there is place for kids to play
- Home is the most important, the rest brings added value to the home and location
- I believe that Calgary's development should be the governments top priority
- I did rank this way to contribute my view of the future of the river valley
- I enjoy taking walks and spending time with family at the river valleys and feel that other areas can be better used for community development
- I have lived in Cranston for 5 years and since the first day I walk with my dogs around the river
- I like people more nature, and open markets so people can enjoy and teach importance of nature to kids
- I like the city to preserve the nature
- I like wide spaces, not too crowded in the nature
- I live downtown and enjoy the park and river. It's nice and accessible. I would love to see more affordable places to eat and picnic areas, places for people to meet. I find the river valley a nice place to walk and bike with my toddler and husband.

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- I live near the river and I enjoy it's amenities everyday. However, I would love to see more amenities like more affordable restaurants and picnic areas, places for people to meet. I find the river valley an awesome place to get away from the hustle and bustle of the city.
- I love outdoors with friends
- I love physical activity. I with there was a large recreation facility here/close
- I rank it this way because a place to live here in Canada is most important. Next is to have work for you to be able to provide for your needs then the safe places for us to travel. And the least one is the place for us to visit, we should give more importance to the things that matter most.
- I rank it this way because I work in downtown and if there is a place to hand out on lunch breaks during summer days is good for recreational purposes and more activities
- I ranked it according to my preference
- I ranked them according to my values in order of what is important to me. 1) all living organisms on this planet 2) community for most people. Money and the economy is important, but not important to me. Those who want to create businesses will create them where they will.
- I ranked them based on necessity
- I ranked them this way as I work near the river. It would be a nice break to walk around
- I really feel that all of these topics are super important
- I see this way the future of the river valley
- I think nothing is missing
- Important connection to nature. For me, it helps me with my mental health. I love nature very much
- It is most important for us to be comfortable in our residence and to feel secure. Second to that is to be near a natural environment. Thirds is to be near amenities a location nearest puiblic art is preferred so that interest never dies. A recreational for family is of course needed and lastly is a place to take visitors as we don't have many or often for that matter
- I've ranked them in order of what is important to my values. A roof over my head is always #1, second to that is the access to nature and everything after that is a bonus

- I've ranked them this way according to how important this is for me as someone who goes there to relax and unwind
- Just think that more natural spaces around rivers would be safer than homes or businesses.
- Kids entertainment has to be considered and options for local business
- Love my place
- More fun stuff for kids. Animals in the park will be great so kids will be happier. Animals (like goats, pigs, chicken etc). Accessible to all. Important for kids to grow happy and healthy
- more priority for nature the community
- My home
- nature is very important for the physical and mental health
- No
- No
- No
- No
- None
- Not sure
- Not sure
- Nothing is missing as far as I know. I believe I ranked it this way as this will provide basic necessity for people, water.
- nothing is missing, my ranking is based on my lifestyle of being a nature lover, safe social space for people interactions,serenity and love of artistic atmosphere
- Place for entertainments
- Place to live
- Rivers are important for fishing
- Safety, cleanliness, better pathways geared towards handicapped
- security and cleanliness are equally important
- should be a place to live, work and entertain
- That we must live

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- The first important thing is to have a place to live, work and or have a recreation space to every place we go
- The safety or the area, free parking and close to downtown
- There would be a water source for the people surrounding the area. A place for recreation which is a good spot for family and friends
- These are my priorities for city life
- This is the way I like things
- wanted to rank all of them 6 as I don't feel secure downtown river walks. Too many homeless people camping also lots of garbage
- We have lots of family and visitors year round. Having a space for the family and visitors to see not far from our home is important.
- We need to build more places. Calgary have not got enough housing for it's growing population. Very expensive city
- Wildlife preservation is very important to me

What are your hopes for the future of the river valleys? (prioritization matrix the following items: Nature; Culture; Recreation & Access; Building & Development; Flooding)

Based on your selections above, why should those aspects of the river valley STAY THE SAME?

- Access to nature
- to avoid flooding
- include more art
- access to nature
- The natural feel and the safe environment.
- To stay less commercial
- Sustainability for future generations of people and animals
- The river and this area looks great and think everythings of the river should stay the same way
- botanic parks to attract locals and tourist
- safer river valleys for the future
- Happier river with more animal, happy nation

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- Beautiful landscapes
- Stays the same
- Keep the river valley healthy so my grandson can fish in the future
- Keep the water clean. A lot of us don't buy bottled water
- The way it is set up, the forest around and the rule of no alcohol
- better place for cyclists and less pollution
- Stay same
- variety of trees like cherry trees. Homeless can eat or people that cannot afford to buy
- continue to expand and add affordable housing to the city project. People with low need to have more affordable housing in downtown also
- trees, animals
- The nature
- Wildlife
- connection with natural systems, recreation with some arts expansion
- restoring the river for better quality of life and control water for floods. Because climate change and rain will have an impact on floods. Arts that will include other cultures
- My hopes for the future of the river valley is to preserve the culture and the nature of the river. I hope the Elbow river area will stay the same
- Clean, bike friendly, pedestrian friendly
- The way it designed the land scape closeness to transport
- It's appearance, how it is set up, how close to transport, how accessable for disabilities
- green freshness everywhere to be admired by locals and strangers
- a lot of nature and family fun parks and recreation
- environmental facilities
- paths and access to the water and parks and bathrooms
- accessible to the public, places to congregate, bbq's
- current density

ISC:UNRESTRICTED

- parks are always filled with beautiful flowers and greenery that provide the city with some beauty
- maybe maintain the landscape, case of the surounding and bring harmony in the atmosphere. Maintain few more seating areas
- Secure it from flooding
- Stay clean and beautiful to look at
- cleanliness of the river
- peace and quiet, maintain the pathways
- dog friendly
- I like artists performing in the river valley
- Great and safe places where people socialize or meditate
- I can have more equipments to do exercises, more free parking lot and scooters for rent. They also can have more night markets in the summer. IN the winter time they can have a small heat like in the C-Train station so people can go to the river, sit there and enjoy
- more natural activities such as playground or some events connect with nature. Less homeless and develop more buildings for restaurants
- Keep goingwiht current parks
- Hoepfully the city will keep protecting the natural as good as now. Flood is a problem we should think about when we are living near the river valleys
- More trees, have a help button to ask for help if needed more warnign signs if there is flood, construction info for the local citizens
- because the beauty of the city in the picture of the river which as created the richness of nature and human development for the city. Looking at the river in all directions and position makes us have peaceful feeling and proud of being calgarian. The City Council & leaders pay a lot of attention on the heritage protection and development the bridges getting through the downtown with the river right under. calgarians take advantage & value the river by working, exercising and sailing etc.
- I hope the people of Calgary will become more educated with taking care and taking ownership of the river systems. Educated with the importance of keeping our waterways clean.
- greenways, flowerbeds
- I have everybody safe around beautification for relaxation, recreational park

ISC:UNRESTRICTED

- greenery
- I want spacious environment not to much crowded by buildings
- mountains and nature acceptance to diverse cultures
- more recreational facilities needed to be added. Easy access
- ecofriendly, cultural hostings
- preserve nature, open spaces, multi-cultural environment
- The beauty of the river valleys will be maintained, there will be more ways to protect the river valleys
- can add more things close to the river valleys to showcase the culture of Canada…maintenance
- a safe and more secure place where we can work and enjoy our lives. The bike pathways are wonderful
- clean open areas, less density
- More activities during summer days and the activities are extended throughout the river valleys, not just limited to downtown. More water activities such as water rafting, boating, more accessible washrooms, water fountains and resting areas. Also mitigation initiatives to avoid flooding
- I am hoping that the river valleys keep their natural environment as a habitat for animals and for people to enjoy.
- Animal friendly, street lights, streets & pathways, trees and plants
- Nature walk, bike path
- hoping that it will be better every year
- boat/water (recreational) dock,fishing area, accessibility to washrooms, pathways, bike paths
- The connection to nature, culture, oportunity to explore outdoors or a great spot to socialize with other people or with family
- Same natural formation
- I like to sit down by river
- Just a place to walk
- there is room to improve. Eg have a party every 3 months or more event like education etc
- more affordable housing, flood mitigation and recreation - parks.

- Fishing during the spring and summer (trout)
- Greenery around the river, more trees, wider pathways, access for handicapped people
- holding markets, i.e. easy days
- More of the recreational activities to enjoy with family, more activities for older adults, more cultural sharing activities
- any provision for housing for homeless
- More garbage pick up options
- cleaning of green areas so that everyone can enjoy walking on grass
- more recreational activities like learning water sports.
- More activities for older adults as there many senior homes in the area.
- Adult theme park like shouldice park
- More affordable restaurants
- Flood mitigation, housing for homeless, garbage pick up
- better access for seniors
- A place more friendly for family and easier access
- It being clean and free for all to use. Making the space more acessible for people with disabilities
- The valley will be accisible and open to everyone, it will be free, no payment to access.
- natural environment and maintain cleanliness
- that the homeless issue gets addressed more
- natural habitat of animals and a place to enjoy nature
- preparedness for the next flood
- building up what was destroyed
- cleanliness
- to avoid the flooding that happneed in June 2013
- the cleanliness of the river, beautification of the surroundings
- lots of nature spaces
- keep it natural, keep bike paths, build close but not on trail system

- Clean pathway, clean river
- No flooding, easier access by transit, more restaurants and bars
- I hope it all stays the same, so far so good!
- nature, development and activities
- safety and security
- cleanliness
- to be untouched, cultivated
- the connection pathway to Cochrane
- risk free settlement along the river valley
- new development opportunities like riverstone
- That the continue to be maintained with nature plants and walking and biking. No more building developments
- As we all know, the bow river was heavily used by people that results in strain on the river. I hope to have constant care for it.
- I hope this river has a constant renovation and plans to avoid droughts and floods
- Hope they will be maintained
- preservation and access
- Hope that the river valleys are always safe to walk by and enjoy always watching the beauty of the nature
- To be made attractive, moer accessible and more safe for the sake of people lving nearby
- Hope to remain useful and well landscaped
- The environment not getting ruined by wildfires and environmental catastrophe. Development of culture and the arts
- Parks and recreation. Sustainable environment
- pathway would always be there, provincial parks would always be there
- I hope fish creek park will stay as a family friendly nature enviroment
- more cultural events about nature and how we can work together to preserve nature
- as natural as it is now
- I hope that the natural environments remain conserved and that access to the river is not stalled by construction

- My hope is that less area around them is used for creating apartments and high rises as this takes away from Calgary's natural beauty
- nature, recreation
- The river is nice and clean here, very beautiful, sunny all the time!
- There is not much culture places like my culture or for my culture. I am from Saudia Arabia and only a few business display my culture. Also needs more buisness around to make the rivers beautiful
- We love the beauty of nature, always nice walk and much to see near water. We hope the animals and plants are protected by the city government.
- there is a locaiton in Red Deer called Kin Canyon. Great for kids and family. Calgary can do similar and be prospourous
- Remain conserved and that the multuiple entrances remain avilable to every community.
- I hope that the rivervalleys remain conserved and that there are more conserved efforts to keep the river environments clean
- I hope that the greenspaces stay rather than being developed on
- Isaw a beautiful river valley in the next 10 years. Where I will not have to care about homeless. Otherwise river valley is so nice, I am very pleased with it
- more community programs for kids and young adults also for the seniors.
- More recreation and cultural programs such as dance, music etc
- the peaceful vibes, the happy faces of people after being here.
- natural balance
- natural river environment with lots and lots of attractions of parks
- good maintenance of parks for visitors and play areas for kids
- The river valley sideisgives the good walking experience. It give relaxation I like this nature
- a place for people to gather and have fun. More programs for seniors

Based on your selections above, why should those aspects of the river valley CHANGE?

- a few symbols of arts that represent humanity, natural space and culture
- access to parking

- add recreational facilities specifically in downtown
- added lights and washroom
- allowing it to beopen for longer hours
- benches, water fountains
- bike system, make it scooter one side
- clealiness, access for more garbage bins, the benches cleanliness so that easy to use
- clean area, no garbage, play area
- Clean often
- clean system to provide good ambience for visitors
- Cleanliness, access for seniors, pathways should be concrete for older adults and handicapped
- cleanliness, safety and security
- Construction of canals, more concrete for people to walk on to
- creating snack bar, coffee pop up may be once a week have community together. Maybe promote the racialize communities to participate in dinner activities
- don't know how
- easier access to transit, more bike paths, move the homeless centre on the river pathway
- easy access by more of transit and shady pavements to rest
- easy accessibility, nature oriented
- Family area, refreshment places
- few spots with dogs and artistic expression
- flood mitigation should be enhanced
- homelessness and mess
- hope to be safer than before
- hope to have future plans for the safety of every individulas
- I don't know
- I guess not throwing any garbage

ISC:UNRESTRICTED

- I have not visited every public river valley park. St. Patrick's Island has greatly improved since the 90s. So has Prince's Island Park. I think Bowness Park could be developed a bit more. I would add more resting area along bowness park to encourage music and having refreshments. I really enjoyed Eau claire when it opened, I love the market feel it has. It is a shame that it has not attracted many businesses and consumers over it's lifetime.
- I have only been in Calgary 6 months, so far, nothing needs to change
- I hope there would not be so high buildings to the banks of the river, which makes the beauty of the river narrow and people should keep it cleaner by putting garbage in proper places and there will be more creation for access of all kinds of people can join, especially in the summer time.
- I prefer not to change the natural beauty and structure of the river valleys. I prefer to preserve the natural habitat.
- I wish it was cleaner I think there needs to be more done about the litter
- I would allow morespace forlocal art. Murals are great source of culture and expression that I believe the City can house
- If they can fix the Peace Bridge immediately
- improvement in all aspects of concern especially the security safety, cleanliness and health conditions of the residents
- in does recreation during winter, boat access, cafeteria
- increase safety of community walking around the riverside
- install washrooms and keep them clean. Usually washrooms are quite dirty and only cleaned once in a while
- Install washrooms more as seniors walking around rivers need to use that often
- install washrooms, maintain them
- Just wish there were more garbage bins so people wouldn't litter as much
- Keep clean
- keep it well lighted at night
- less building and development
- Less condo buildings going up
- less homeless
- less homeless people, cleanliness, more lights at night
- less man made encroachment on natural spaces

ISC:UNRESTRICTED

- less urbanization towards harmony with nature
- maintenance seems to be not enough. Actions could be taken in the near future the lack of maintenance ruins any project and attempt to look forward
- Make them safer for homeless
- more accessibility
- more affordable restaurants, more security and safety, more cleanliness
- more bike lanes, less environmental degredation, less racist people, more diversity and inclusion in sectors that aren't usually for us
- more cafes should be installed, more cultural program should be held, authority should take proper action against natural calamities
- more community centres, seniors health system, less ?
- more greenspace for customers
- more maintenance, move out encampments and ensure no needles and drug paraphenalia are laying around
- more parking space
- more pathways, more benches
- More patrol for safety
- more picnic tables
- more real estate opportunities
- more recreation centre, less construction sites
- more recreation facilities
- more safety measures for families to enjoy all the time
- More seats and water fountains. If you don't have money in Calgary, you don't drink. No one will give you free water
- more security to protect citizens from the homeless sometimes, there are many homeless and make the place less safe to walk or ride a scooter
- More space between houses
- More transportation linked and faster public transport services
- more trees for beautiful landscape
- more trees for human and animals to enjoy

ISC:UNRESTRICTED

- more trees, more accessible washrooms, more tables and chairs, accessible drinking faucets, cleanliness of the area
- More wholesome plus diverse cultural recreation
- more wildlife sites
- needs more places for businesses and Saudi culture. We have very beautiful culture and language and we love to see Canadians enjoy it
- nil
- No homelss people will live along the banks
- Not sure
- not sure
- Nothing
- nothing
- Nothing
- Nothing
- nothing
- Nothing much, as I said I want to see more cherry blossom trees in the river bed
- parking, seating places, swimming pool
- People clean up after their dogs
- pick up garbage, install washrooms
- planting trees near the river is good. Different trees specially. Like in Africa it is beneficial for humans and wildlife
- riparian restoration
- safety and security
- safety and security, cleanliness, more activities, more affordable restaurants
- safety, better lighting, more fun events
- Safety, I don't feel secure as an older adult walking in this neighbrouhood.
- Safety, I think safety is more important for all ages. Sometimes there are needles in the green area
- The animal wastes are lying in the banks of rivers.

ISC:UNRESTRICTED

- The city of calgary maintains the beauty and the natural ecosystem of the river. The parks the attract birds and wildlife are incredible
- the danger
- the place could be more clean
- the presence of homeless population around riverfront downtown. It's my favorite place to hang out with my kids
- The river cally side is to improve cleaning services, they will add summer shop to increase more
- There needs to be a more concerned effort to clean river valleys especially adter winter when there is a lot of litter and little clean up done
- There needs to be more children places everywhere. We walk far for the park, we want our kids to be close, but everything is a long ways away. More parks and play spaces
- there should be more options for recreations
- they work fine right now
- To maintain quick and easy access to the Bow River, which is now blocked by new constructions
- walking good
- Washrooms, more access for the washrooms

What is your favourite spot in Calgary's river valleys? Why?

- All
- all
- any greenspaces developed near the river valley
- Around the bow
- Baker Park - ver clean, nice to look at
- biking the pathways
- Bow river
- bow river
- Bow river and downtown. I picturesque view, good transport systems, shops, restaurants, parks, indoors, everything is available. Lovely communities with guest ambience

ISC:UNRESTRICTED

- Bow river to walk and bike
- Bow river valley, best place to play and meditate
- Bow River, calm and nice
- Bow river, Fish Creek
- Bow river, Fish Creek
- Bow River, for walk and views
- Bow river, it surrounds the scenic view of the city as well as to do some fun activities ex: rafting, kayaking and more
- Bow river, people can do water activities, river surfing, floating, picnic etc
- Bow river. I walk to clear my mind. It makes me happy
- Bow river. It's close to my and I like it
- Bow river. It's quiet and I like walking
- Bow valley river, like fisher
- Bowness Park
- bowness park - family and friends. Special events and gathering
- Bowness Park because of easy access to nature
- Bridgeland
- bridgeland bike pathstowards Inglewood
- Bridgeland/Renfrew bikepaths
- calgary zoo. As it has great collection of animal species that is good fun for all age groups
- East Village, walkable, coffee, food
- East Village. I enjoy biking there. Get water, take a break
- Eau Claire
- Eau Claire and Kensington are by eau claire spot
- Eau Claire because of the walking paths and the acecss to all the food places
- Eau Claire Market
- Eau Claire river
- Eau Claire/Bow River - relaxing, meet friends, enjoy view

ISC:UNRESTRICTED

- Edworthy, Eau Claire, East Village, Bowness, love recreational spaces for people watching
- elbow river
- Elbow River
- Elbow River for walk and relax
- Elbow river valley, it’s the second biggest valley in Canada
- Elbow River. I like watching canoe and activities. Nice Place
- Fish Creek
- Fish creek park, fish creek park is a great place for outdoor fun and leisure
- Fish Creek Park, I have spent a lot of time there with family and is a nice place to walk
- Fishcreek, Carburn dog park, relaxing environment, good recreation spot for biking
- Griffith Woods - discovery ridge
- Heritage Park
- I am living near Prince's Island Park and I enjoy walking as well as biking almost all days of the week here. I think the best thing I love is can spend a lot of time with nature. I still connect to the workplace easily
- I like the pathways because they are nice to walk along for scenery
- I like to walk
- I love the parks, particularly prince's island, east village with St. Patrick Island, crescent heights hill. They are therapeutic, calming and joy to the soul. They're accessible to me and I enjoy the offerings, clebrations of music, concerts, dancing etc
- I lvoe all spots at bowness park and prince edward park, peace bridge. Specially in summer for us to join gathering with our groups or just wandering around
- I prefer prince's island park most. I am very new to Calgary. During summer I spend good times with my husband in the evening, we walk and talk very safely
- I really enjoy the space near the water where nature is welcoming. Then I feel activities with the family and diverse populations when everyone is meeting each other. I like learning their culture
- I think that would be by the river along the sidewalk so I can do my walk, ride my bike

- I think this question is subjective. The river valleys are amazing and have greatly improved since the 90s. I arrivedin calgary in 1993. My favorite spots are those with history attached to them because I am interested in history. For example Lindsay Park that has an old historical railway station close by that is now for the home of the Alberta Ballet.
- I would love to go to Prince's Island Park every weekend because that is a place which connects with natural space. I like the atmosphere and the way to get there is easy.
- Kensington, because it is close to the river and close to many restaurants and Ctrain, nice views
- my favorite spot in calgary's river valleys is the prince's island park as it's a great place to spend time with your loved ones or along and the scenic beauty is too mesmerizing.
- My favorite spot is Bow River which is near to Eau Claire Market because it is natural and near to many restaurants
- My favorite spot is Bow River, close to Cranston communities. I can walk with my dogs. It's very safe for them also it's not crowded
- my favorite spot is Elbow Valley, for example, Stanley Park and Sandy Beach because there are many trails and it's perfect for picnics
- my favorite spot is near Prince's Island park. It is the perfect mix of urban anad nature. IN fact, I do wish there was more business in theis area, like oil and gas for investment
- my favorite spot is Riverbend because of the community and real estate opportunities
- my favorite spot is the cranston ridge. It's easy access to a beautiful nature walk and incredibly close to our house
- My favorite spot is the fish creek park and the swimming lake. The kids love the wide space for swim. We love to let them enjoy and have time to ourselves.
- Near bow river to get fresh air. I like biking near Bow Valley (side river)
- Parks as they are very peaceful full of oxygen, trees. Prince's Island Park
- Pathway by the river nice place for a walk
- pathways for biking
- Peace Bridge - very chilling/relaxing
- Peace Bridge, Bow River

ISC:UNRESTRICTED

- Peace Bridge, Bowness Park
- Pearce Park in the SE. It is big and it has hiking path around the river
- Prince's Island
- Prince's Island
- Prince's Island because it has park for kids and walk ways and biking space. It's the place we can enjoy with family and friends.
- Prince's Island Park
- Prince's Island Park
- Prince's Island Park
- Prince's Island Park
- Prince's Island Park
- Prince's Island Park - awesome green space
- Prince's Island Park - this park is very close to where I work and very accessible. I always enjoy people watching and enjoying the nice view of the water. I love that the birds and animals found here feels safe and protected.
- Prince's Island Park because it's nice and so many things happens
- Prince's Island Park suits me
- Prince's Island Park, like clean and calm
- Prince's Island Park, there we can have the beauty of the river as well as nature and it is in the heart of downtown
- Prince's Island Park. There are lots of activities and events, many opportunities to connect with nature and people. It is good for mental health to reconnect with nature
- River walk
- Riverbend area. I love searching on the bench overlooking the bow river when I bring my kids downtown
- Riverside
- riverside, I like to sit and have a picnic with my friend
- road perfect for jogging
- Shouldice Park. I really enjoy the view of the river and it is family relaxation spots

ISC:UNRESTRICTED

- sidewalk and the benches. These are my favoriate places as I am fond of walking and sight seeing
- Sikome lake because it is a nice way to make use of that area for leisure
- St. Patrick's Island
- St. Patrick's island - it has everything I enjoy. It has places for children to have fun, picnic areas, natural and man made pathways
- St. Patrick's Island - walking path, children playground, nature, picnic area
- St. Patrick's Island as it has everything I need in a park
- St. Patrick's Island there's nature spots, peaceful areas and place for children to play. Also picnic spots and a place for have events
- The arts and crafts district such as mission and 17th Ave, arts commons, stephen ave
- The bow river. Cause it's the most managed river in the city and connects many intersecting cities that helps people live their everyday lives
- the fresh air
- The natural habitat and the walking and bike paths. The nature garden plants and the beauty of the plants. I love taking people to see the beautiful river. It is the more pristine river I have ever seen. Keep it Blue!
- the park which is close to Chinatown. I love the trees and stuffs
- The river by east village. I shose this as I work in east village and I like to take breaks by th eriver. I also enjoy themarkets held there as it's near transit.
- The riverwalk, great place to relax/bike/run
- the water because it's nice
- the weaselhead natrual environment is our families preferrede spot in the city, connected to elbow river. We really apprecaite the access to the parks for the kids, the adults really apprecioate the access to the parks for the kids and the adults REALLY appreciate Calgary's efforts to establish a safe nudist environment.
- Trees
- Walking early morning for a very fresh air

How might The City lead by example to make our river valleys a great place live, work, and enjoy for everyone?

- For example, our artificial lakes close to our communities, they can great for our families and visitors
- The new communities are great because they are either near a rivr or they have an artificial lake (ex. Auburn Bay, Riverstone Cranston etc).
- The City should make sure that river is protected - environment/eco friendly. Clean water first, free of pollution, green parks, sustainable environment
- A great place to enjoy for everyone
- More seats in parks and near rivers. Safer Calgary to walk around evenings and week ends
- more fun things to do in downtown during summer, fall, spring
- To bring new fan thing to do all year (activity) preserved the nature
- Improve public transportation to encourage people to choose public transport
- more accessible to everyone, less discrimination for healthy nation
- More activities and safer
- keep natural so people get to have more fishes
- Involve more people
- More food truck or street food
- Safer and affordable to welcome everyone
- Keeping the park and water clean
- adding more seats. Accessible to everyone
- ask people what they want
- not sure
- I don't know
- as a recreation, expansion of arts, source of ecological function
- Survey like this to include everyone
- enjoy everyone
- urban planners - accessible to everyone
- talk to people
- I don't know
- provide people with recreation and meaningful moments of leisure

ISC:UNRESTRICTED

- improving infrastructure near the river valleys
- model for security, cleanliness, health, sanitation our concern in front of city hall
- maintain roads, walkways and mark bike lanes etc well
- make places accessible for those with walking limitations
- initiate and act immediately
- Maybe improve garden space, keep benches to where people can sit together and communicate with each other. Maybe water fountains (drinking water), few ducks in the pond, few trees
- keep it safe for everyone
- By providing budgeting to support to maintaining the river valley and invest in people centred recreation and keep public safety in place
- The need to reinforce safety so as to enjoy nature without fear. The good maintenance and cleanliness of the parks add to their attraction of citizens. Scheduling fesitvals and celebrations contribute to the vitality
- I do enjoy the scooters near the river, so I hope they can have more scooters and bicycle for renting. Beside they can have a show or small music events in the park and do marketing more to let residents know about it
- less homeless, more security and more recreation nearby
- I suggest that City of Calgary should design more leisure centres in downtown. I have a difficulty to find out then in downtown for example, YMCA locations. Contruction sites are increased too much this summer time, it makes traffic very bad
- well, I believe that an ideal area is made by many reasons, and the City lead can create some ideas, have some plans and make it widely available to everyone. A place is fresh, no crime and many acitivities
- I hope to see more sport activities in the summer and music to encourage people to use this public space
- cleaning the road is important, helping homeless to have their own spaces instead of letting them sit around the bridge
- they do a great job right now on the construction, buildings and parks for people live work and enjoy while living in the city with beautiful river
- IT would be great if people could be taught better manners. I think that it is too much for me to ask. I think some people need to realize the park areas are not race tracks. Those ridign by cyclists and e-scooters need to slow down. Some people are respectful, but not all.

ISC:UNRESTRICTED

- ckeep them clean and maintained
- safe and clean place
- more recreation centre, more cultural places to visit, more easy accessibility and recreation centre
- in winter clean the roads, secondary and tertiary roads as it creates great chaos in winter. That can make life easy to live, go to work
- by adding more acitivities near the river valleys
- great place to live
- enjoy for everyone
- they are maintaining the river valleys well, by giving people the opportunity to enjoy it as well
- Can add more recreational places along the river valleys
- by improving the safety of people. Nowadays it's a bit scary to visit places alone
- Keep paths clear, safe and well maintained
- preserve/maintain the natural resource and at the same time improve the accessibility for everyone. More access to trains, bus etc. add more events and gatherings for everyone to enjoy
- It would be beneficial if they made it accessible to everyone from wherever you are in Calgary. More roads and bridges so everyone can enjoy.
- Have a more spot to do water activities, water park, paddle board, kayaking
- Keep it clean and always safe for everybody uses it
- by collabration with communities around the valley
- Keep clean
- Keep it clean and make it user friendly
- maintain cleanliness
- Safety and security, cleanliness, pleasant spaced
- By creating more public places for people to enjoy themselves and by building more affordable housing to limit the number of homeless people around the river.
- more affordable restaurants, events/shows for seniors
- keep it clean from bird droppings

ISC:UNRESTRICTED

- safety to walk freely, cleaning of the pathway especially for kids, sometime its hard to keep them away
- easily accessible pathway for physically disable people, more interesting public art
- More Indigenous art to connect with the history
- Safety is of utmost importance to me. More areas near the river for maily fun, walking pathways especially for the handicapped. Entertainment, events that are inclusive, learning workshops, more interesting artwork, more native artwork and history
- More artwork, more accibility to parks, better lighting, safety, cleanliness
- more relaxation spaces
- By adding more activities for people to do
- make the parks more accessible with frequent bus trips to parks like bowness park
- maintain cleanliness
- make them safe, creative, visually appealing, family friendly
- more benches for customers
- make it clean and green
- picnic areas, reading spots, paved walking spots
- keep the city well maintained and clean
- by maintaining the river, clean and beautiful at all times
- I think the city can still improve by putting canals so there will be a passage of irrigation and human waste
- more food trucks, hot dog stands. Make it fun to bring friends
- make sure it's clean, easy to access by transit, make sure lots of good food places
- Keep it clean, possibly have security around
- overall to live and enjoy with families
- maintain cleanliess and safety
- keep it clean, keep it accessible, small businesses along the valley
- develop moer areas so that they are easily accessible by transit and personal vehicles
- Calgary is doing an amazing job taking care of the river. Keep up with nature and recreation. Less businesses and homes

ISC:UNRESTRICTED

- we should have a continuous plan for the river forit's not to be subjected to periods of drought
- Keep it clean and accessible to everyone
- We should focus on preservation and ease of access
- the patrol officer are making sure the river is clean
- by taking care of it. By keeping it clean and safe
- I believe that we should invest moer in our cultural sector for this place to be a great place to work, live and STAY
- if the city of calgary is set on the river valleys then make it safe to live there even during a flood
- communities like riverstone and quarry park
- wildlife preservation
- putting more readily available dog walking garbage composts down so that less dog walkers toss their garbage into the rivers or by sidewalks
- I would prefer the river valleys to stay as parks for recreation rather than living areas
- The city needs to build more business near parks. It is too far to walk for food or drink when I am not downtown.
- Calgary is so beautiful and gorgeous, but there is not muchthings for our kids like parks. I wisht ere to be moer parks or play spaces
- The city could implement more policies to halt littering on river pathways and make more disposal units available
- ensure that it is safe and clean for everyone to enjoy comfortably
- I wish river valley had more cherry blossom trees
- creating more job opportunities for the immigrants
- the city should be more neat and clean
- great place to live and work
- make more safety a priority
- cleanliness, more art work
- more safety, look after homeless, cleanliness a must

Verbatim Comments – Pop ups (In Person)

- Widening of pathways on south sied of Edworthy Park

- all the ridges in the pathway hurt bike riders with bad backs
- Riverwalk is a beautiful place but due to homeless and DI a lot of crimes, vandalism and garbages. It would be nice to to clean up regularly, not just once a year.
- South side of Edworthy have spring run off and path is dangerous/closed.
- Clean up litter on the bridge to St. Patricks.
- More garbage cans and have them emptied more often - willing to pay more for that to happen
- More bathrooms
- Cut down vegitation/trim away from the seating
- doesn't feel friendly
- at Riverwalk, steps used to go to stone benches and water, now are overgrown
- Peace bridge - vegitation is cleared out and can walk to the water
- East Village needs more picnic spaces. Lots of weeds and undergrowth, lots of garbage
- Need more bathrooms
- lots of rafts that need space to exit the water safely
- Rafting, make it safer getting in and out of the water
- Pathways by Pumphouse/car dealership/old Greyhound station - move 11th St away so that the pathways have more space away from the cars
- Rewild the river valley
- the City listened to protect the escarpments in Silver Springs
- Ricardo Ranch - protect it so the herons can nest
- I wish rivervalley was more vital. Like San Antonio, etc. I wish to see more music, stores and restaurants
- More bikes lanes, fewer cars in East Village
- More education for pathway users
- Edmonton has full size sandwich boards reminding users of pathway etiquette. Calgary should use that instead of tiny signs that no one sees
- unhoused and encampments
- More benches on the pathway
- More natural uses

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- Better access for more activities
- in and near downtown need to have green spaces for picnics and BBQs
- Workers in the area can take their lunch in the park near the river
- dead tree maintenance
- biking speeds
- separate bike pathways from other workers
- more recreational focus (bikes so fast and not sharing)
- more places to sit (picnic tables & benches)
- Places to sit in shade
- housing for this unhoused
- supply bags for pet waste
- parks in the area used and have a lot unhoused
- recreational spaces eroded by garbage and prescence of unhoused
- footbridge maintenance (footbridge by Lindsay Park)
- House the unhoused
- increased graffiti
- more area to access and view the water (to gravelly banks to set up lawn chairs, enjoy the water)
- enforce leashed areas improve dog waste pick up/disposal
- footbridge at 23rd ave to accommodate restaurants in mission
- maintain greenspace with MNP rec expansion
- more awareness around care for river
- more litter pick ups/clean ups
- struggles around encampments and drug paraphenalia
- more public washrooms
- I live here because of the access like biking, walking, hiking
- a really walkable neighbourhood
- hikes, walks, taking care of people
- can go almost anywhere

- hang out along the shore and take a dip
- can't think of anything to change about the nature
- I don't like the bikes or the scooters
- post pandemic there's been less animal control on the river valley now
- too many off leash dogs because of no enforcement
- young families don't want to use space because dogs are off leash and poop everywhere without it being picked
- more density - residential and commercial space
- 25th & Macleod intersection needs improvement
- Creeping Bell Flower along elbow river pathway in Lindsay Park (it's an invasive species)
- safety - no homeless
- parking access to busy river area
- more trash bins
- clean washrooms
- wheelchair accessebility at the south side of the river - this is a special place for health care workers to bring their clients for a walk
- No McDonalds - small café's - not chains
- lovely small café to have a drink
- more parking at Edworthy (the Angel's sied is so full)
- More bathrooms
- need more benches along the river (esp. Sandy Beach)
- More bathrooms
- more nesting areas for eagles and ospreys
- More pollinator (bee) plants
- replant with native tree species
- encourage plants that produce food - berries etc
- make a nature preserve
- native animals for life cycle

- more ways to connect with nature
- educational signage about how to leave species alone
- more cafes
- benches near river banks or spaces for people to sit
- preserve nature, no big development / buildings
- wider pathways
- separate paths for bikes and walkers
- user conflicts - spearate bikes and pedestrians
- increased winter maintenance cleaning pathways of ice
- more benches along the path for persons with desability and washrooms
- electric bikes, scooters, seqways - dangerous, need a way to regulate and enforce
- ambience of small cafes are good
- Douglas Fir trail maintenance on the south side
- drainage and icy on south side trail in Edworthy at the base of the wildwood hill
- signage on trails, sighange for safety purposes (waypoints on the trail to communicate to EMS)
- Emergency access for trails - specifically talking about Douglas Fir Trail
- bikers go on pedestrian path, don't read signs to dismount - should should be ON the path (painted on pavement)
- bike racks on Angel's café side for No bikes - needs to be moved to the north side of the building (rented from Parks, can they be moved close to foothills?) the south path is used by wheelchairs
- educational signage about cyclist behaviour - example of signs in China with "Do nots" for cyclists
- regulate use of Ebikes
- bikes on the bridge are dangerous, people need to dismount on edworthey bridge
- Fenced off leash area
- more cafes - spaced out along the path - quick/affordable, coffee & donut
- rest spots with food along the way
- more washrooms on south side of edworthy park

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- get rid of homeless people
- bathroom maintenance, upkeep, people using it improperly
- water fountains that work
- pave parking lot on north side (of Edworthy Park) and add lines
- more parking, safe wading area in the river for kids
- update playgrounds
- more access to water - more important with climate change
- recreation river swimming
- more trees
- more dog parks and off leash at river
- safety in downtown/St. Patrick's island - mental health/people crazy put them off from visiting downtown - more patrols on bikes
- adult exercise equipment not working - increase maintenance
- too many off leash dogs in on leash areas (especially in natural areas)
- clear walking path as well as cycling path
- pathway clearing in winter on walking paths - cycle tracks are clear so makes walkers conflict with bikes
- better snow clearance and ice clearance in the winter
- less privitization along the river. Public access, not houses
- add maps/wayfinding
- fix parking - overcrowded
- some paths need repaving
- mor washrooms and water stations
- splits cyclists/runners
- maps with distances and directions
- more green the better
- wildflowers along the banks
- native fruit trees for birds/nature - add habitat to keep out of housing areas
- connected wildlife corridors for animals

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- as natural and beautiful and safe as possible
- close to home
- running - straight flat path that goes a long way
- connectivity of pathways to downtown
- picnic facilities
- no additional commercialization
- love the accessibility to nature
- wants to see it as it is - natural, lots of tree

Calgary River Valleys Project

Stage 2 report back: What we heard
May 2024

Project overview

Calgary's river valleys are essential to our city. They are at the core of our city's identity and its appeal as a place to live, play and do business.

The purpose of the Calgary River Valleys Project (CRVP) is to provide guidance for decisions about how we plan, develop and build in our river valleys, with a focus on coordinated and purposeful land use policies.

The project will create and consolidate:

- Principles for public space planning to provide direction that guides future recreation, trails, environmental protection and land management decisions.
- Principles for private land planning that provide direction on land use tools like reserves, setbacks, design requirements, densities and other land use tools that shape development.
- Inform amendments to the Municipal Development (Calgary) Plan and Land Use (Zoning) Bylaw, ensuring that Calgary's guiding documents consistently address development, planning and investment in our river valleys and areas impacted by flooding.

Engagement overview

We adopted a multi-phased approach for engagement that we've conducted in 2023 and 2024. This report encompasses Stage 2, during which we looked at floodplain policy and land use decisions, with a focus on location-specific regulations and the Government of Alberta's new draft updated Flood Hazard Area map for Calgary. As a goal of the Calgary River Valleys Project is to update floodplain policies and regulations that will be embedded in the new Calgary Plan and in our Land Use (Zoning) Bylaw, the draft updated Flood Hazard Area map for Calgary was a vital resource we used in this stage.

Stage 2 engagement ran from January 29 to March 3, 2024. This Stage was focused more specifically on those who live and work in the river valleys identified as flood hazard zones. The tactics we utilized for this engagement were focused on the communities adjacent to the river. These tactics included drop-in sessions in 3 primary areas in the River Valley, multiple workshops with targeted groups, and three virtual information sessions. There was also an online component via the engagement webpage for comments from across Calgary. These engagement opportunities were promoted through a targeted communications campaign that focused on river communities. On January 31 and February 13, we hosted online information sessions to provide an update on the project and provide background and context for the focus of Stage 2 engagement. Approximately 75 people attended these sessions and a recording of the first event was recorded and posted on the engage portal page for anyone who was unable to attend. We also held in-person drop-in sessions in three locations adjacent to the river: February 21 at the Bridgeland Community Association; February 27 at the Parkhill/Stanley Park Community Association; and March 1 at the Montgomery Community Association. In total, approximately 120 people attended in person to ask questions of the project team and provide feedback. Interested parties and organizations were also invited to participate in targeted virtual engagement sessions, resulting in approximately 50 people representing various organizations attending these sessions. We also held a special online event on February 26 to talk about the new High Hazard Flood Fringe zone designation and answer questions from impacted communities - at which 94 people attended. A recording of this information session was also posted on our engage portal.

Input on key project questions was also invited through the engage portal page. Over the course of our engagement, the page received more than 2800 views and over 500 feedback comments.

Over the past two years, the Calgary River Valleys Plan Update Project has been connecting and working with the Nations of Treaty 7 and Urban Indigenous Calgarians through a parallel Indigenous engagement process. A pre-engagement process was initiated in 2021, providing an opportunity for Nations to bring forward concerns, suggestions and questions

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regarding working with The City, specifically for the CRVP project, as well as issues relating to the Elbow and Bow Rivers. The Common Principles and Process Approach that resulted from these early discussions directly informed a series of guiding actions that impacted an Indigenous Engagement Framework for the CRVP project with the following accountabilities: a commitment to protocol, a distinctions-based approach, a themed approach and a commitment to action.

Moving forward, this engagement focused on a round of four directional summits. The East Summit (January 2023) focused on respect, with discussion on the impact of flood, drought and river flow. The theme of the South Summit (June 2023) was reconciliation, with a focus on river health. The West Summit (November 2023) focused on climate change and the river valley. The final event, the North Summit (March 2024) focused on landscapes and land uses. In actioning the approach recommended with the commitments outlined in the pre-engagement, those managing additional City of Calgary projects and initiatives that intersect with the CRVP were invited to attend the summits. These summits provided an opportunity for City staff to share information on their projects, gather information, ask questions and listen to suggestions to further deepen our understanding of Indigenous ways of knowing, engaging, building relationships and working towards an equitable environment in all of The City's work.

What we asked

During engagement, we looked at floodplain policy and land use decisions, with a focus on location-specific regulations and flood mapping. We asked questions about considerations for housing, climate change impacts and new developments as they relate to the new flood zones. We asked targeted questions around each of the flood zones on land uses, density, site design, along with looking at areas that have planned upstream mitigations as well as questions pertaining to groundwater. More detailed results are included in this report.

What we heard

Overall, most participants felt that the need for appropriate regulations to ensure public safety was important, that more planning was needed to deal with extreme weather events and that stronger measures/regulations should be taken to balance between current and potential new developments.

We heard from participants city-wide that development and density needs to be managed more appropriately near the river, especially new developments in flood hazard areas. Providing residents and businesses with timely, updated information around flood risks and mitigations was also recommended. Participants told us that we need to start planning more urgently for extreme weather and water storage as well as increase setbacks where we can.

This general summary of responses will look at the flood zones and the different components in each zone. Participants told us in the:

Floodway:

- They agreed that living spaces (including secondary suites), main elevations and mechanical equipment should not be allowed below the 1:100 flood level.
- That while only buildings on the current footprints are allowed, things like removeable/breakaway fences should also be allowed.
- No subdivisions should be allowed, even if on the same structure footprint.

- No commercial, institutional or industrial uses should be allowed and residential should only be replaced using the same type of housing on the same footprint.

High Hazard Flood Fringe (this is a new zone):

- The City should not allow multi-family buildings.
- Living spaces, mechanical and electrical equipment should not be allowed below the 1:100 flood level.
- Vulnerable and polluting land uses should not be allowed.
- 1:200 flood level for main floor elevations in critical infrastructure.
- No additions or subdivisions to buildings, anchoring for accessory buildings allowed.

Flood Fringe:

- Should increase regulations on density, land use and building designs.
- Should use discretion around living spaces being below the 1:100 flood level, other uses would still be allowed with mitigation requirements.
- Main floor mechanical and electrical equipment above the 1:100 level, 1:200 for critical infrastructure
- No restrictions or requirements on building footprint changes.
- Recommend no *new* living spaces below 1:100 level.
- Vulnerable uses if the main floor is above the 1:100 level, or not allowed.
- Participants were split between increased regulation and leaving the current regulation in place for polluting uses.
- Were fine with having the current land uses in place.

Protected Flood Fringe (this is a new zone):

- There was mixed sentiment on building design requirements, almost evenly split between for and against requiring protection against residual flood risk.
- There was mixed sentiment on factoring future climate change impacts and how much they should factor into relaxations within this zone.
- Basements allowed to have living spaces, with a required sump pump and backflow valve.
- There should be no density restrictions and no requirement for apartment buildings to have an emergency plan.
- Secondary suites should be allowed but must follow the same development regulations as other buildings in this zone.
- Vulnerable uses should be allowed in this zone.
- For polluting uses, no extra requirements above the base district is preferred.

For a detailed summary of the input that was provided, see the Summary of Input section.

For a verbatim listing of all the input that was provided, see the Verbatim Responses section.

What we heard, what we did

The project team has themed and coded all responses received during this engagement. We are assessing the overall feedback on key directions and looking at the specific levels of support on key regulatory options. The preferred regulatory options are being considered alongside best practices and technical recommendations and will help to shape a final suite

of flood regulations. We have also met with key partners to better understand their feedback on the engagement and perspectives on flood regulations.

Next steps

- Using community input along with research, analysis and expert insight, we will create draft policy directions and present those to the public for feedback.
- River valley policy will be included within a renewed Calgary Plan, which will be open for public engagement in June 2024. After engagement, the content will be refined and finalized before being presented for approval and public hearing at City Council.
- Draft flood hazard area regulations anchored in community input, research, analysis and expert insight will be presented for public feedback in fall 2024.
- Following engagement, these regulations will be finalized and integrated within the Land Use Bylaw before being presented for approval and public hearing at City Council in 2025.
- We are committed to continued communications with interested parties throughout the full course of this work.

Calgary River Valleys Project

Stage 2 report back: What we heard
May 2024

Summary of input

City-wide questions

Making careful decisions about how we plan, develop and build in the floodplain is key to Calgary's flood resilience. The four questions below were asked to gain insights about different topics to inform the broad management of Calgary's flood hazard areas.

Housing question - The City has a responsibility to prioritize public safety and, additionally, has priorities to increase housing choice and supply. When balancing these different priorities, what do you feel is important for The City to consider?

Theme	Verbatim comments
Safety	• Public safety was the immediate fear during the flooding of 2013. We should let time passing diminish our concern. • Safety must take priority. Flood zones should not allow new or upgraded housing, reserve for recreational or greenspace, or commercial activities that are non-critical if lost to a flood event. phase out existing flood zone housing, build elsewhere.
Parking	• Building multi unit buildings without sufficient parking in existing Single-family dwelling neighbourhoods is unfair to the people already live there.
Appropriate development	• Don't build new home on flood plains. People need affordable homes but not homes on flood plains. • The City should prioritize transit-orientated development but also include conservation-orientated development. If housing and density is to be increased near/in river valleys, the City needs to have long-term management plans to accommodate usership. • There is lots of space in the city to increase housing choice and supply where there is no risk of flooding. In flood hazard areas, existing development should be maintained to keep existing communities intact, without increasing density and flood impact.

Climate change question - What should The City consider about climate change resilience when making development and regulatory decision in our flood hazard areas?

Theme	Verbatim comments
Consistency	• Be consistent. Use the same climate change resilience as has been designed into mitigation projects. • Consistency across the board and also possibly incorrect to factor in when there are not exact measurements.
Appropriate development	• Make sure we have proper structures in place so we don't get flooded, no matter what the reason, even climate change!

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	• Current regulation adequately addresses this
Alternative landscaping	• Make the city more "spongey". Beaver dam analogs. Incentivise lawn replacement for native plants and habitat… • Let nature thrive. Stop new builds in river valleys and work to restore what has already been damaged. The best kind of mitigation is nature itself. We will only improve our resilience by restoring the ecological strength of river valleys.

New development (greenfield) question - In undeveloped areas of The City, how should The City balance flood risk with environmental protection with development?

Theme	Verbatim comments
Appropriate development	• Smart development and riparian green areas in flood prone areas can co exist. • Anything built in flood areas should be able to withstand a flood. No mechanical on the ground floor. At the same time, small scale services (food) should be allowed in flood areas to service recreation. • Don't build in a flood plain. Make them naturalized parks.
Greenspaces	• In older neighbourhoods, include the ground water cleaning area, like we have in Bridgeland's Murdoch Park. They work everywhere because of Calgary's high water table. • Let greenspaces and marshes grow.

Support for homeowners question - What can The City do to help homeowners improve the flood resilience of their properties?

Theme	Verbatim comments
Information/education	• Help people to understand their level of flood risk and what they can do to prepare to respond each flood season. Use land use policy to guide development and limit increased risk in flood areas. • Help people to understand their level of flood risk and what they can do to prepare to respond each flood season. Use land use policy to guide development and limit increased risk in flood areas.
Advocacy	• Build community mitigation and insist that the Province build upstream mitigation • Push other levels of government to build upstream mitigation, continue building local mitigation in Calgary. • work with watershed non-profits to help spread the word and discuss/show strategies
Development	• Not allowing more new development in flood areas. • Continue to invest in flood resiliency measures where appropriate while maintaining density and green space

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Calgary River Valleys Project

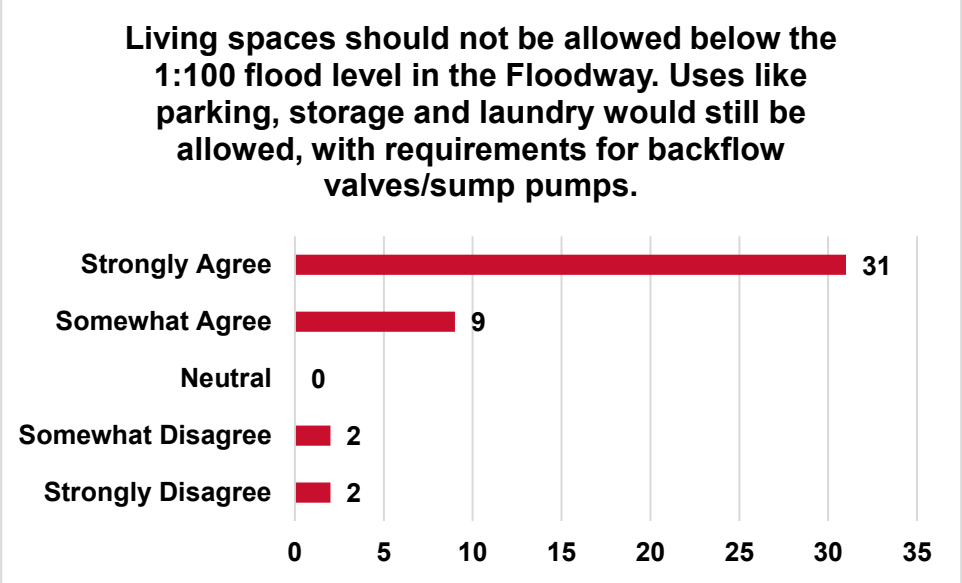
Stage 2 report back: What we heard
May 2024

Flood Hazard Area Zones

This section's questions were structured to share information about the new Flood Hazard Area Zones in Calgary, about where they apply and to invite feedback about new regulations we are considering.

Floodway

How much do you agree or disagree with the following statement:

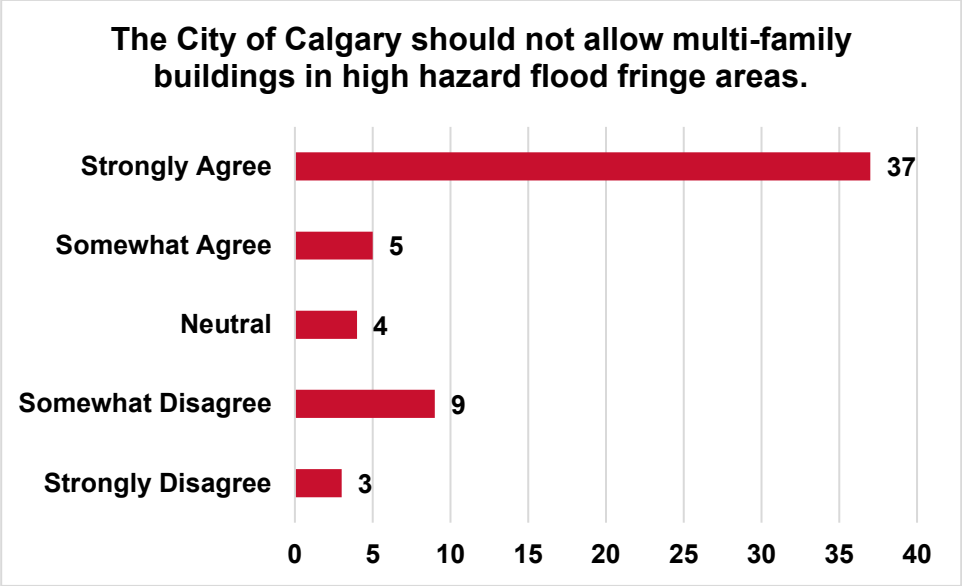


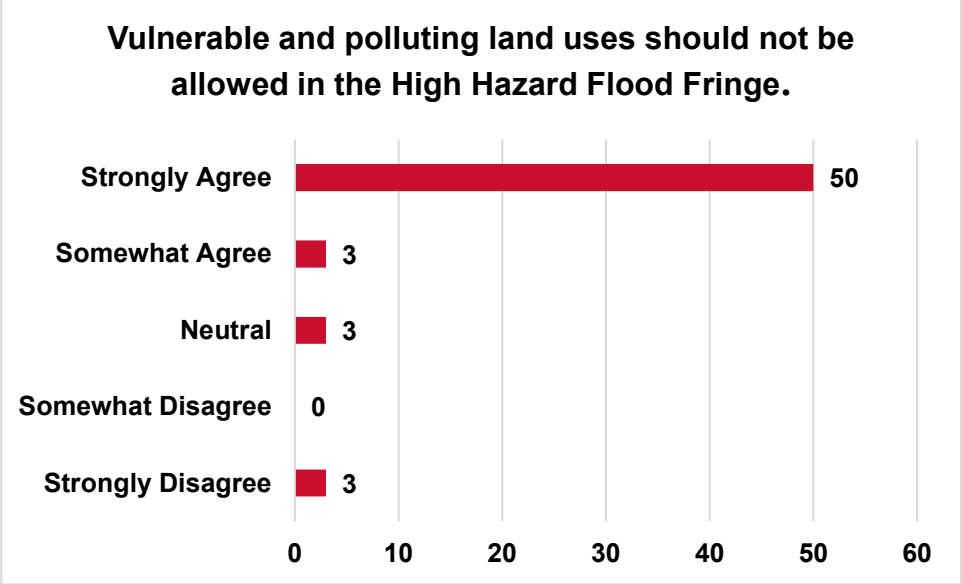
Sample verbatim Floodway comments
Don't build in floodways, period. If something is built, it should be a public structure that can handle being underwater (eg. a playground)
Limiting density based on flood risk isn't defensible. If we think people shouldn't live in an apartment in an affected area, the same logic applies that they shouldn't live in a house.
Upstream mitigation should provide for some development opportunities.

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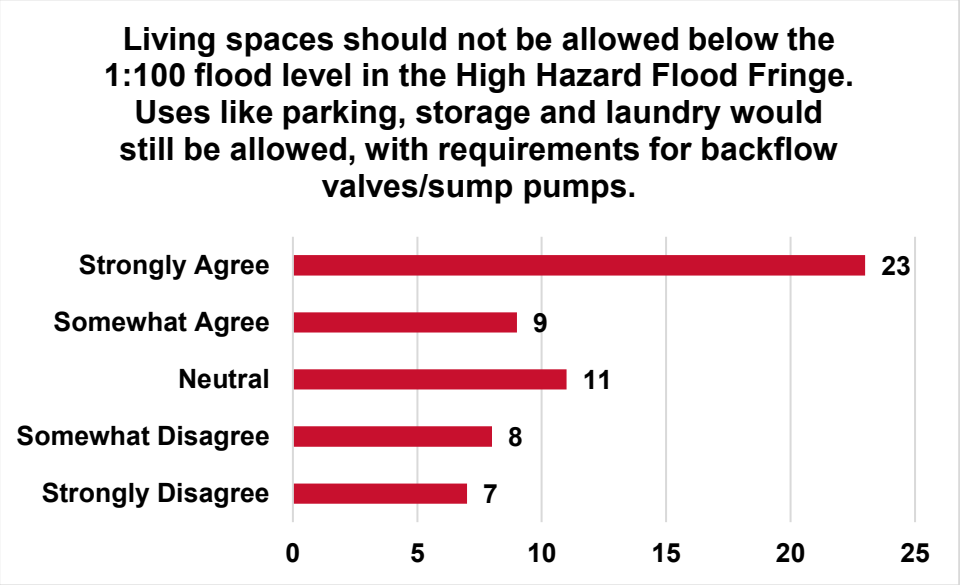
High Hazard Flood Fringe

How much do you agree or disagree with the following statements:





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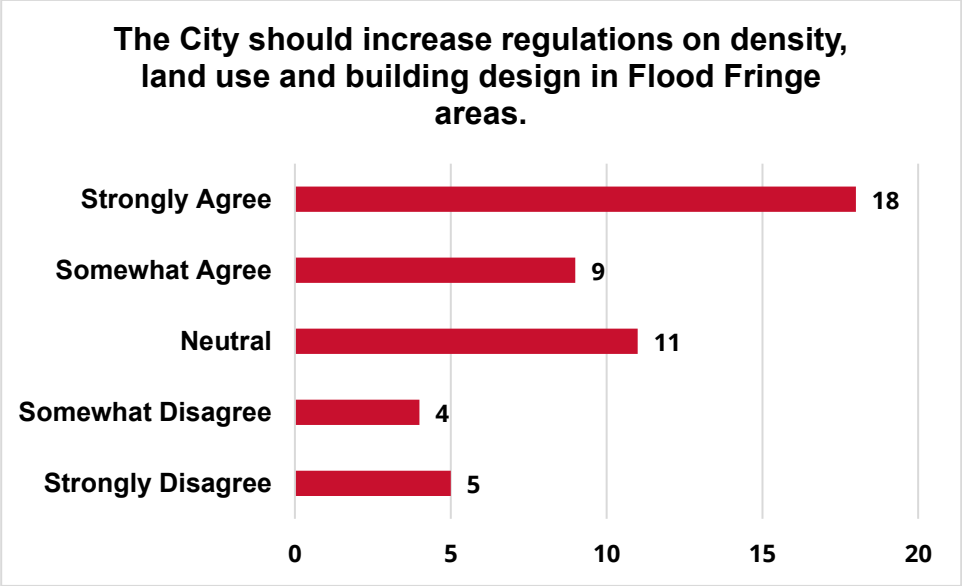


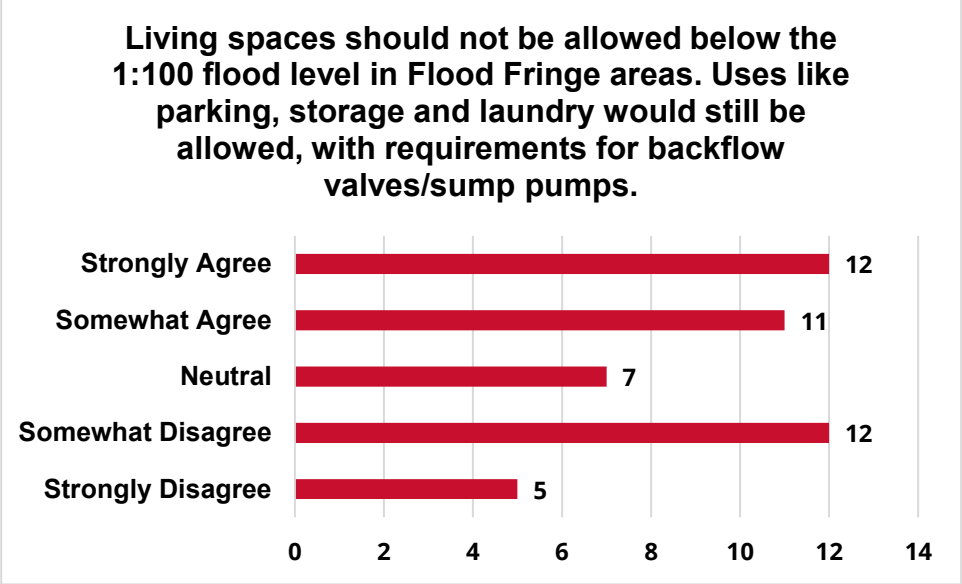
Sample verbatim High Hazard Flood Fringe comments
my concern is about existing properties who need to be able to live and take care of their properties without too much regulation, you need to be very careful to not overregulate citizens. I also have concerns for changing this flood map on new owners
In general, agree that flood zone areas (like Sunnyside) need improvements to be made resilience but not allowing properly designed multi family is a mistake
The distinction between low density and multi-residential is a false one that is weaponized against intensification. I agree no polluting uses here, but restitching things like schools will compromise quality of life.

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Flood Fringe

How much do you agree or disagree with the following statements:



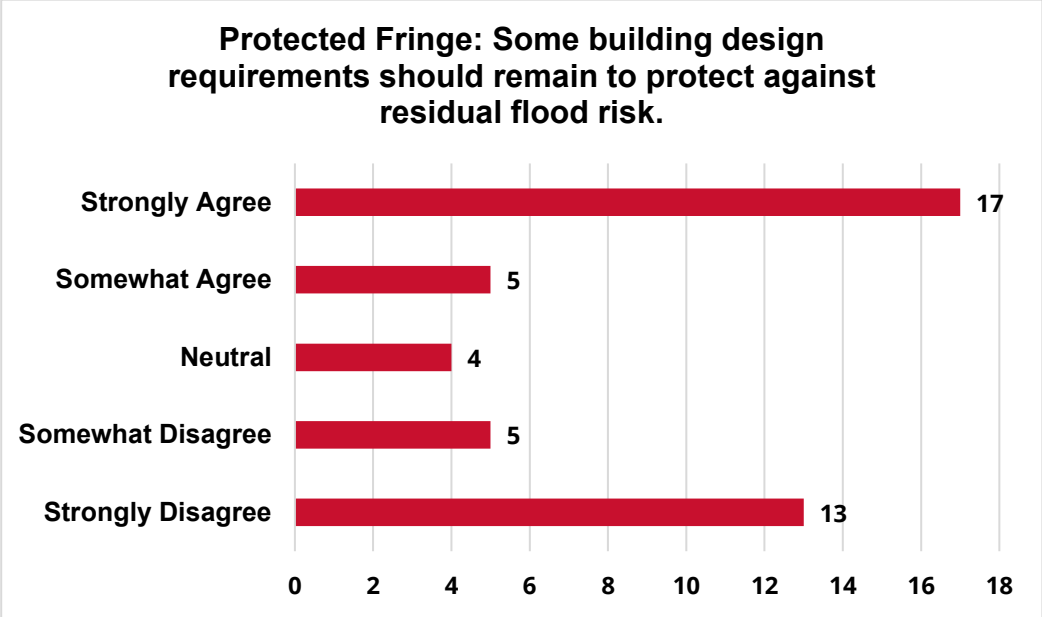


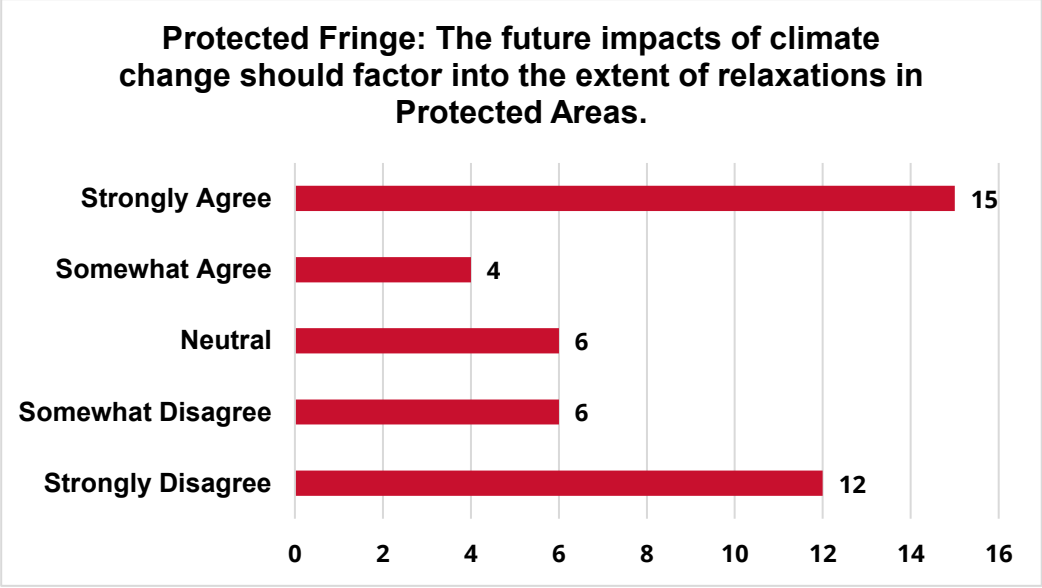
Sample verbatim Flood Fringe comments
Leaving flood fringe untouched far outweighs any benefit of allowing new development.
Current regulations are sufficient in these areas.
Recommendations on use within flood fringe should reflect the potential for mitigation (either on individual parcels of land or over a wide area), including increasing the grade to raise above the flood fringe.

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Protected Flood Fringe

How much do you agree or disagree with the following statements:





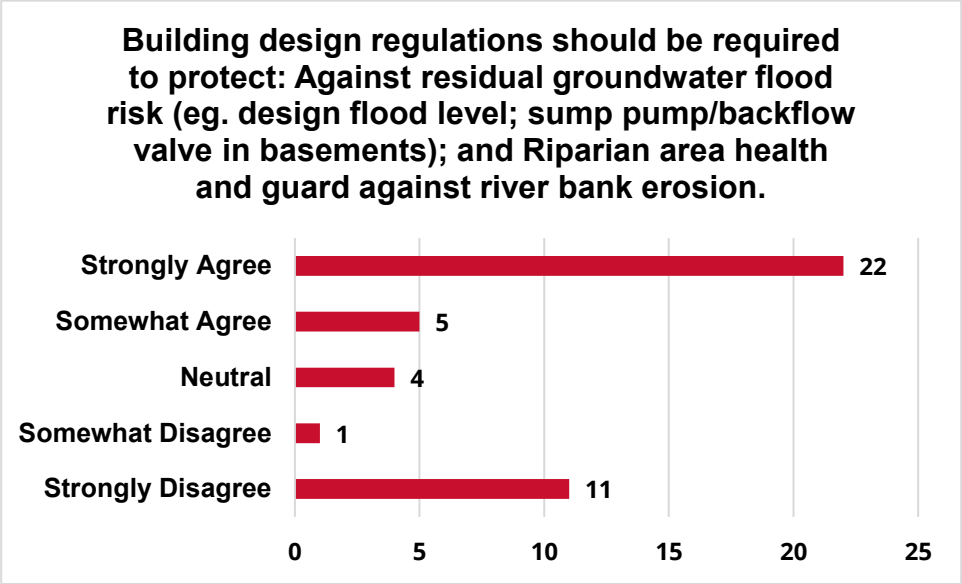
Sample verbatim Protected Flood Fringe comments

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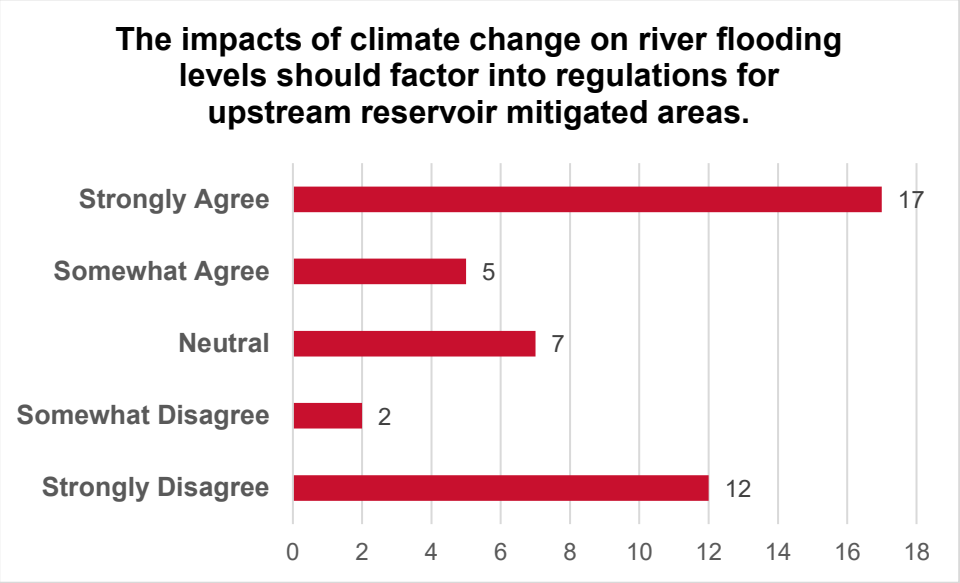
The current situation of no existing regulations is the most appropriate option. Not appropriate to force residual risk mitigation without a cost benefit assessment that is not presented here. The cost of this mitigation could be substantial with no value
Residual Groundwater flooding risk has been shown to be substantial by the existing engineering studies. This must be accounted for in land-use regulations.
Blue infrastructure and green infrastrucutre must be included and should become mandatory on all property. If the landowner cannot use expected water in-situ then the design is inadequate.

FUTURE changes to Flood Hazard Areas with upstream flood mitigation

How much do you agree or disagree with the following statements:



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Sample verbatim future changes comments
People should not be complacent as these areas remain at risk & there are unknowns that will only emerge once the Springbank Reservoir becomes operational.
We can't eliminate all risk. The harm from regulations in areas with upstream mitigation will far outweigh the potential reduction in risk.
80% of our wildlife need healthy riparian (river-edge) areas for their own survival. Calgary signed the Durban Commitment to protect our biodiversity, we must honour it!

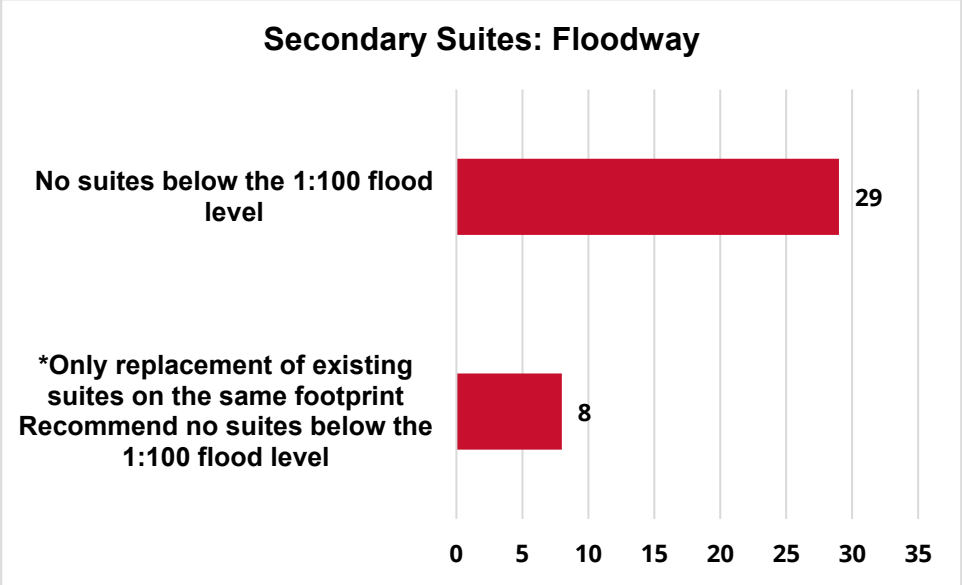
Land use planning

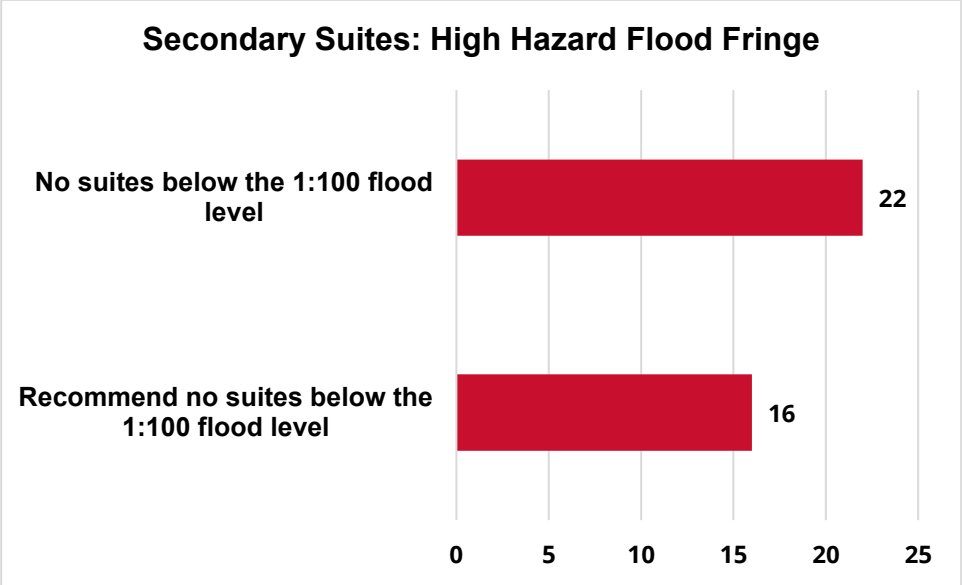
The purpose of this section of the engagement was to explore how development can be shaped to reduce risk and inviting feedback on specific regulations.

Density and regulatory options

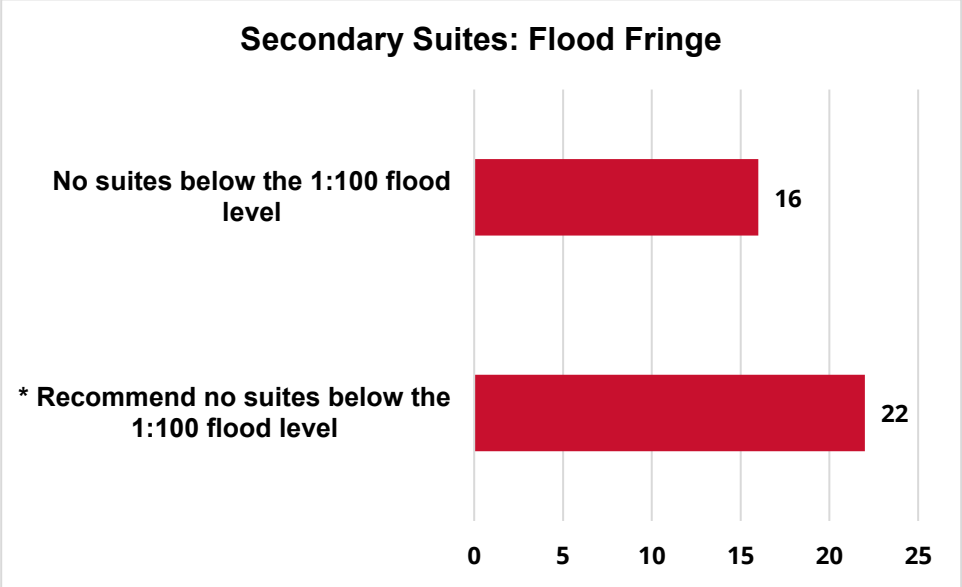
Choose one preferred regulatory option per category. If you have no preferred options, please describe another approach in the comment space below. Current practices are marked with an *asterisk.

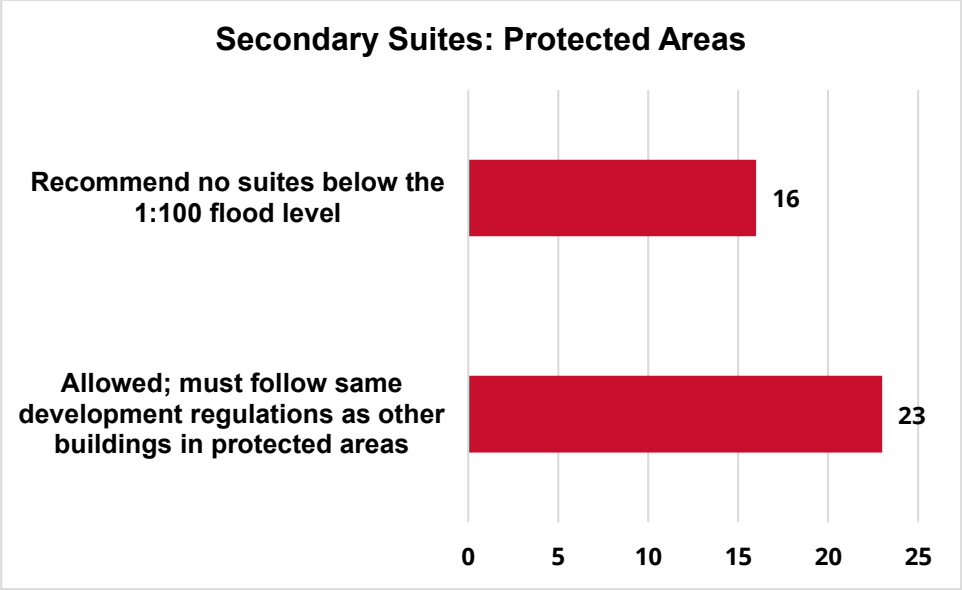
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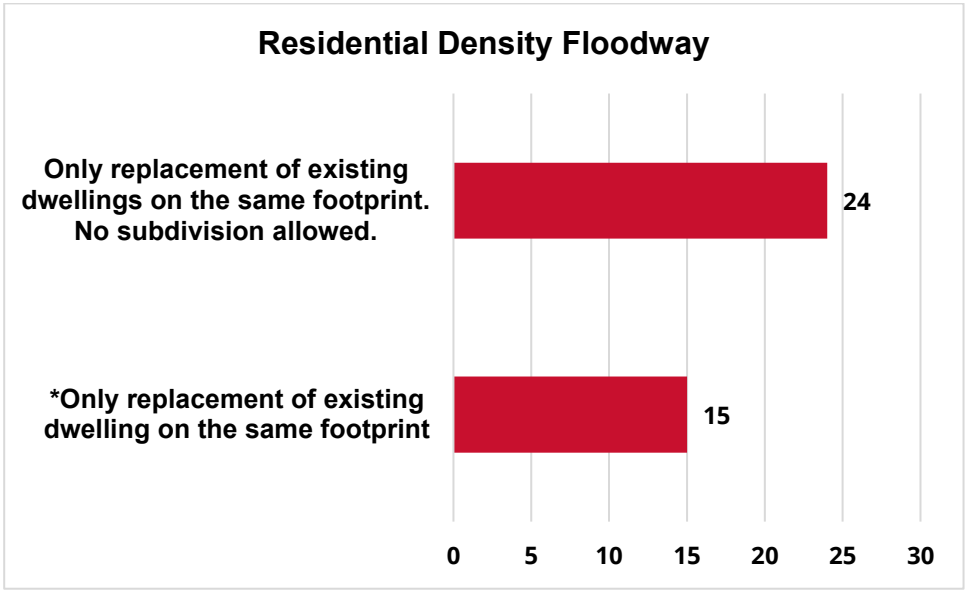


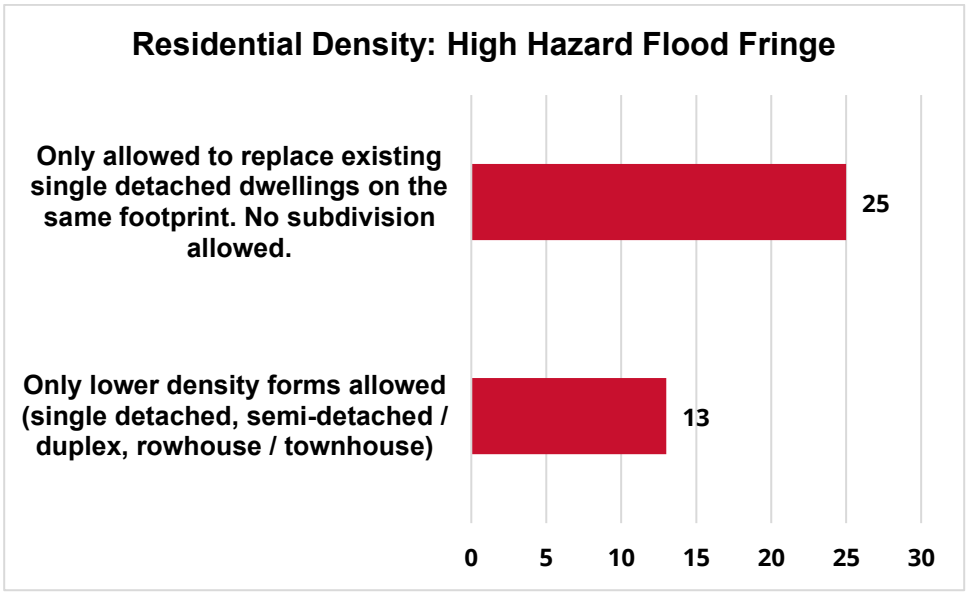
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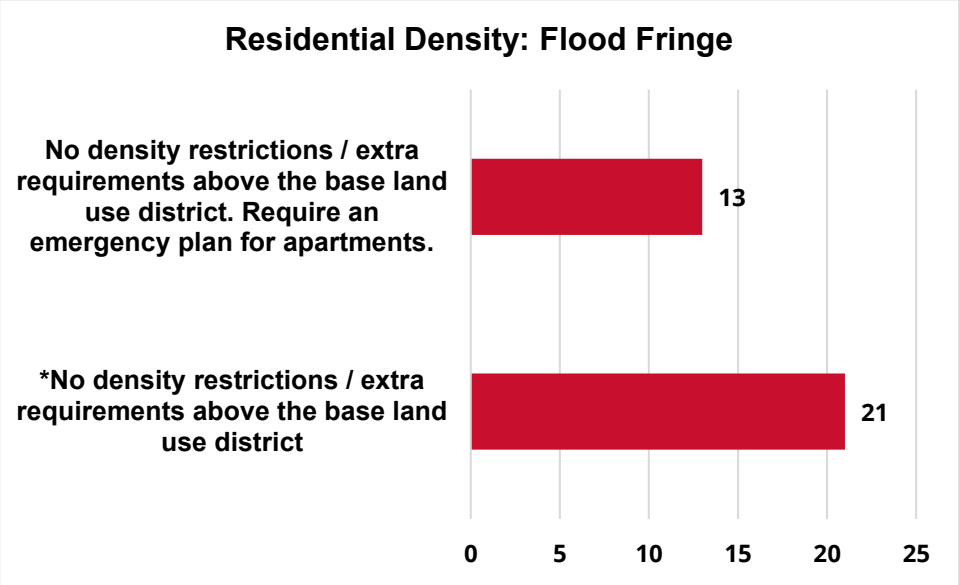


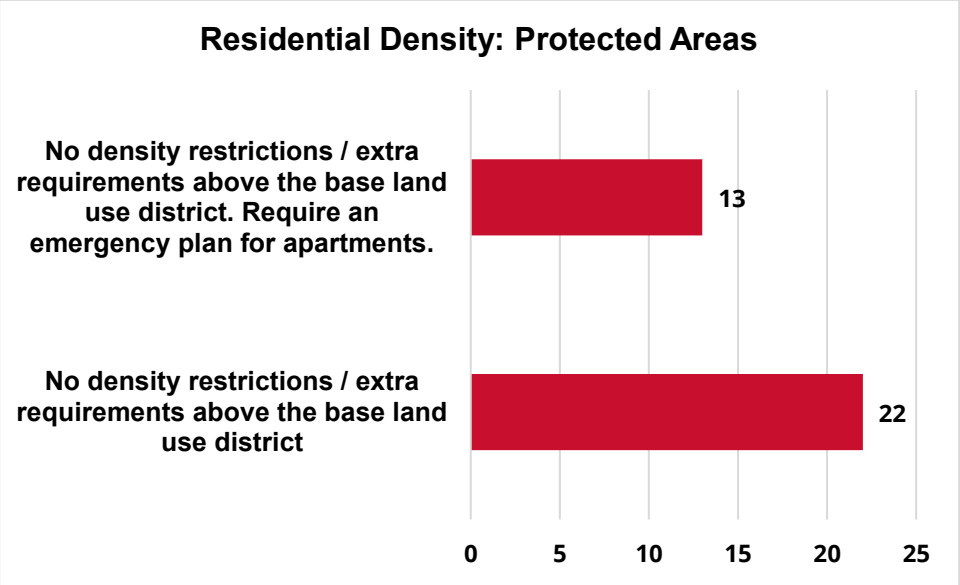
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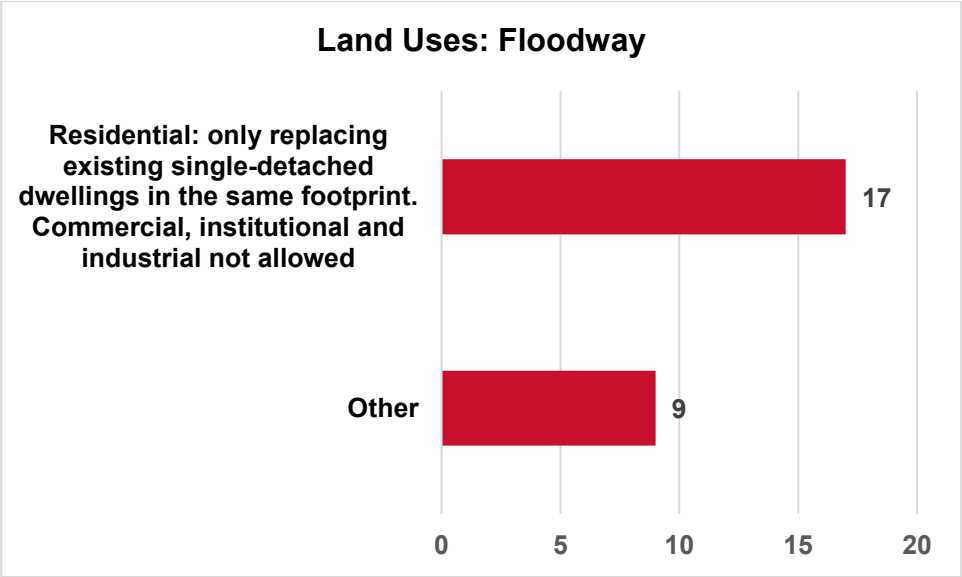


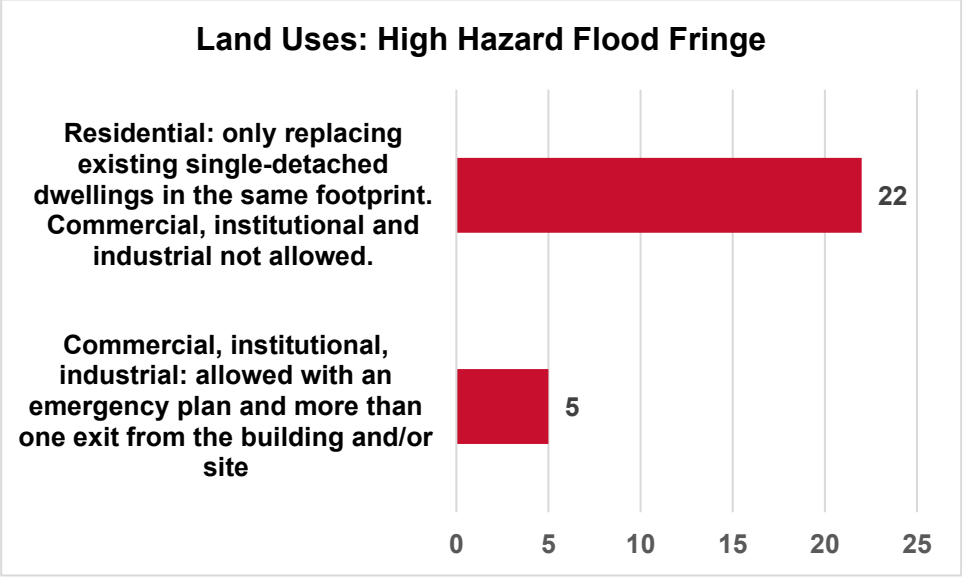


Sample verbatim secondary and residential density comments
People living in basement suites are often financially vulnerable and flooding from groundwater could put these people into further financial trouble and should be limited.
All proposed options restrict development and will limit housing supply. They are all terrible ideas.
We need to balance the benefit of risk mitigation against the harm caused by limiting a homeowners right to enjoy and enhance their property. In floodways, risk mitigation should be the priority. Benefits of risk mitigation in flood fringe are too low.

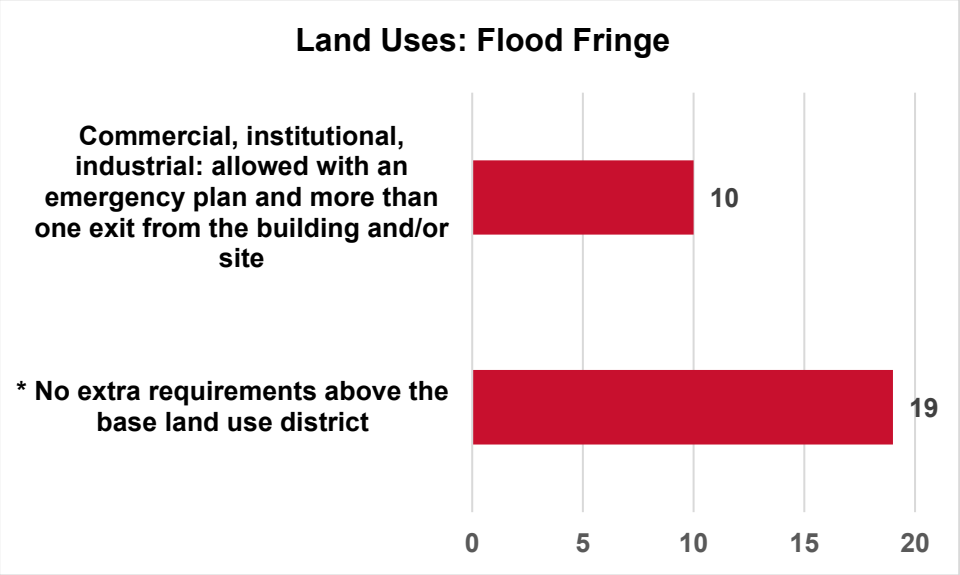
Land use in flood risk areas

Choose one preferred regulatory option per category. If you have no preferred options, please describe another approach in the comment space below. Current practice is marked with an *asterisk.

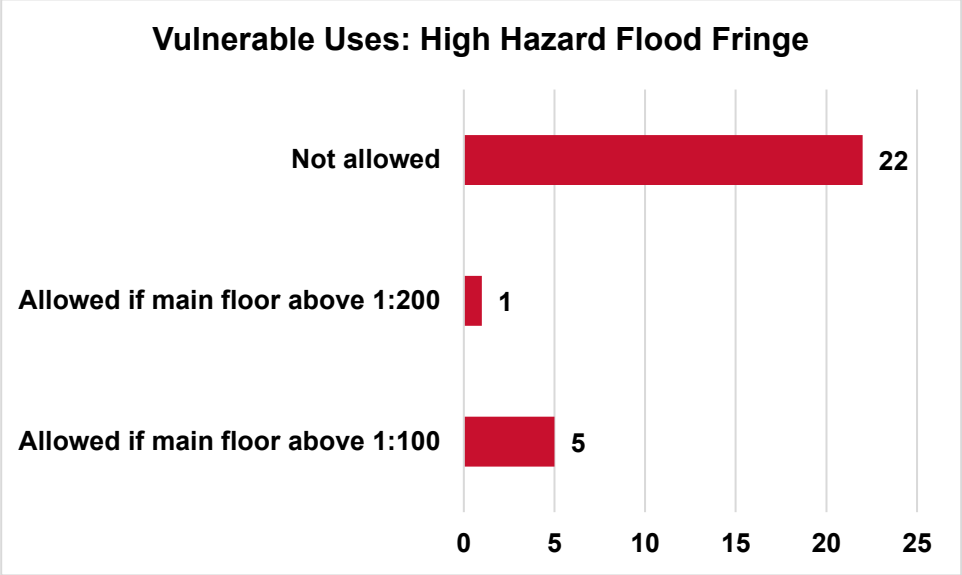


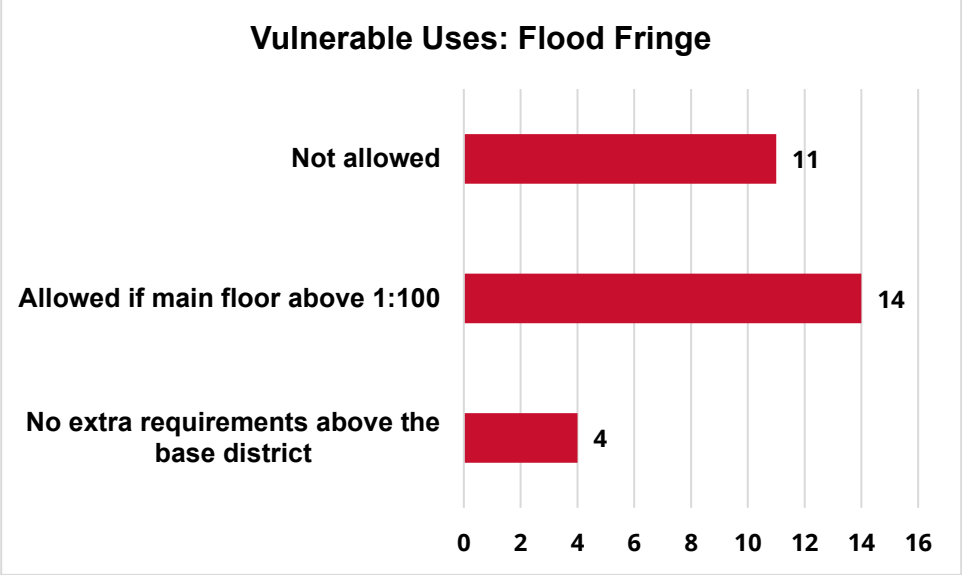


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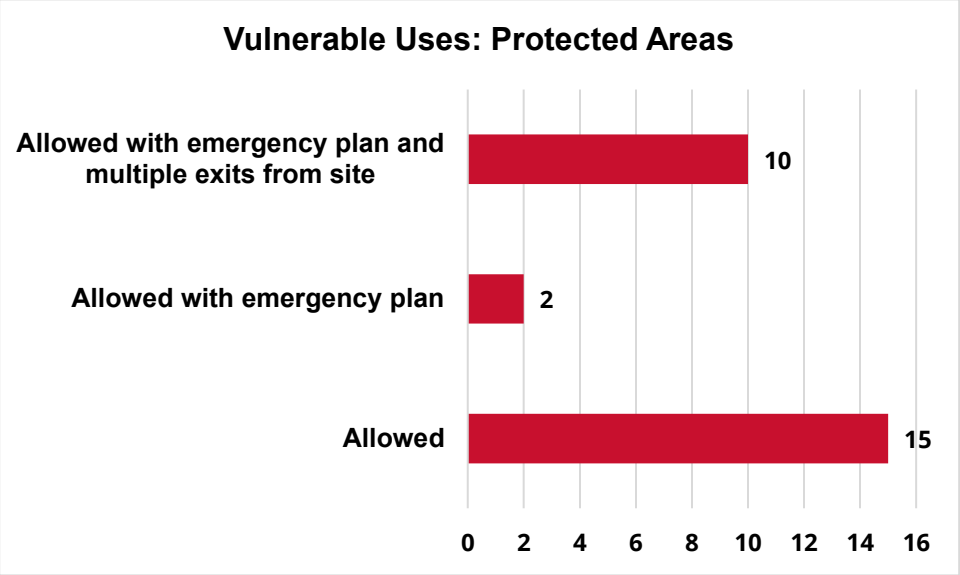


Sample verbatim land uses comments
no replacement of residential, institutional and commercial should be allowed on a discretionary basis- community activity or dining type that benefit from water footage scenery etc. understanding that the loss of properties would be inconvenient rather than tragic as would be the case with residential losses.
High Hazard Flood Fringe: the risk is too high for anything other than single detached homes within this zone. Flood Fringe: at MINIMUM must have multiple exits & emergency plan, should also require no living space / mechanical below 1:100 flood level.
Fully oppose greater restrictions on apartments than singles/semis/towns. Would support greater restrictions on industrial where they are non-essential and a greater contamination risk.



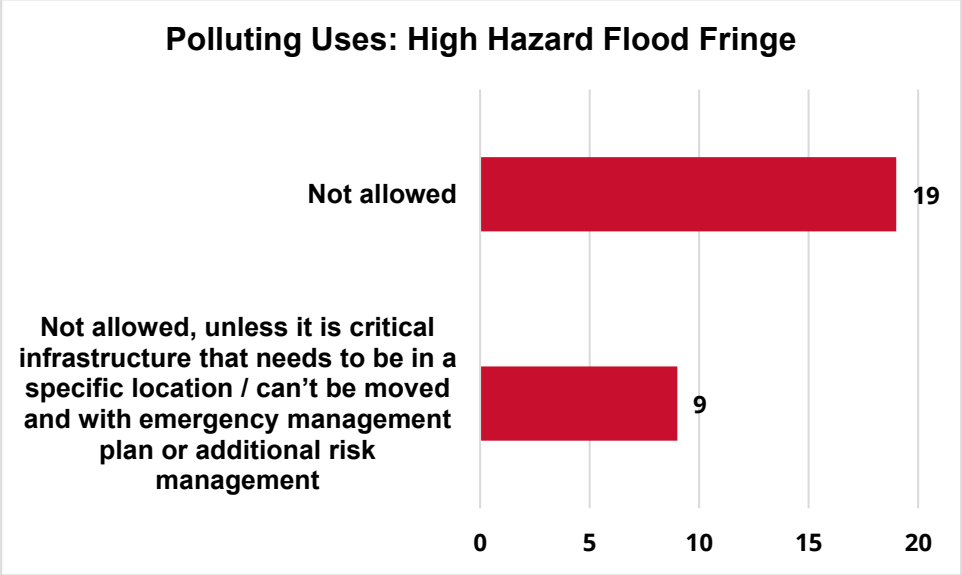


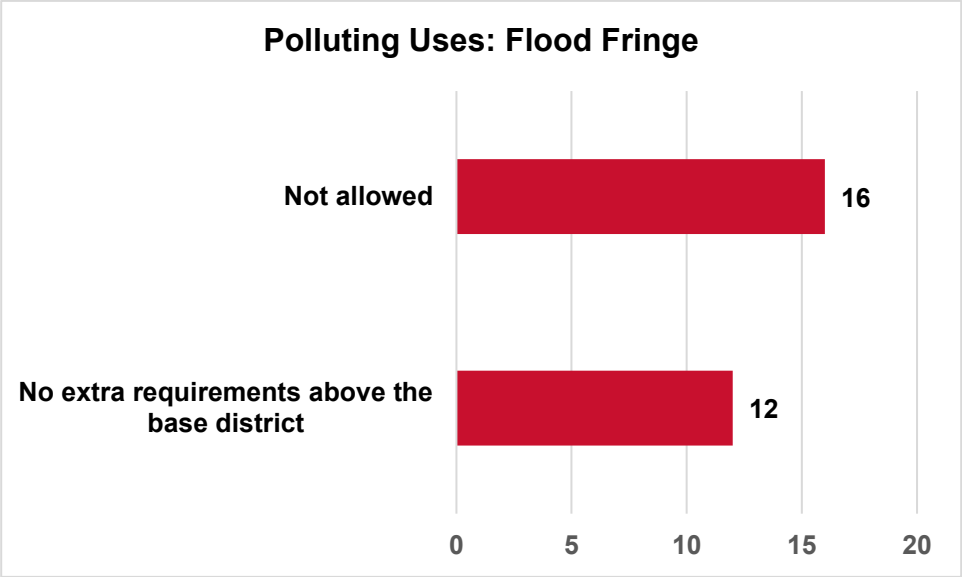
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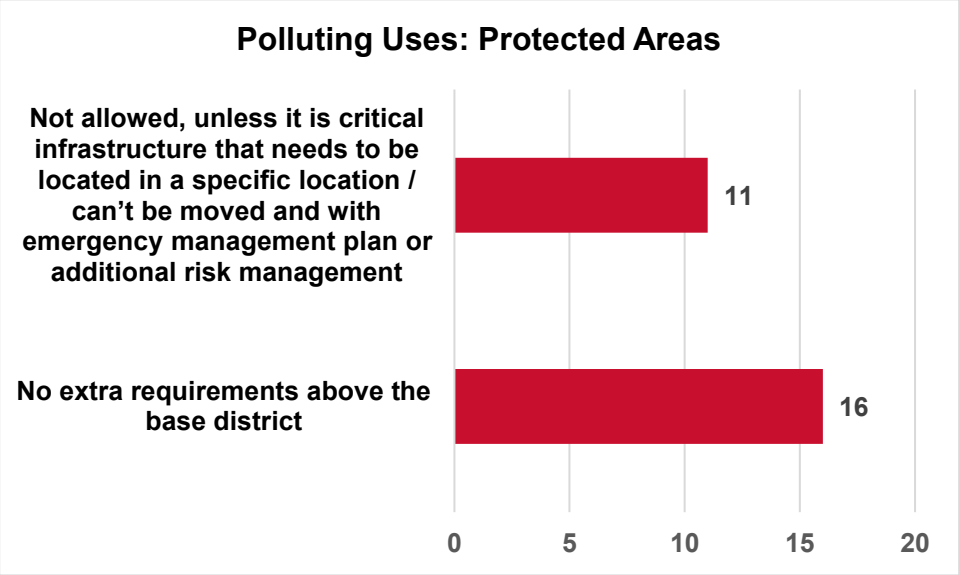
Sample verbatim vulnerable uses comments
1:100 is what we are designing to and 1:200 is a future aspirational target. We should not be putting property level restrictions in for future state.
City should focus on engineered flood protection like dikes, flood barriers and off-stream storage because they provide the largest public benefit for the cost. Regulations forcing building owners to spend on expensive retrofits are not a good idea
Flood Fringe: if it's a hospital or seniors' housing, also need mechanical (elevator operations) above 1:100 level, otherwise people are trapped.

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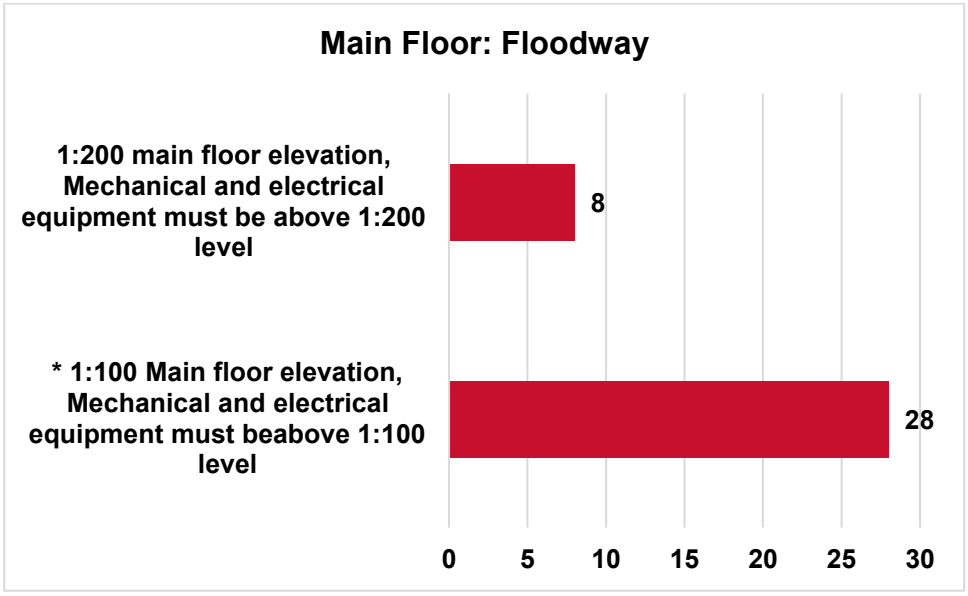
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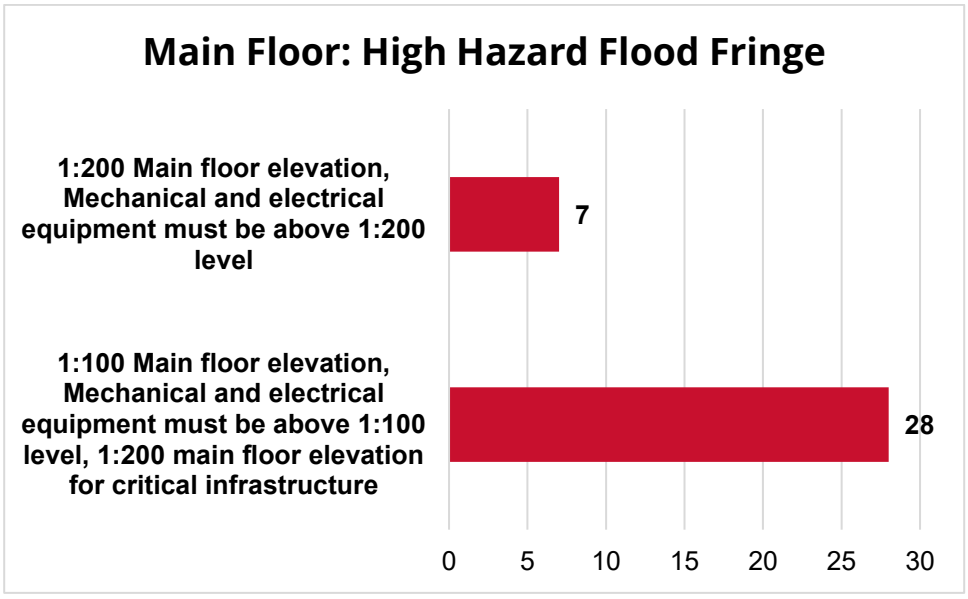


Sample verbatim polluting uses comments
We are still dealing with the effects of the Creosote Plant near the Bow River that stopped operating 60 years ago, & which has leached contaminants into & under the river. Now that we know better, we must do better.
polluting uses in flood zones? We should be much better at understanding how poorly we've designed our cities for flood risk - and start to do much better now. NO more rebuilding in flooding zones - even residential.
Protected areas again given the lowest prioirty. How is critical infrastructure defined in this case? It is not a defined term in the MGA so how is this being considered? Is it only city-owned infrastructure? This requires much more thought.

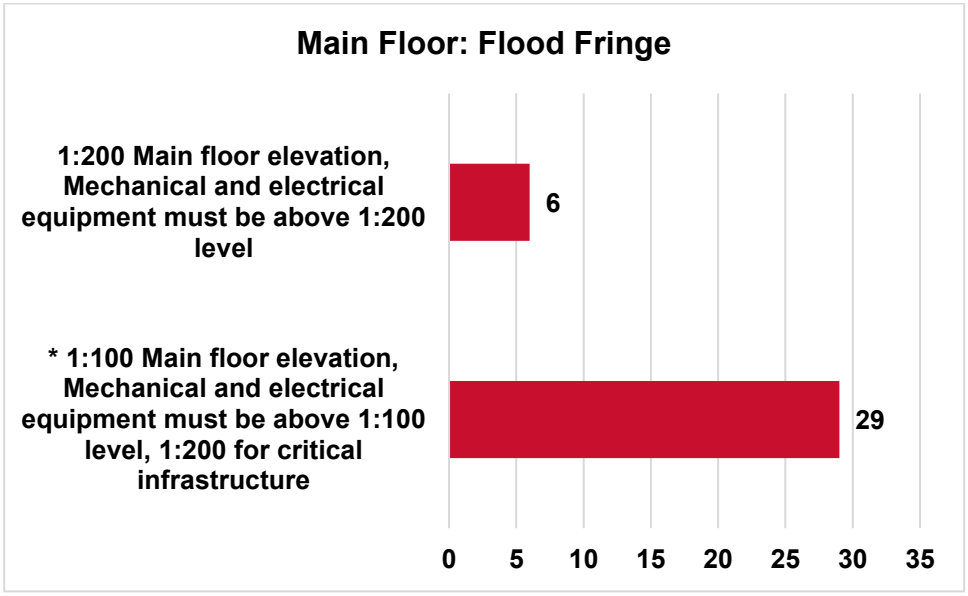
Building and site design

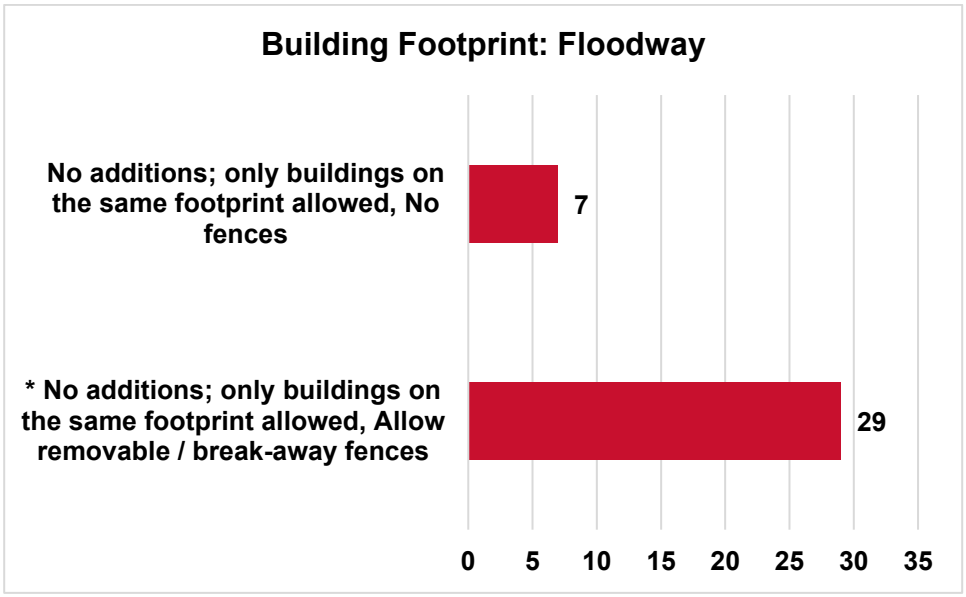
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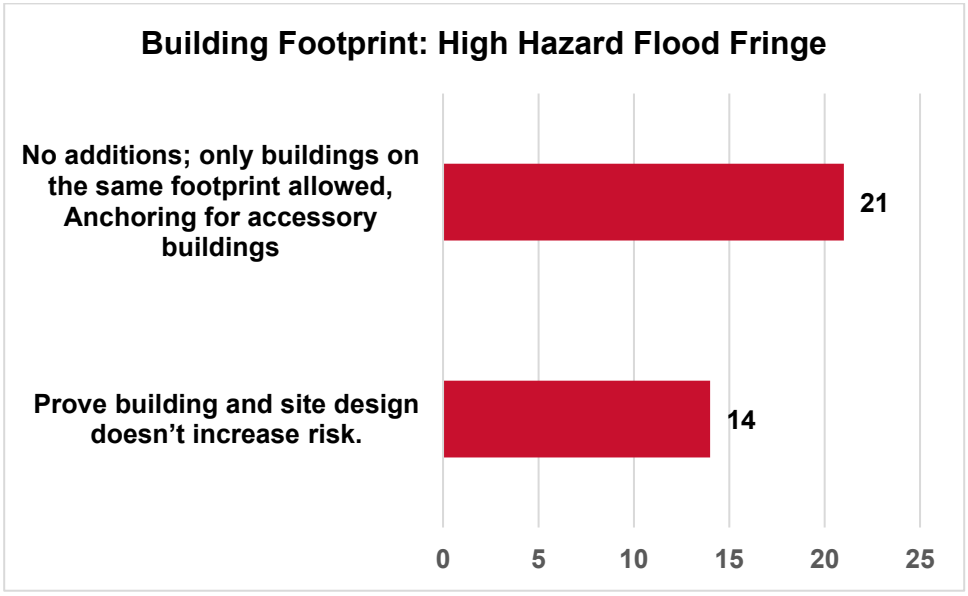


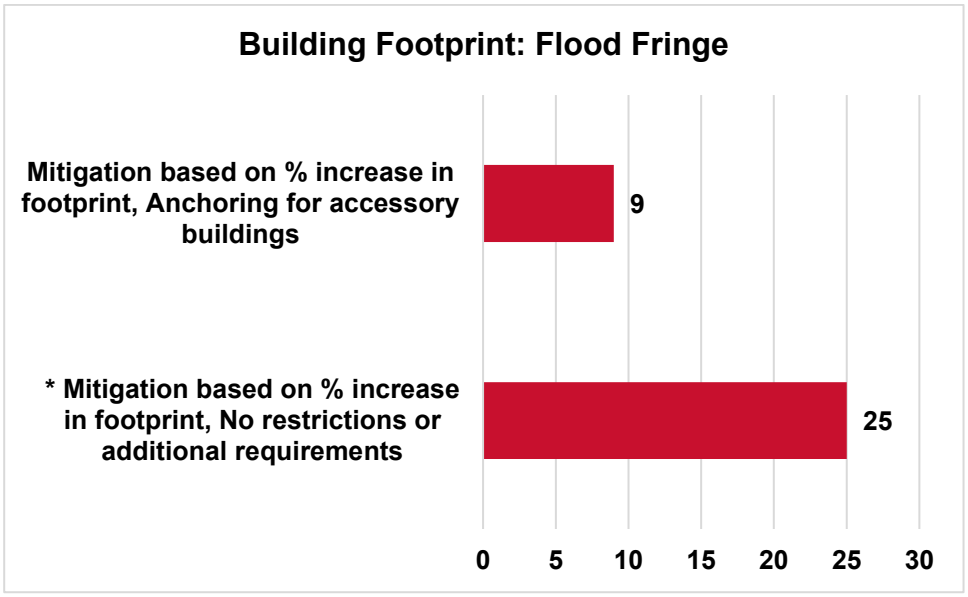
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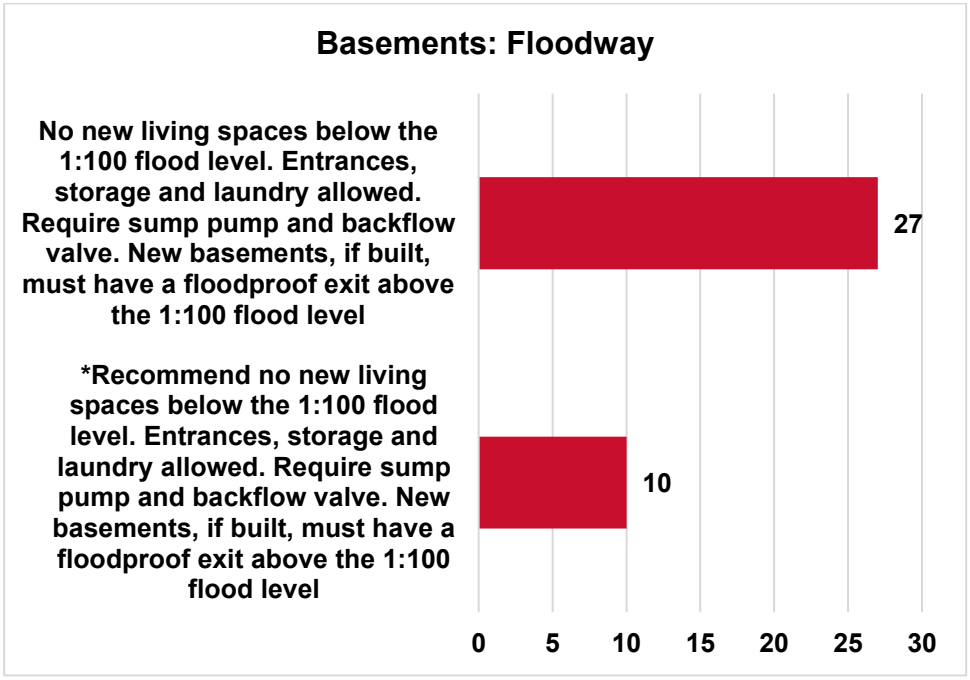


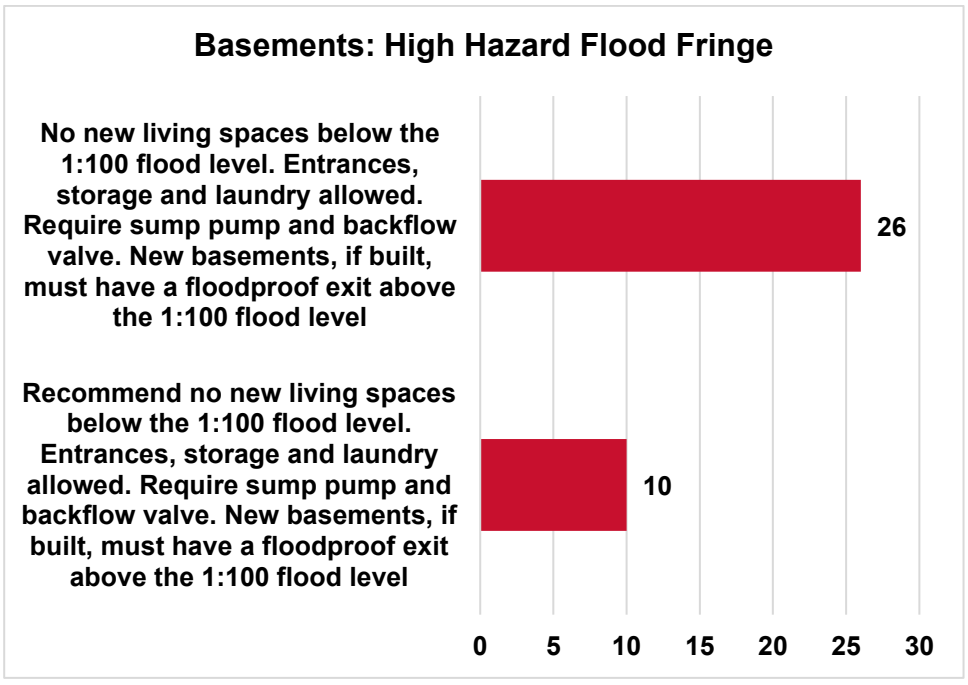
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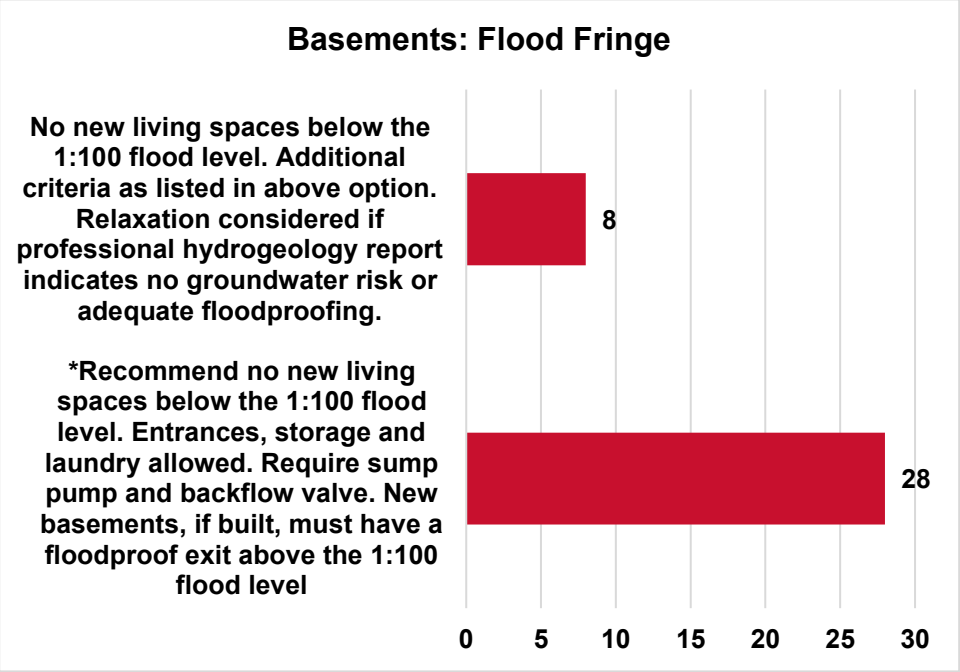


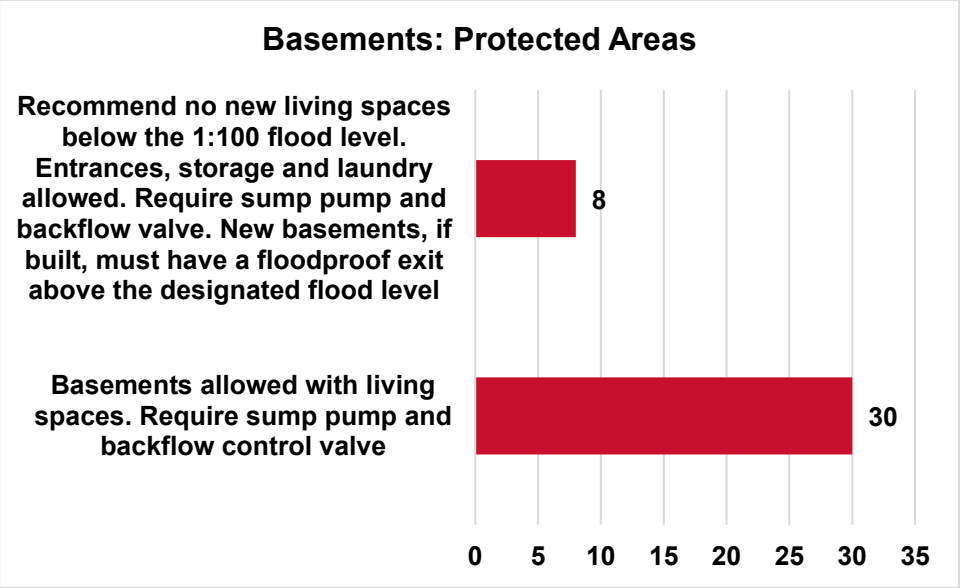
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Sample verbatim building and site design comments
If there is a chance of flood, no matter how small, make sure the structure is above 1:200 levels! Do you want to fix your appliances, have your stored items ruined by water, or reinforce your basement because your home was not built with floods in mind?

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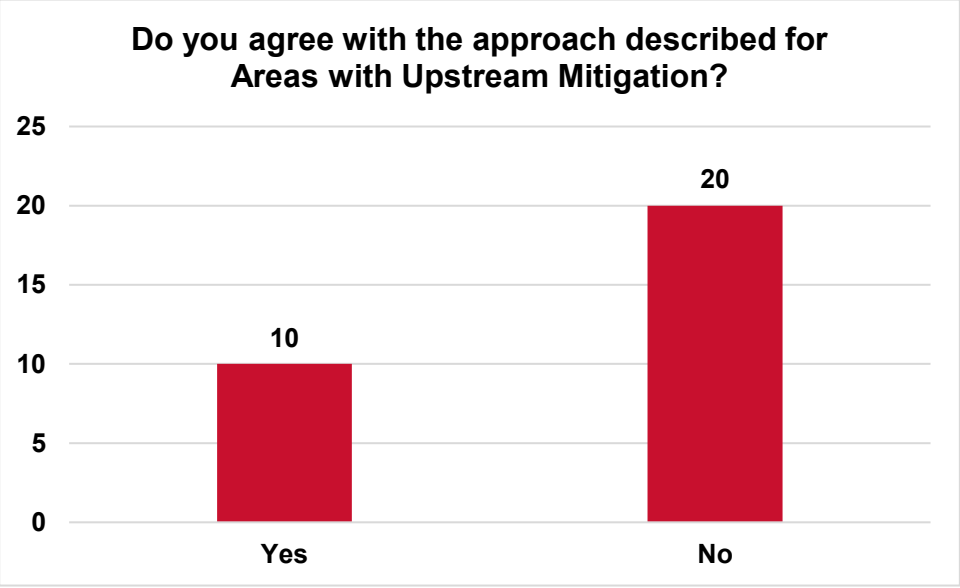
Remove the recommendation in the guidelines against suites in basements. Basement suites are the most affordable form of new dwelling unit development and they should be allowed regardless of flood risks. Acceptable risk, hazards in desc. are overstated.
Many flood fringe areas, particularly in Sunnyside, don't see flowing water in the event of a flood. Requirements around anchoring and additions are not valid for stagnant flood waters.

Areas with upstream protection

Even with upstream mitigation, there are various risks associated with river flood events. Regulation in areas with upstream mitigation must continue to consider risks.

Proposed approach:

Elevation: Main floor 1:20, mechanical / electrical 1:20**
Building setback from the river: 6 metres from the former floodway boundary
Density: No extra requirements above the base land use district
Additions to existing buildings: Mitigation required is based on % increase in footprint (e.g. raise mechanical/electrical to 1:20 elevation)
Floodproofing: Require water alarm, sump pump, backflow valve within the 1:20 flood area and any areas impacted by groundwater flooding.
Secondary Suites: No restrictions. Basements need sump pump / backflow valve within the groundwater zone or 1:20



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Sample verbatim areas for upstream mitigation comments
1:20 protections for existing buildings to retrofit to seems reasonable:, however what level of consideration is there for an upstream mitigation failure? I would propose that new builds should be kept out of the zone, excepting community and commercial
More regulations on new builds and development that necessitate increased upstream mitigation. Bad policy requires us to significantly alter the natural functioning of the river to accommodate new devleopment. There is enough space to build where we live.
Building Setback - would like more setback wherever possible, for the wildlife corridor

Workshop feedback

The following is a summary of the feedback received at the workshop sessions with interested parties and organizations.

Living spaces

Participants felt it was not appropriate to allow living spaces below the 1:100 flood level in the floodway, with a few stating that basements (including parking) should not be allowed at all, even with backflow values/sump. We also heard questions about the impact of these regulations on existing properties, with a preference for grandfathering in existing suites.

Industrial

Participants in all workshops felt that vulnerable and polluting land uses should not be allowed in the *High Hazard Flood Fringe*.

Multi-family

When considering multi-family buildings in the *High Hazard Flood Fringe* areas, participants in all workshops generally felt that these developments shouldn't be allowed. A few expressed concerns about evacuation challenges, in particular. A few participants suggested underground parking and parkades shouldn't be allowed on sites within the *High Hazard* area and in the *Flood Fringe* where there's groundwater risk, even though the regulations would allow these types of developments in these areas.

Regulations

Participants generally disagreed with increasing City regulations related to density, land use and building design in *Flood Fringe* areas, but there was mixed support in the interested parties workshops.

For the *Protected Flood Fringe,* most participants in all workshops felt that some building design requirements should remain to protect against residual flood risk. And for the most part, people felt that the impacts of climate change should factor into the extent of relaxations in *Protected Areas*.

In the *Upstream Flood Mitigation* section, generally, workshop participants were in favor of building design regulations that protect against residual groundwater flood risk, protect riparian area health and guard against riverbank erosion. One participant suggested that these regulations should apply in all river valley areas. Participants also agreed that the impacts of climate change on river flooding levels should factor into regulations for upstream reservoir mitigated areas, but some pointed out that climate impacts are difficult to predict and that more information is needed.

Groundwater

Generally, development and industry workshop participants questioned whether groundwater measures were needed or would be successful, and they were interested in more information. A few participants in the interested parties workshop suggested reinforced basements and additional waterproofing.

Verbatim comments

All comments collected online and in-person have been provided to the project team for consideration in decision-making for the project.

Personal identifying information and profanity have been removed but no other edits have been made. As a result, some of the verbatim comments may be considered offensive or distasteful.

City-wide questions

Question: The City has a responsibility to prioritize public safety and, additionally, has priorities to increase housing choice and supply. When balancing these different priorities what do you feel is important for The City to consider?

Housing
Actual measurable risk to different types of housing. Not just that there is a risk. The risk has to be serious and demonstrable if we limit housing options.
Be a leader in developing new housing. Incorporate and respect the environment and protect waterways and the nature it supports.
Be careful about building new housing in flood hazard areas.
Building multi unit buildings without sufficient parking in existing Single-family dwelling neighbourhoods is unfair to the people already live there. It massively increases on street parking, limiting visibility an increasing risks in the neighbourhood.
Building on flood zones is dumb. Should be minmized with natural setbacks (parks along the river) to avoid flood damages.
Consider not building in river valleys. We have plenty of space in established areas. Utilize the tools we have to build housing where we already live. As population increases, the ecosystem services of the river valleys will become even more important.
Density in the river valleys should not be increased over current to balance the future flood risk
Development restrictions should be based on more than a simple yes/no look at risk. What is the actually likelihood that safety of occupants will be at risk? How quickly would a situation arise, not simply can it.

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Do not approve more residential units (i.e., people) in flood-prone areas, so as to minimize public safety risks and use of The City's emergency/rescue resources during flood events. Housing choice & supply are incompatible with high-risk areas.
do not build new housing on floodplain
Do not build on the flood plains going forward. For ecological reasons, financial reasons and maintaining the beauty of the river ways, going forward property should not allow development along the bow or elbow.
do not rebuild on buyout properties
Don’t build anymore in the flood zone. No new communities without public Schools first in place. Too many schools are overcrowded and have waiting lists. No more estate home community developments. There are enough.
Don’t develop in riparian areas - Nose Creek and West Nose Creek are at risk of over development and polluting the Bow even more.
Don't add in densification into the flood hazard areas. No additional footprint for new development... room for the river
Don't build new home on flood plains. People need affordable homes but not homes on flood plains.
First and foremost is safety - high density in flood hazard areas is not a good idea.
Get creative. Don't let nimbyism get in the way of progress.
housing and development. City's perceived responsibility for public safety does not entitle it sterilize development or impose development restrictions. Flood damage can be prevented with good eng in blding design. Individual choice to make the investment
Housing that will flood isn't a long term solution, and it will cost more to insure with requests for emergency funding from the city and province when it floods. Best not to build where we know it will flood.
I think barriers like those found in the Downtown area are great for protecting our infrastructure. They're also beautiful!
I think the City needs to be realistic about sustainability. We all want a city where there is enough housing for everyone, but we need to ensure that it’s not at the expense of future sustainability. Calgary has an opportunity to model the way of the fut
I think you have to be strict and safe regarding any building in a flood hazard area. Safety and environmental consequences are top priority. Nobody should be forced to live in areas vulnerable to flooding.

If the criminal element has nowhere to stay nor can they afford anywhere to stay, we need more policing. It all starts with no place to stay because no one cares. These people are on the street because no one cares..
Important to 1) preserve green space and environment, 2) preserve neighbourhood character and coherent neighbourhood development, 3) increase density, 4) keep public safe.
info packages for new homeowners. With so many new Calgarians public safety (new builds) should never be put at risk to rely on upstream protection against flooding (x2)
Inner city is for multi family.
keep it low density obviously, have new builds be built for possible flood, until upstream mitigation is complete.
Leave river valleys outside of ay development. It's simply not necessary and these areas should be 100% undeveloped, permanently.
Limit development and densification in areas at risk of flooding for flood events
Maintain existing zoning. Do not compromise the character of historical RC1 communities.
more density, less sprawl, keep schools filled, transit, transit and more transit - and make it more affordable.
Multi unit housing in the flood plain to me should not be allowed....safety might be an issue.
No greenfield development and an urban growth boundary. Intensification of existing urban areas outside of the floodplain.
No new developments should be permitted in floodplains or river valleys. Existing housing and infrastructure should be decommissioned as it ages and no rebuilding in floodplains or wetlands
Not sure what these different priorities are as two are mentioned and public safety is a loaded gun of varying possibilities, often finding human's perception of safety through visible policing and land alterations for enhanced views. Not a great question
Overdevelopment too close to the river is reckless and irresponsible.
Paramount to all decisions is equitable treatment. The current mapping and changes suggested discriminate against Bowness and low income families by limiting housing choices.
Prioritize the safety of people on the streets. Increasing transit safety by pushing vulnerable people off the train line is not public safety for ALL, it's public safety for the high/middle class

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Proximity to the C train, respect for historic and established neighbourhoods, preservation of trees and green spaces
Public sadety
Public safety first and a measured approach to housing in the flood prone areas.
Public safety is paramount. The city has been approving high density housing in the flood fringe over the past few years, despite the community bringing concerns up regarding this practice. One development had 2 levels of underground parking.
Public safety MUST be prioritized over all else. Locations at higher risk of flooding, sinkholes, etc. should NEVER be approved for high density housing. The costs of covering uninsured losses should NOT be transferred from developers to taxpayers.
Public safety was the immediate fear during the flooding of 2013. We should let time passing diminish our concern.
Public safety? Agreed. Do not unnecessarily get in the way of housing choice and supply. Set clear rules so that people take responsibility for their own problems, and City is not responsible for their problems.
Redevelopment in flood zones should be allowed under the explicit directions of ensuring we have flood resiliant buildings.
Removing single detached soning risks citizens leaving Calgary.
safety above all
Safety first, preservation of zoning in existing neighborhoods.
Safety must take priority. Flood zones should not allow new or upgraded housing, reserve for recreational or greenspace, or commercial activities that are non-critical if lost to a flood event. phase out existing flood zone housing, build elsewhere.
Site higher density zoning in areas outside of flood prone areas.
the city needs to consider "upstream" flood resevoir protection for Calgary, for Southern Alberta drought resilience and the possibility of additional power eneration and/or storage
The city should prioritize housing possibilities for the more vulnerable segments of society.
The City should prioritize transit-orientated development but also include conservation-orientated development. If housing and density is to be increased near/in river valleys, the City needs to have long-term management plans to accommodate usership.

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The fact that the City existed before flood mapping existed. In fact, much of the inner City is developed in a floodplain. When overlaying flood mapping the City needs to be mindful of existing development
The NE does not have a Regional Park. The temptation will be to make Aurora Business Park all housing. However because of the Historical and Environmental significance Aurora should be naturalized and become the NE Regional Park.
The overriding priority should be public safety (ie not permitting building in at risk areas). Often, purchasers are not aware of the flood risks and every effort must be made to avoid it. Housing choice and supply should be a very secondary considerat
There is a lot of space in Calgary outside of the river valleys for housing developments that are also safer locations. Floodplain- even if protected to some degree- seem like a pretty stupid place to put people in harm's way while privatizing public spac
There is lots of space in the city to increase housing choice and supply where there is no risk of flooding. In flood hazard areas, existing development should be maintained to keep existing communities intact, without increasing density and flood impact.
This type of question does not really tell me what the impact of an answer will be. If I say public safety does that mean no houses? If I say housing choice, does that mean rezoning? Degree of safety is an opinion not a policy. Ridiculous question, IMHO
Understanding the downstream impacts of political decisions on housing affordability is key. This includes the initial cost of purchase/rent, as well as the long-term costs of ownership or the risk of rental increase due to increased costs and taxes
Value of houses given it signifiantly impacts net worth and retirement
Zoning. The city has a responsibility to zone residential individually to avoid safety hazards. Multifamily should not be built in the flood areas.

Question: What should The City consider about climate change resilience when making development and regulatory decision in our flood hazard areas?

Climate change
Advocate with the Province for building the amount of storage required for the largest perceived flood in the next 100 years. Sufficient storage will mitigate both overland and groundwater flood risks while providing maximum water supply. supply

All golf courses should be limited to recycling water and even fake turf. We can't afford to waste water on sports for the rich.
Allow riparian areas room to flood, they are supposed to flood.
Any remodeling should take flood hazard preparation into consideration. Do not approve housing that does not
Be cautious in not reacting to extreme alarmism. Be balanced and don't listen to the loudest voices.
Be consistent. Use the same climate change resilience as has been designed into mitigation projects.
City should be consistent and clear, setting rules that are consistent with the City's own plans for mitigation.
Climate change resilience was much studied and evaluated following the 2013 flood. We should be consistent with the resilience designs that made up the subsequent flood mitigation projects.
Consider ways that flood mitigation could also be used for drought preparedness.
Consistency across the board and also possibly incorrect to factor in when there are not exact measurements.
Continue to focus on flood mitigation projects with consideration for how climate change will impact the need for those projects and the design of them.
Current regulation adequately addresses this
Don't build in flood zones. Period. Leave flood zones as green spaces and let them function as nature preserves.
Don't develop in flooding hazard areas. Save these areas for parks and animal habitats.
Drastically reduce water usage. The amount of water we use is not sustainable, we need to reduce how much we need overall.
Every climate change model & study I have seen indicates heavy rain events will put all flood hazard areas at risk, even w/ flood protection in place. We need to be MUCH more conservative re development in flood hazard areas & remove buildings where poss
Extremes - both drought and flooding should be considered to ensure there is reslience or the ability to clean up and recover.
Flood frequency and size of events could change dramatically as the climate continues to warm, effort should limit floodplain development and aim to naturalize river valleys

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impact on watersheds from upstream dams "needed" to protect cities
In assessing development plans, climate change resilience should be prioritized, especially in flood-prone areas but also in general.
Increase minimum setbacks from floodways (and tops of banks in general) and create residential density limits in flood fringes, to reflect 1:200-year flood modeling (1:500 or greater would be better). Flood hazard areas should all belong to Parks.
Increased surface permeability and greater tree plantings.
It should be low priority in comparison
It should be near the top of all decisions.
It's happening and we have the science and intelligence to limit risk by curtailing development in flood plains.
Keep it consistent and protect flood prone areas by continuing to build protection and natural resilience in flood areas.
Landscape management upstream is critical for managing variable climate and weather.
Lawn alternatives (x2) Seconded as long as permeability is protected (x2)
Let nature thrive. Stop new builds in river valleys and work to restore what has already been damaged. The best kind of mitigation is nature itself. We will only improve our resilience by restoring the ecological strength of river valleys.
Low impact development and water re-use and much as possible
Make sure we have proper structures in place so we don't get flooded, no matter what the reason, even climate change!
Make the city more "spongey". Beaver dam analogs. Incentivise lawn replacement for native plants and habitat. Make other modes of transport as convenient as driving (dare I say street car network). Design the city for people, not cars.
Mitigation will become even more important as climate change takes hold. Our city is built where it is, important to mitigate flooding to avoid risks to human life and built environment.
No
Not allowing development in flood zones. Climate change may result in more extreme weather events, such as flooding. Also the city needs to protect floodplains by limiting development, as these areas contribute to resiliency

Our climate is changing, making certain areas highly vulnerable to damage. Don't allow building in those high risk zones. Even flood fringe could be highly risky as the landscape evolves. Use it for parks while you still can.
Provide a recommended buffer above the design flood level to account for uncertainty and climate change to developers and citizens.
Require new developments to incorporate features to collect or slow down rainwater, have absorbent surfaces and install sump pumps, for example.
Seems obvious. New development decisions should plan for extreme weather.
Should plan for large floods, not tiny ones.
Stop the removal of mature trees.
Strategic investments now for water storage for the future. Increasing cost in the name of future safety and resilience should no longer be a debate: we have to design differently. And yes, that probably means sacrifice for all of us.
Tell your crews to turn off their trucks while working. Do not let them run 24/7
That 1 in 100 year events now seem to happen a lot more frequently. Consideration of 1:250 or 1:500 year events should also happen.
That we will see increasingly severe weather patterns, and that advocating to the province for upstream mitigation is essential to address this.
The biggest concern this year is Drought. Prepare upstream for both! asap.
The city has a responsibility to ensure citizens are safe in extreme weather conditions; fire, drought and flood.
The city ought to contemplate the cumulative effects of multiple flood protection strategies and opportunities to provide equitable protection to its residents in lieu of the economic and location based discrimination proposed in this engagement
The city should be focussed on adaptation to climate change. With respect to flood mitigation, the solution implemented on the elbow river is appropriate. The city is not advocating for a similar level of protection for bowness on the Bow River.
The City should do more to push for upstream improvements in the headwaters. There is opportunity for many small projects upstream to make an impact.

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The City should follow the science. If the science says flooding will occur more frequently, then the damages should factor into and cost benefit anaylsis
The costs of climate resilience measures need to be considered, both in the short term and long term, as well as the impacts to homeowners and renters. We can't lose our access to affordable housing choices. Impacts of drought should also be considered
The existing strategy of mapping based on the probability of flood events (ie: 1:100, etc.) is sufficient. Unless there is demonstrative evidence of the effect climate change has on these probabilities, this should not be a factor.
The government should not be involved. I haven't heard of individual jumping up and down enthusiastic for more regulations or development restrictions. City has dev. for over 100 years without regulations and it has bounced back fine from every flood.
The importance of trees and natural spaces, particularly by the rivers
The importance of urban biodiversity that these spaces help create. No new greenfield development in these areas to ensure that they remain flexible and resilient to changing ecological and environmental conditions
there is no way of knowing how climate change in 50 years will change river flooding. If our watersheds burn and rain gets heavier, any engineered protection will probably be overwhelmed. We can't engineer our way out of this uncertainty.
variability. ECCC predicts less precipitation in southern Alberta in the longer term but there will likely be more extreme events that occur with potentially significant impacts.
We have polluted Nose Creek. It is a valuable habitat and water source. The current Guidelines say 30m setbacks - the city isn't enforcing this setback. Some developments are 12m. Use and enforce the Riparian Setback Matrix Model.
We know it is going to get worse, so plan for that.
We need permeable soils and blue infrastructure to accommodate flood mitigation in areas where flooding may occur. Larger setbacks on natural infrastructure must be upheld regardless of development or impromptu decision making.
wetlands, NO building on flood plains, reduce parking and esp surface parking lots
What does the city consider? Based on the past five years of expanding sprawl and developments that include flood hazard areas. We rely too much on constructing our way out of disasters and impacting natural resilient systems for the benefit of humans 1st

Calgary River Valleys Project

Stage 2 report back: What we heard
May 2024

Question: In undeveloped areas of The City, how should The City balance flood risk with environmental protection with development?

New development (Greenfield)
adding even more housing along the rivers seems like a pretty dumb thing to do - these areas should all become public parks and wildlife preserves - let's learn from the mistakes of the past
Adequate protections from flooding should be prioritized over confiscation of private property as is currently suggested
After removing / draining 90% of Calgary's original wetlands, the few remaining undeveloped areas near rivers are crucial for wildlife habitat. The river edge area should be protected with enough setback for a wildlife corridor & no development there.
Again, the City should plan for climate change and extreme weather.
Allow development
Any owners sign caveat that insurance will cover flood mitigation. No more development in flood plains. You are killing the world class Bow river ecosystem With flood mitigation
Anything built in flood areas should be able to withstand a flood. No mechanical on the ground floor. At the same time, small scale services (food) should be allowed in flood areas to service recreation.
avoid development in flood prone areas
Based on flood mapping. In greenfield areas flood mapping and regulation/development is straight forward, because you can prevent development in lands prone to flooding. That is not the case in developed areas.
Consider both
Development should be done away from the rivers and in proximity to the train system
Development should be limited in the flood way
do not build new housing on floodplain. No renovation/ rebuild without flood hazard considerations.
Do not develop in high risk areas. There is plenty of room for growth in Calgary's suburbs; why risk people's safety?
Do not develop in the flood plains.
Don’t build in a flood plain. Make them naturalized parks.

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Don't develop in flood risk areas!
Don't develop in flood risk areas.
environmental protection should be prioritized in undeveloped areas (the critters have nowhere else to go) many species are functionally extinct within Calgary - Protect Wetlands (x4)
evironmental protection FIRST! NO need to build greenfield developments except to enrich developments. Let's build a more DENSE city now - we have run out of time to mitigate climate change- its here, we need ALL natual areas protected to reduce impact.
Flood risks should be understood and mitigated within new development. Where the City can't protect lands under ER designation, a fund should be developed to purchase lands at a fair market value.
Following the flood we heard over an over that it was important to allow room for the river. Leaving undeveloped areas in those regions undeveloped would meet that best practice.
Further development in river valleys should not increase density and green space should remain as is, or grow, as an important buffer
Hazards of flood risk have increased in the last decades and therefore should be paid more attention. This should not be seen as antithetica to or competing with environmental protection. Green infrastructure help manage river flooding (e.g., absorb r
[Comment removed due to violation of Respectful Workplace Policy]
If its undeveloped now is the time to do what is needed. keep it undeveloped. keep it city owned
Important to keep undeveloped areas that way.
In older neighbourhoods, include the ground water cleaning area, like we have in Bridgeland's Murdoch Park. They work everywhere because of Calgary's high water table.
It is common in European cities to allow for green off-sets. If any intact natural system is affected, the equivalent or more of natural areas or green infrastructure must be created. Wildlife features must be protected without accommodation to setbacks.
It is more reasonable to create greater setbacks from the river in greenfield. We have to work with what we have in established areas, but more flexibility in new building areas.
Let greenspaces and marshes grow.

ISC:UNRESTRICTED

Let the river valleys be parks if they're not already developed.
Listen to the engineers & scientists about the risk and don't allow building in a high risk area. If you ignore the trends & the facts it could cost us a lot of money in the long term.
Maintain adequate buffers to allow room for the river to flow and adequate healthy riparian areas. Ensure new development is designed to be resilient decades into the future in terms of river flood and storm water, vs just meeting today's min standards
Make developers have appropriate plans for flood water management, set backs, etc. Look how other cities use parklands for flood water capture.
Make developers have appropriate plans for flood water management, set backs, etc. Look how other cities use parklands for flood water capture.
Make sure that there is space for appropriate flood mitigation in undeveloped areas. The primary use of undeveloped areas should be to ensure there is "room for the river".
New development should always weigh extremely heavily towards environment protection.
New development should consider flood risks.
No development in the 1/100 flood regions. Incentivise lawn alternatives. Make other forms of transit as convienient as cars.
No development, period.
No new greenfield development in flood risk areas. Only intensification of brownfield development - 6 storey density across the city :)
Nose creek valley should be left undeveloped. It kid not too late.
Prioritize environmental protections hands down.
Prohibit new development in floodplains, river valleys, and wetlands. Aim to maintain these natural areas and look to lands beyond river valleys and wetlands
Put parks along the river so when it floods the parks flood, not the houses/ industrial properties.
Recognize that development is inherently in conflict with both flood risk and environmental protection, and that environmental protection reduces flood risk while development increases flood risk.

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Retain undeveloped areas of the Floodway and High Hazard Flood Fringe - room for the river.
Retain undeveloped areas, natural areas of floodway and flood fringe.
Retain undeveloped areas, or if developed as resilient public spaces, of the floodway and high hazard flood fringe to provide room for the river.
Safety first and also need to protect some green spaces.
Same comment as above. Are we scenario modeling likely future scenarios? How does the reduction in wetlands impact our climate resilience and sustainability? What is our water capacity 50 years from now? Treatment capacity?
Should follow room for the river principles and avoid new development within the 1:200 flood fringe. Should also consider natural wetlands outside the flood zone for their ability to protect downstream areas from flooding
Smart development and riparian green areas in flood prone areas can co exist.
The city needs to implement processes to capture and retain stormwater, especially for random but high rainfalls. We don't encourage the install of green roofs even on city projects. LEED silver is a low benchmark. Constructed wetlands are largely poor.
The City should not allow new basements in flood zones. Main floors should be above 1:100 level. IMHO you should have less density in flood prone areas and more greenspace
The city should not develop on high hazard or unprotected flood fringe and should advocate with the province to ensure all current development is outside the high hazard flood fringe and inside the protected flood fringe.
The city should prioritize environmental protection above all else. Already too much of Calgary's natural infrastructure has been developed or otherwise converted. We have some of the lowest amount of green space among major cities in Canada. It's sad.
There seem to be many previously developed land is no longer being used. This, and any infill land, should be used before any undeveloped areas are considered.
There should be no further development in our river valleys. Talking about balancing these things is not a plan, it is a continuation of past mistakes that we know do not work. Calgary has abundant space, we don't need to destroy what we have left.
This is a poorly worded question, effectively asking one to balance "apples and oranges and rocks"
Undeveloped areas should be maintained for environmental protection. However, areas that are developed should be allowed to continue.

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Yes
You should not sacrifice the environmental protection - period. Climate Emergency threatens ALL our housing.

Question: What can The City do to help homeowners improve the flood resilience of their properties?

Support for homeowners
(1) Public education (e.g., thru media); have city planners do more public engagement.
Access to resources, information, tools, and education is helpful.
Advise of the risks of living on a floodplain and if a property is damaged, provide support for relocation and reclaim and naturalize the affected property
Advocate to the province for upstream mitigation.
avoid a paternalistic approach to homeowners, give advice and guidance ratherthan forcing regulatory changes down their throats
Barriers where possible and education.
Build a reservoir on the Bow River and provide equitable flood protection for all Calgarians
Build community mitigation (so little has been done to protect some areas) and ensure SR1 gets completed.
Build community mitigation and insist that the Province build upstream mitigation
Clear guidelines and policies. Homeowners should bare full cost of remediation. The City should not bare financial burden of repair and remediation
Continue to advocate for mitigation measures and worth of homes and bring able to get insurance
Continue to focus on flood mitigation projects in communities and upstream. Don't overregulate buildings in existing communities.
Continue to invest in flood resiliency measures where appropriate while maintaining density and green space
Current properties should require their own insurance and I feel the city has mitigated flood risks already. Buyer beware.

Dissuade people from having sod lawns. Biodiversity with native plant species are far more drought resistant. We should have begun this transformation years ago.
Distribution of information
Don’t allow development in flood plains? Is this a trick question? Do we remember 2013?
Don't allow new building construction in any river valleys.
Don't help. Build in a flood zone? Live in a flood zone? That's your problem. The properties most exposed to flood zones are some of the most expensive in the city. People want to live there, they should have to take the risk.
don't let them build in flood zones to begin with. Failing that, help them relocate.
Education & work with watershed stewardship NGOs to assist; incentive programs (discount on property tax?) for improving flood resilience / re-wilding riparian areas; clear steps for how homeowners can proceed.
Education, berms, shared designs on how to redevelop/develop to create resilience.
education. incentives in taxation and business development costs.
emergency response plans to quickly mobilize temporary berms and tiger dams when flooding is imminent; regulate below grade areas to be flood resilient
Financial incentives for HVAC moves/upgrades. Build local flood mitigation.
First, the city can stop all further development in river valleys. By allowing this, you are not helping homeowners, you are only encouraging negligence. For existing developments, educate, restore ecosystems, and prepare for the worst.
Flooding is usually an area wide occurrence. Thus for existing properties at flood risk, the City should consider area flood mitigation, rather than dealing with individual properties.
Focus on upstream mitigation by the province and emphasize community mitigation in the city
For current homeowners already living in flood risk areas, improve the infrastructure to avoid flooding. And basically tell prospective buyers to NOT buy in flood risk areas.
for homeowners adjacent to the river, 85% of the flood damage is due to groundwater. The only way this can be addressed is through increased upstream mitigation and limiting the controlled release rate for the 1:100 year event to 800 m3/s

get the upsteam mitigation done asap! rip wrap the bank in Bowness. The city has taken care of the whole river bank through out the city but ignored Bowness riverbanks. (I bet private owners would support this)
have pumps/generators available for residents during flood season
Help people to understand their level of flood risk and what they can do to prepare to respond each flood season. Use land use policy to guide development and limit increased risk in flood areas.
[Removed for personally identifying comments]
I'd like to know about the changes to building permitting when looking to build in a flood zone or fringe.
In areas where the local geology shows high transmissibility soils, very little. Backflow preventers and sump pumps will be useless in areas where the high ground water elevation surrounds the sanitation lines and enters basements at multiple points.
Incentivise lawn replacements. Make the city more. Start a dedicated fund to buy out landowners who want to move out of flood prone areas. Partner with organizations such as Cows and Fish to improve riparian habitat.
Increase educational initiatives that help home owners make informed decisions on their properties. Incentivize the things that have the biggest ROI for flood protection and personal water reuse.
increase in Upstream reservoirs capacity is so far the best solution for the problem of both ground water and overland flooding.
Insist on only building infrastructure and building that could survive a flood.
Insist on sump pumps, mechanical and electrical above ground for new builds, no basement suites.
Mandatory back flow preventer requirement.
Mandatory sump pumps and for new builds, all mechanical and electrical above ground level.
Maximize ground water absorption by not allowing more than 30% lot coverage near to the river.
No financial compensation. A total ban on faux lawns. Remove property maintenance bylaws and encourage rewilding dramatically.
Not allowing more new development in flood areas.
Not an area the city should devote funds to.

Not developing flood plain without measures to deal with high water.
not the city's job. Provide info only.
Nothing - if you are a home owner you made the decision to live in a flood area! Move, or use your own money to mitigate flooding. IF you are lucky enough or rich enough to own a home, it is YOUR RESPONSIBILITY TO PAY TO TAKE CARE OF IT!
Nothing really, educate, advocate for more dams. Dont allow basements. Texas has homes on stilts with parking underneath. No reason why we cant have garages underneath
Open houses with info iw. Stampede dreamhome
Proper management of the reservoir, upstream mitigation, budget for water management resources.
Provide evidence-based information on how owners can improve their properties to reduce the risk of flood damage. Public campaign to make people aware including information in utility bills, Ward & City communications, worshops..
Provide incentives to move out of flood-risk areas and disincentives to move in or stay (e.g., accept no liability for flood damages). The City should NOT help a subset of homeowners (i.e., those near rivers) reduce their risk!
Provide information on flood resilient design features and that's it. I remember the council meeting where one homeowner said the cost of moving electric panel out of basement, that admin said was necessary, cost 5x the cost rebuilding what was damaged.
Provide information on how individual property owners can protect their properties, and regulations to prevent new developments in flood hazard areas.
Provide information on its website.
Provide information resources and perhaps incentives to upgrade their properties.
Provide sand bags.
Push other levels of government to build upstream mitigation, continue building local mitigation in Calgary.
Run public consultative processes that lead to decisions for community mitigation at the City level and upstream mitigation at the Provincial level. Provide consistent information with safety and insurers so that people can manage flexibly.

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Showcase the possibilities, especially on the smaller scale. The city built rain gardens in several locations but then more or less abandoned them. They didn't use native species so they struggled to be resilient. YardSmart is awesome but not always used.
There should be enhanced and stricter building standards. For ex. Particle board should never be allowed nor should laminated beams. These will desintigrate when exposed to moisture
Work with utilities to limit areas outside the floodway that need to be disconnected (then evacuated) during flood events
work with watershed non-profits to help spread the word and discuss/show strategies (x2)

Flood Hazard Area zones

Floodway

Question: Use this box to share any other comments about the Floodway.

Other comments
1:100 is too optimistic and should be reduced to 1:25 as we know there will be more frequent floods. 1:100 doesn't offer adequate protection for people nor does it drive immediate change in the way we live, build, and develope.
Any developments within the floodway should be disallowed, especially residential and especially living spaces. All private developments within the floodway should not be insurable; The City should advocate for that.
Build community mitigation and insist that the Province build upstream mitigation.
building has not been permitted in the floodway for a long time. This is nothing new. There are no building in the floodway on the Bow River, nor on the Elbow, especially after SR-1 completion
building in flood prone areas should be AVOIDED and not "engineered away" by severalteration of the river-adjacent lands (x3)
consider changing this?
Don't build in floodways, period. If something is built, it should be a public structure that can handle being underwater (eg. a playground)
For bew development I agree but not for already built. That should have been done long ago before building
I agree with no living spaces, but I think no new structures (parking, storage, etc) should be allowed in the 1:100 floodway.

I would support no subterranean development in the Floodway.
If floodway is retained on Elbow, the floodway should be reduced to the river.The conceptual map is based on 1983 floodway map that is incorrect. Roxboro preferred setback line should be retained but old floodway line should shift to setback line.
If it's 0.09% chance of getting flooded then nothing should be allowed to build lower than that standard mark but atleast the system which can support and water can be precolated underground should be allowed and built
If the building has to be removed at some point, then that should be the end. I don't see why it should be replaced at all.
Laundry seems like a weird add to this use… don't develop anything in the floodplain.
Let's do everything we can to reduce the size of the floodway!
Limiting density based on flood risk isn't defensible. If we think people shouldn't live in an apartment in an affected area, the same logic applies that they shouldn't live in a house.
Mother Nature always wins.
No developments in floodways
no new living spaces
on new builds obviously
Run community consultative process that arrive at decisions for community mitigation at the City level and upstream mitigation at the Provincial level.
Show what a flooded and / or a floodproof basement is
Strongly disagree.It seems ridiculous....have trouble picturing me watching tv in my basement and drowning because suddenly there is 8 feet of water in my house.flood events do not happen that quickly
The 1:100 standard is likely not enough, with the projected impacts from Climate Change, as those areas will eventually get flooded also. Homeowners should not rely on taxpayer bailouts where insurance doesn't cover the flood repair costs.
The best way to protect these areas is to ensure the province completes SR1 and Bow River upstream mitigation.
This is totally ignores the fact that the densification in Bowness has increased tremendously in the last 3 years.
This should be made even stonger. Nothing below the 1:100 full stop. The risks outweigh any benefits.

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Upstream mitigation should provide for some development opportunities.
We all know living within the river basins a risk of flooding. Adding a high hazard label is irresponsible and should be at all costs eliminated! Your original high hazard map the label was lower than the flood fringe...was there already a change made?

High Hazard Flood Fringe

Question: Use this box to share any other comments about the High Hazard Flood Fringe

Other comments
"High Hazard" speaks for itself, doesn't it? Developments approved there should be uninsurable against flood damage/loss and The City should advocate for this. Until the LUB catches up to this category, it should be regulated as Floodway.
again....floods donot happen instantly...plenty of warning before I would drown in my basement.
Be aware of unintended consequences of new regulations on existing homeowners. Important to recognize that many people have been there for a long time, should be flexibility in new rules.
Existing families need to be able to continue using their properties that they have spent time and dollars to repair following the devastation of the flood.
Existing properties need to be able to maintain and enhance their property so they can continue to hold value and be a nice place to live. There is a risk of over-regulating. The City needs to be sensitive to the many building owners that would be impacte
Existing properties need to be able to maintain and enhance their property so they can continue to hold value and be a nice place to live.There is a risk of over-regulating. The City needs to be sensitive to the many building owners that would be impacted
Existing properties need to be able to maintain and enhance. There is a risk of over-regulating. The City needs to be sensitive to the many building owners that would be impacted in this new zone. We are advocating to keep regulatory flexibility.
Existing properties should be able to mitigate and defend value and use.
Existing uses should be allowed and should be able to maintain, and enhance their properties. We need flexible regulation, not more bureaucracy and red tape.

For existing buildings in high flood hazard areas, a caveat should go ontheir properties so any significant renos (or rebuild) must require higher structures (x2)
For new development I would agree but not fir already built
Groundwater flooding constitutes 85% of the flood damage in Calgary. It is groundwater that is the principle issues with basement flooding, not overland flooding. Both overland and GW flooding should be addressed upstream as on the Elbow
High hazard flood fringe could potentially be modified to remove the hazard (either through mitigation or by raising the grade within the site). Any recommendations on uses within this zone should reflect the potential to remove the high hazard.
I do not think parking, storage, laundry or other uses should be allowed below the 1:100 flood level. Precise calculation of this level is difficult, and these uses imply living space very nearby, and which may also be likely to flood.
In general, agree that flood zone areas (like Sunnyside) need improvements to be made resilience but not allowing properly designed multi family is a mistake
It does not appear that there is an objective measure to classify areas that are "high hazard" The Floodway has a FEMA definition. The high hazard flood fringe should be objectively defined.
It is imperative that one consider velocity in this designation. Extensive work was done on this by KCB in 2022 and these data should be utilized by the city going forward.
It is just a matter of time before the High Hazard Flood Fringe areas are flooded again. High density housing & polluting land uses puts too many lives & too much public safety at risk if they are located in the High Hazard Flood Fringe areas, or Floodway
Just make the 1:100 year flood areas naturalized park spaces
my concern is about existing properties who need to be able to live and take care of their properties without too much regulation, you need to be very careful to not overregulate citizens. I also have concerns for changing this flood map on new owners
My neighbours affected by the new map designations, are unaware of their publication. There is no signage in the community advising of the maps. The City should be doing a focused mail out to those residences impacted by the new maps
Need to be careful about impacting existing homes that fall within the high hazard flood fringe to ensure that new regulations don't impact their right to exist there and their property values.

No development, full stop. We know better.
No developments in the high hazard flood fringe
No structures should be permitted below the 1:100 High Hazard Flood Fringe.
Owners take on the financial responsibility, they know what they bought! Even parking, storage and laundry should not be allowed. The home's concrete foundation becomes unstable.
Parking should not be allowed below 1:100 flood level as it may introduce pollutants into rivers during a flood.
people on privately owned land should be able to build in these areas, but absolutely no compensation from city when it floods. No multi-family or vulnerable people.
please apply common sense
should distinguish between secondary suites vs basements that are living spaces for main residents. Consider the role of emergency planning and warning
Simple, don't build in the flood zone unless the structure is designed to be submerged frequently. If you can clean the structure with a pressure washer after the flood and that's all you need to do, it sounds like an appropriate structure for the area.
Stop hindering the health of watersheds. We are in a drought and need to ensure our access to clean water.
The distinction between low density and multi-residential is a false one that is weaponized against intensification. I agree no polluting uses here, but restitching things like schools will compromise quality of life.
The empty lots along the elbow river on Riverdale avenue SW should be left empty
The suggested confiscation of my property located within the proposed high hazard flood fringe is both illegal and unconstitutional. I will will pursue remedies to the full extent of the law against the City and the Province should attempt be made to effe
There are no guarantees will our ever-changing climate. Better to be safe than sorry and keep buildings out. What is the advice from insurance companies. We are all paying more year after year because of all the disasters.
There is lead time to act
There's no justification for restricting apartments but not restricting houses and townhouses. The risk is the same and this is just disguised NIMBYism. If anything, apartments can be built to a higher level of flood resilience than low density.

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This survey does not make it clear that people who have already built properties, pay taxes and will suffer great economic loss through a redesignation. Riverdale and other neighborhoods were compensated fr the true market value of their properties.
This text box is too constrained. Not enough room to meaningfully discuss key issues. I've had to make this second entry (and how are you tracking when one person makes multiple entries?... you need to do so). You must extend & expand yr consult process!
Why would we ever allocate parking uses and laundry that remove permeable services acting as water retainers within these areas? These are obviously riparian environments and this type of development completely ignores natural infrastructure and longevity
Will this freeze this area?
With SR1 the flood risk much less.
You need more questions to get more meaningful data. The 'living spaces' question is particularly problematic as it only contemplates living spaces and then parking/storage/laundry... it needs to include (and any change needs to allow for) rec spaces/use.

Flood Fringe

Question: Use this box to share any other comments about the Flood Fringe.

Other comments
Balance freedom with accountability and safety
Current regulations are sufficient in these areas.
Do not over regulate. Upstream mitigation is essential, and once in place should provide for more flexibility
Don't know what you mean. But adding density in flood fringe areas is opposite of what the City told us best practice is for flood fringe areas. Leave room for the river. Existing properties must be grandfathered, you can't sterilize current homes.
Ensure robust flood notification via cell phone alerts
Flood fringe seems most suitable to multi-story residential or mixed use where areas below the 1:100 level are flood resistant uses

Floods do not happen in an instant..lots of warning to get out of the basement, before an emergency exists.
For new development I agree but not for those already built
his question lumps density, land use, and building design together and asks for a single response. Very poor question design.
I don't understand the first statement, " ... increase regulations on density, land use and building design..."? Don't make building too restrictive. Lots of homes are in the fringe and homeowners deserve to enhance property and maintain value.
I would prefer a square footage allocation but no bedrooms/kitchens. Storage, tv room, one bathroom, laundry, garage allowed. and this would be for brand new developments. existing or additions should be exempt
Increasing density in areas where any evacuation must be undertaken via areas of high flood risk is imprudent.
Leaving flood fringe untouched far outweighs any benefit of allowing new development.
lower level living spaces should be allowed. I'msure regulations re: Duty to inform new owners of risks
No firm definition of “living spaces” is provided to help answer this question. This makes providing a confident and informed answer very difficult.
No new zoning or structures should be permitted in the Flood Fringe. Existing we have to live with, but new is just setting future Calgarians up for insolvency from insurance payouts.
No to use of riparian lands for parking and businesses which utilize high amounts of water and release contaminants into the rivers or ground water.
Rather than limit density and land use, provide safe design parameters developments in these areas can meet. Let the market decide
Recommendations on use within flood fringe should reflect the potential for mitigation (either on individual parcels of land or over a wide area), including increasing the grade to raise above the flood fringe.
The City may need to adjust or optimize. I am not certain the answer is "increase". There should be clear rules that allow clarity of responsibility to owners.
The city should advocate with the province, as done with SR-1 on the Elbow, to mitigate with upstream mitigation areas where there is residential development in the flood fringe. This should all be protected flood fringe
The City should limit density in the flood fringe. More density creates chaos when communities must evacuate.

The city should never support reconstruction of private residences or compensation for residents in flood fringe areas. If you live there, you accept the risk of living there. Any new builds in the area should be built to a code specific for flood zones.
The City should run a broad outreach campaign about the benefits and joys of the Flood Fringe, with subtle reference to the risks and possible inundation of properties if a flood greater than 1:00 should occur.
The new "Flood Fringe" area broken out from the "High Hazard Flood Fringe" area is only slightly less vulnerable to flooding. High density housing & living spaces in these areas should be avoided to preserve lives & reduce property damage.
The questions show how why no new regulations is best. What is the cost of flood rehab for a living space vs the cost of an EV destroyed in the parking garage? The car will cost insurance more. Individuals without property insurance is their own choice
The river-adjacent areas (floodway, flood fringe) should be protected as wildlife corridors wherever possible, with sufficient buffer/setback to preserve wildlife habitat.
These questions are lifting alot in each question. hard to answer
This area still has risks that should not be ignored. I wouldn't choose to live or invest in a flood fringe area.
This has to be about real risk. How quickly will the water rise that someone would actually be trapped in a building. In the Calgary river context, that is low.
We are learning the need to protect our waters- we need better riparian setbacks. Use the Riparian Setback Matrix Model - many Alberta jurisdictions are already using it.
Why hasn't the city done a focused mail out to residences affected by the new flood maps. The majority of my neighbours are unaware of the new flood maps.
Will cap growth in central areas that are well positioned for increased density
With climate change, extreme conditions will more frequently occur and it's only going to get worse.

Protected Flood Fringe

Question: Use this box to share any other comments about the Protected Flood Fringe

Other comments
If the future impacts of climate change have not resulted in higher level mitigation projects, it would be contradictory to factor them into regulations. Again, risks need to be more nuanced than just yes/no.
The GoA determines flooding probability. The City should not be adjusting these for what the City thinks should be adjusted for Climate change
The impacts of groundwater flooding have been minimized by City officials. More than flood berms that don't go to bedrock will not stop damages from flooding from GW.
The protected areas are at risk of sudden inundation if a barrier fails and should be subjected to the same requirements as the flood fringe and should also be evacuated as part of flood emergency response plans
The current situation of no existing regulations is the most appropriate option. Not appropriate to force residual risk mitigation without a cost benefit assessment that is not presented here. The cost of this mitigation could be substantial with no value
Depends on the actual things being considered
If we cannot quantify the impacts yet, how can we reasonably craft regulations at this time?
Climate change may in fact reduce risk, not increase it. We can't regulate what we don't know. Let's not over regulate and add more red tape.
you need to know the potential impacts or non impacts before you make REGULATIONS
Not sure how you design new regulations when we don't know the impacts of flood protection that still hasn't been completed and we haven't quantified the impacts of future climate change.
Residual Groundwater flooding risk has been shown to be substantial by the existing engineering studies. This must be accounted for in land-use regulations.
Disagree with making new rules ahead of the imminent information. When information is held, provisions could reasonably be made that are consistent with the goals already stated, clarity of risks and responsibilities for owners.
We can't eliminate all risk. There is cost to introducing regulations and restrictions. Those impacts would outweigh the benefit in areas that are protected.
If you don't build in the floodplain- you won't need to mitigate.
These areas are still at risk. Too bad that our City didn't evolve differently but times & knowledge have changed.

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Why are we even considering relaxation of protected areas? Where does the necessity come from? Calgary has one of the largest disparities of footprint to density in North America. Why can't we use suitable land outside our river valleys?
We build walls that require the removal of trees. Create infrastructure that requires maintaining vs not building in some spaces from the get-go. We remove beavers which naturally control water flow and remind where we should/should not build but value.
No relaxation in protected areas, if anything, protected areas should be increased
Important to understand the impacts before regulations are put in place. Careful about cart before the horse.
Future impacts of climate change is very vague here. Not detailed enough to make any conclusions. These areas are supposed to be properly protected, so should have the same level of building restrictions as any home.
Blue infrastructure and green infrastrucutre must be included and should become mandatory on all property. If the landowner cannot use expected water in-situ then the design is inadequate.
Upstream dams & local berms should NOT be relied upon to render land "safe" (they only make the area "safer") for building the same kinds of infrastructure as is suitable outside the river edge area. Climate change can result in exceeding the protection
Due to the flood risk and increased risk - requirements for resilient design are necessary. However that does not preclude making more homes.
climate change will no doubt eventually lead to flood protection failure / overtopping
a barrier will not protect my house in a 1:100 flood event as not only will there by ground water but any flow exceeding 1200 m/s will go over the berm as planned [removed - personal information]

FUTURE changes to Flood Hazard Areas with upstream flood mitigation

Question: Use this box to share any other comments about the future changes to flood hazard areas with upstream mitigations.

Other comments
80% of our wildlife need healthy riparian (river-edge) areas for their own survival. Calgary signed the Durban Commitment to protect our biodiversity, we must honour it!

Again, we need to build in ways that do not require further upstream mitigation. The necessity of the Springbank Reservoir benefits primarily affluent people who are benefitting from bad policy at public expense. We are encourging more bad policy.
Cant really predict climate impacts with any real aasurance or facts
Consider the downstream impacts of policy change on housing affordability. More restrictions and costs will only increase the cost of housing, both for purchase and for rental, within our city.
Despite upstream mitigation, there should be strict management of flood fri few and protected areas
Develop a fund to slowly buyout landowners whom wish to move away from flood hazard areas. Partner with organizations like Cows and Fish to improve riparian areas of the city.
How can we regulate when we don't know impact. We have provided mitigation. People have to be aware and take some limited risks on their own, we can't regulate everything and all we seem to do is add costs and other barriers that make any development chal
If the maps for these zones have not been released to the public yet, why is the City seeking public feedback on how to regulate these areas? Remove this question from the survey — it is irrelevant to the purpose of the survey.
If we cannot quantify the impacts yet, how can we reasonably craft regulations at this time? For example, how groundwater impacts these areas. If the maps for these zones have not been released to the public yet, why is the City seeking public feedback?
Impacts of climate change is very vague here. Support basic design requirements, but not limiting bedrooms, if there is also local mitigation.
Insufficient information provided for this now. In the future some further regulation sensible.
People should not be complacent as these areas remain at risk & there are unknowns that will only emerge once the Springbank Reservoir becomes operational.
river overland flooding probabilities should be determined by the GoA not taken from the GoA and then altered for what the City may determine should be adjusted for climate change
Seems like we're sacrificing one river habitat upstream so we can destroy our River habitat downstream without the risk of flooding.
The 1984 Calgary River Valley's Plan had a lot more Focus on Creeks than this engagement has provided. The Creek Valley's are vital to a healthy River Valley. Nose Creek and West Nose Creek are not being protected to the best scientific setbacks.

The only way to protect Bowness residents from future flood damages is to build sufficient mitigation upstream, such as is being done for Elbow River residents. Anything less suggests a two-tiered system for residents' relative values in this city
This feels very much like the question for protected flood fringe. Maybe, but we don't know yet how groundwater will be impacted by upstream mitigation. Ditto for climate change.
This question is premature. Regulations or new rules should only come after SR1 is operational and the new mitigated flows are well understood. Need to manage actual, quantifiable risks, not a best guess.
TransAlta Modified Operationg agreement for the Ghost reservoir should be made permanent (not a 5 yr term) and factor positively into the protected flood hazard area.
We are so behind in our planning for the climate change scenarios, including more frequent and more dangerous flooding.
We can't eliminate all risk. The harm from regulations in areas with upstream mitigation will far outweigh the potential reduction in risk.
you need to KNOW the impacts first before crafting REGULATIONS

Groundwater

Question: What comments or questions do you have about groundwater flooding?

Groundwater
[comment removed for personally identifying information]
Again, important for mandatory sump pumps.
Backflow valves and sump pumps will be useless in areas of high soil transmissibility, such as are present in Bowness. To suggest to residents that these things will 'save' them from groundwater flooding is grossly misleading, yet you keep saying this.
Blue and green infrastructure wherever threats of flood may exist.
community level drainage study - what has been done in Bridgeland/riverside? Please share your findings at hall@brcacalgary.org

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desire for more information on how Gladstone connect will work? Is there a risk of making stormwater flooding worse in Sunnyside?
Federation of Calgary communities - good group to speak to about Flood Risk Education
Ground saturation from extensive rain will increase water table and prompt leakage and flooding of basements far from the river. Build good basements and require sump pumps
Groundwater is a risk but mitigated by sump pumps and no dedicated secondary suites in basements.
Hard to know until we know what actions you are actually considerinh
I don't think that groundwater seepage can be determined for individual properties with enough confidence to support regulation.
I now have big sump pumps which I tested during 2013 flood and am satisfied they are sufficient. This should be specific to each building, not a community wide regulation
I would like to see a detailed analysis of groundwater risk before any new rules are put in place.
If you insist on building in a floodplain- don't allow basements… put the houses on stilts… if that sounds ridiculous… don't build in a floodplain.
Is there a map similar to the flood map about where ground water levels could be potential issues?
It is totally unreasonable to restrict bedrooms and living areas due to ground water. It is false that ground water would rise so quickly as to pose a risk to human life. Evacuation is entirely possible.
Let's not over regulate. We can't solve all the potential problems. Ground water risk can occur anywhere. People need to take responsibility and assess their risks.
None
not a problem that needs new regulations. In Inglewood the basements that flooded were the ones with dirt walls. Basements with concrete walls had no issues.
People should be able to build legal (disagree with regulatory) lower living spaces. Ensure such risks are included in home sales so people are informed and take their own responsibility
Please don't introduce onerous regulations and restrictions related to groundwater. Requiring backflow valves and sump pumps is reasonable but restricting living spaces has a big impact on residents, especially where protections have been put in place.

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Requiring sump pumps and backflow valves to protect against groundwater flooding is crucial, as well as restrictions on living spaces which will be at risk from groundwater flooding.
Share City flood type info with community newsletters. Greatnews Media publish newsletters in many communities - thank you
Stop regulating where there is no confirmed consequences, this could significantly devaluating peoples largest investments of their lives
sump pumps wil never be able to keep up with river rising in your basement (I have one) (I have back flow valve)
The city of Calgary should be advocating for more upstream storage on the Bow River so that controlled release rates on the Bow River can be kept below 800cms, the point where parts of Bowness begin to experience flooding from GW.
The real question is how quickly would a groundwater issue affect human safety. Would groundwater ever rise fast enough that someone couldn't get out? If no, then no regulations on that. Sumps and valves are a yes.
The Sunnyside Barrier should prevent groundwater flooding between Centre Street NW and 10th Street NW.
There is a simple solution to many of these groundwater issues: mitigate what has already been built and do not spend more to create more problems. The entire perspective of this engagement shows we are intent on continuing bad policy into the future.
There's been groundwater since these areas were first developed 100 years ago. Sumps and backflow valves make sense. No new living spaces? Why sterilize these houses? Let them be fully utilized.
this is a good idea: Recommending no new living spaces (like kitchens, living rooms, and bedrooms) below the 1:100 flood level with entrances, storage and laundry allowed. Add garages
This is a major impact of many of my neighbours. This is more concerning to them
We need to stop developing on top of watershed areas and if we have - improve regulations for the buildings. Basically if there are groundwater issues - then development should not have been done in the location.
WE need upstream mitigation mainly dam to flow river at 1:800cm sump pump will not be able to keep my basement dry
What is the risk for groundwater rising to those of us who live at higher elevations in the City? Our area is on an alluvial fan. How do we protect established neighbourhoods from disruption of groundwater flow that could arise from redevelopment?
Work to make Calgary more "spongey". As our glaciers melt in the 2100 we will be more reliant on groundwater resources and we should be trying to recharge this.

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Worried aboutg "increased access" and what that will do to preservation of river banks and area

Land Use Planning

Density and regulatory options

Question: Choose one preferred regulatory option per category. If you have no preferred options, please describe another approach in the comment space below.

Secondary suites - Other comments
Allow the suites but also do things to encourage resilience through design
Climate Change will shift over time the 1:100 flood level to be more like the 1:25 flood level, i.e. drastically increasing the risk of flooding. Even in "protected areas", no suites should be allowed below the current 1:100 flood level.
Restrictions have to be based on real risk, not perceived risk. Specifically, based on the relatively slow way that flood waters rise in Calgary, evacuation is entirely possible. This should result in fewer restrictions..
It is time we follow sound policy and recognize that the era of building up in river valleys is over. The evidence is there, and we know better. This is one area where the idea of balancing interests is a fiction.
I am not in favour of putting low income people at risk in any way with housing in any area that is at risk of flooding.
We need to balance the benefit of risk mitigation against the harm caused by limiting a homeowners right to enjoy and enhance their property. In floodways, risk mitigation should be the priority. Benefits of risk mitigation in flood fringe are too low.
It is too risky to allow secondary suites at all. Traffic must be kept to a minimum in case of an emergency. The weather can change very quickly in Calgary.
Don't put vulnerable people at more risk of housing by putting them in places where they will lose their housing.
All proposed options restrict development and will limit housing supply. They are all terrible ideas.
Compare and balance: (1) more residents at risk + higher risk due to flood + higher chance of catastrophic personal loss /VS./ more housing choices in Elbow Park, et al = 100% no brainer: minimize people living in flood risk areas!

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None of the options above are consistent with the existing laws and regulations. These assertions constitue confiscation of my property. If implemented, I will pursue Claims against the Province and City to the full extent of the Law to recover my Damages
People living in basement suites are often financially vulnerable and flooding from groundwater could put these people into further financial trouble and should be limited.
Density should be reduced in River communities. Evacuations are challenging with more density.
Protected areas are subject to groundwater flooding, which would have the same impact as overland, once the groundwater is 12" above the basement level (i.e. they lose everything but pictures on the wall and some hanging clothes)
I think we should be able to add more density in flood-prone areas. Design to put more units above grade and mitigate flood risk through building design.
homeowner bare full cost
I agree with "normal basement development but actual "erntal suites" probably not a good idea. What about above grade (2nd floor) secondary suites

Residential density - Other comments
All bad ideas. No option for no density restrictions and no extra requirements. "require an emergency plan for apartments"? So silly, the city will declare a state of emergency and ask everyone to evac. NYC is exposed to flooding without restrictions.
Allow for more density. Mitigate risks through building design.
Can't get rid of the one choice. Prefer that density should go in some other safer area of the city and not be allowed in these area. In protected areas, perhaps consider lower density options.
Density should be limited in flood communities as density adds challenges for safe and timely evacuation in the event of a flood and if utilities must be shut down during the event.
Did not answer flood fringe as option to remain as existing density was not presented. That would be my choice
Flood fringe should have density restrictions for many reasons. Safety, sewer/groundwater issues, additional vehicles blocking emergency access/evacuation, development footprint altering groundwater flow into high risk fringe areas etc

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Floodway: Where possible, dwellings in the floodway should be removed (Make Room For The River). Flood Fringe: should be LOW density ONLY. Protected Areas: these will eventually flood also. At MINIMUM, need an emergency plan!
Fully oppose greater restrictions on apartments than singles/semis/towns. This is NIMBYism in disguise. Living in any housing form is a risk, and apartments may actually be at lower risk because buildings can be built to a higher standard.
how to balance and quantify risk of human life loss vs. possible increase to housing cost? Wouldn't lives matter more in this case? Should a risk expert quantify these tradeoffs before deciding?
Increased density is likely associated with more problems. Less Greenspace to absorb water, pushing it instead to the sewer system. Lower Elboya is apparently is apparently, on an underground river which is likely disturbed with every large excavation (which multiple exits would require)
No increased density, room for the river. Replace only a Single Detached with Single Detached.
None of the options above are consistent with the existing laws and regulations. These assertions constitute confiscation of my property. If implemented, I will pursue Claims against the Province and City to the full extent of the Law to recover Damages
None of these choices are acceptable. There must be a gradual evolution towards reversing poor decisions of past administrations and governments in allowing river valley development in the first place. We must finally take responsibility for bad policy.
Options not available for flood resilient densification - eg. housing on 2nd, 3rd, 4th floor. Main floor designed to be reslient - laundry/parking/etc.
Preference to Only "removal" of existing dwellings on the same footprint. These dwellings will flood again and we should be reducing our liabilities. Set up a fund to slowly buy out landowners that want to leave flood prone areas. No redevelopment!
Protecting The City from exposure to risk by limiting density in Roxboro, New St, etc will only preserve exclusive/exclusionary inequity in Calgary's wealthiest communities --> The City must divest ALL responsibility & liability for these decisions.
The emergency plan for apartments seems like an odd option in these questions. It's very specific. We should not be increasing density in any significant way in areas with flood risk.
The fewer homes, the better
The High Hazard Flood Fringe question doesn’t make sense - if you can only replace an existing single detached dwelling on the same footprint, why would subdivision even be brought up?

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We learned during the 2013 flood no further development or density should be allowed; it is too risky. River banks should be protected and more green space should preserved to allow for natural drainage.
what do you mean subdivision if single use only?
Within the same footprint & max subdivision into a duplex (same footprint rebuild with 2 homes instead of 1)
your multiple choice does not allow me to specify density restrictions for flood fringe. Why not? This is why people do not trust "engagement". Flood fringe and protected areas are subject to flooding (overland, ground), and should have restrictions

Land use in flood risk areas

Question: Choose one preferred regulatory option per category. If you have no preferred options, please describe another approach in the comment space below.

Floodway - Other comments
allow development and both residential and non-res uses if landowner wishes, and is aware of risk and meets all necessary building safety requirements
Basically agree but…should look at more property buy backs over time as properties go up for sale (requires other levels of govt)
Do not replace. We must follow sound policy and gradually begin to remove ourselves from sensitive areas of our river valleys (flood or environmental). Perhaps some areas are better suited than others, but our perspective must change and we must start identifying areas that were inappropriate for development in the first place.
no building in floodways - esp no new greenfield developments. existing buildings should be allowed to be replaced.
No new zoning or redevelopment in the floodway. Only park and protected riparian areas in the future
No replacement of or new permanent structures within the floodway, except for public park amenities (e.g., playgrounds, picnic tables, etc). All remaining "grandfathered" land uses convert if the original structures are removed from the site.

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no replacement of residential, institutional and commercial should be allowed on a discretionary basis- community activity or dining type that benefit from water footage scenery etc. understanding that the loss of properties would be inconvenient rather than tragic as would be the case with residential losses.
Residential: replacement basis as described. Also: Owner owned, no public support, low-environmental impact uses: natural parks & gardens, community gardens, event overflow parking.
There are some industrial or commercial offerings that could do well in a flood zone - when designed with the risk in mind - that is designed to be watertight or more likely low commercial buildings like those used for farmer's markets.
Where possible, we should Make Room For The River & remove dwellings in the floodway (buyback by gov't & building removal when property is sold).

Flood Fringe - Other comments
"Protected" doesn't mean 100% safe! No new or replacement of permanent structures within any flood-related land-use designation. All remaining "grandfathered" land uses become non-compliant if the original structures are removed from the site.
Existing buildings should be grandfathered while new development should not increase density in any area with flood risk.
Existing commercial, institutional, industrial should be grandfathered
For any existing commercial, institutional, industrial in the zone, we advocate to grandfather the building in (e.g. schools and medical centers).
For any existing commercial, institutional, industrial in the zone, we advocate to grandfather the building in (e.g. schools and medical centers).
Fully oppose greater restrictions on apartments than singles/semis/towns. Would support greater restrictions on industrial where they are non-essential and a greater contamination risk.
grandfather...
High Hazard Flood Fringe: the risk is too high for anything other than single detached homes within this zone. Flood Fringe: at MINIMUM must have multiple exits & emergency plan, should also require no living space / mechanical below 1:100 flood level.
No critical infrastructure or health/community services (vulnerable uses) in FF

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only replacing existing single-detached dwellings in the same footprint
priority should be given to safety. any property or development should be restricted to the sort that would be inconvenient rather than tragic to lose. Opportunities to expand Calgary's park and greenspace.
These policy options are inadequate. The fact that nothing was included for protected areas shows our perspective is still rooted in poor policy of the past. We must do more.
We don't rely on waterways for industry or transport anymore. We NEED waterways for the ecosystem services they provide (habitat, carbon sequestration, pollenation, filtration, attenutation). Lets give our rivers and riparian areas space to function.
yyc has been terrible at building huge swaths on floodplains,. NO MORE. protect our river valleys, keep public and accessible - protect these areas so they can protect us!! Do better. It's not business as usual. It's an emergency!

Vulnerable uses - Other comments
[for Flood Fringe] allowed if main floor is above 1:200
1:100 is what we are designing to and 1:200 is a future aspirational target. We should not be putting property level restrictions in for future state.
1:100 is what we are designing to and 1:200 is a future aspirational target. We should not be putting property level restrictions in for future state.
Again, protected areas has been left with fewer options. Why has been given low priority when evidence shows their value in helping to mitigate the worst effects of climate chage. Can the perspective shift from ignoring to leveraging to our benefit?
allowing vulnerable uses in flood zones seems like a terrible idea. exceptions could be made for technically "vulnerable" uses where the loss would be non-tragic, or even desirable (depending on level of cold bloodedness/bigotry level of approvers/develo
Banning schools would hugely hurt these communities. Emergency services need to be located in these areas too.
City should focus on engineered flood protection like dikes, flood barriers and off-stream storage because they provide the largest public benefit for the cost. Regulations forcing building owners to spend on expensive retrofits are not a good idea
Don’t try to base restrictions on future possible state

Flood Fringe: if it's a hospital or seniors' housing, also need mechanical (elevator operations) above 1:100 level, otherwise people are trapped.
No to completely new developments - yes to things that are currently using that space.
the drop-in centre and homeless people around there seems very high risk for flood mortality- is this the wrong place for this facility?
These uses add further density and potentially vulnerable residents, making safe and efficient evacuation a challenge. Vulnerable populations should not be living in these communities as many are on the edge and the effects of flooding can be too negative
What does The City's risk assessment say about these options? Odds of something very bad happening X calamitous circumstances if someting very bad happens = UNACCEPTABLE RISK. Then add climate change.....
whya rent all of the answers available for all of the scenarios?

Polluting uses - Other comments
Agreed!
gas stations don't seem anywhere near as important as actual critical infrastructure for the energy grid like substations etc. The definition of critical infrastructure needs to be better - isn't there a federal standard from Public Safety Canada?
It seems the real question The City is asking is "what's the minimum that can be done to recognize the risks of future flooding?" Whatever we don't pull out of flood-risk areas WILL come back to haunt us eventually and no one can predict when.
Limit these to avoid contamination.
polluting uses in flood zones? We should be much better at understanding how poorly we've designed our cities for flood risk - and start to do much better now. NO more rebuilding in flooding zones - even residential.
Protected areas again given the lowest prioirty. How is critical infrastructure defined in this case? It is not a defined term in the MGA so how is this being considered? Is it only city-owned infrastructure? This requires much more thought.
Should NOT be allowed wherever possible
The city needs to limit the possibility of pollutants flowing into rivers.

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Unless it cannot be anywhere else
We are still dealing with the effects of the Creosote Plant near the Bow River that stopped operating 60 years ago, & which has leached contaminants into & under the river. Now that we know better, we must do better.

Building and site design

Question: Choose one preferred regulatory option per category. If you have no preferred options, please describe another approach in the comment space below.

Main floor elevations regulatory options - Other comments
The guidelines can make it very costly for existing re-development. Provincial regulations already require remote shut off of power - the risk of maintaining a panel below flood level is purely cost related at that point and shouldn't be prohibited.
why are there no options for feedback on the last one?
Protected areas may still experience flooding from groundwater during a River flood event so mechanical and electrical should still be located above the 1:100 elevation for new development.
If there is a chance of flood, no matter how small, make sure the structure is above 1:200 levels! Do you want to fix your appliances, have your stored items ruined by water, or reinforce your basement because your home was not built with floods in mind?
Grandfather existing. New construction to the 1:100 level consistently, either built above or mitigated against.
No. 1:100 for entire areas. This was introduced following much research following the 2013 flood and with good science behind it. Also, grandfather existing.
Do not create restrictions based on future possible state. No limitation in protected areas
Should not be putting property level restrictions in for future state. The inclusion of 1:200 is outside the scope of this survey. No limitation in protected areas
Again easy to say for new build
NO! There should be no limitation in protected areas. These areas are protected to the provincial design standard. If that standard must be raised then the installed mitigation must also be raised.
We will have stronger floods more frequently. Anticipate this and we will save money and time in the long-term.

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Prefer none of these regulations. These options were all debated by council during the last LUB update for flood issues and were broadly opposed by the public. Mechanical rooms above the flood elevation take away valuable floor space on the main levels
Protected Areas: I'm not convinced that locating mechanical & electrical, etc. at the 1:20 flood elevation is sufficient. These protections will eventually be overwhelmed. 1:200 for critical infra is good.
For Protected Areas, there should be little or no restrictions because the Protected Areas are inherently protected!! It's right there in the name.
If we are saying 1:100 is good enough to protect areas like Sunnyside, it would be totally inconsistent to then say it's not enough by adding extra restrictions. That's hypocrisy.
New builds should not be allowed where this kind of regulation is required, period. It is bad policy and we have not learned from past mistakes. The future costs outweigh any present benefits.
Can't remove choice to be blank. Prefer a strict degree of requirement or, for these area, no building at all.
1:100 is what we are designing to and 1:200 is a future aspirational target. We should not be putting property level restrictions in for future state. The inclusion of 1:200 is outside the scope of this survey. Further, there should be no limitation in p
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NO! There should be no limitation in protected areas. These areas are protected to the provincial design standard. If that standard must be raised then the installed mitigation must also be raised.
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[Floodway] More permissive ok for low density residential. More restrictive ok for high density residential, commerical and industrial

Building footprint regulatory options - Other comments
Many flood fringe areas, particularly in Sunnyside, don't see flowing water in the event of a flood. Requirements around anchoring and additions are not valid for stagnant flood waters.
Why doesn't High Hazard have the same options as flood fringe? This is not engagement, this is the City trying to get to certain answers
None of these areas should be left alone. Fix them, either the home owner or with pooling of resources for every neighbour concerned. City is not at fault for your choice of location.
If the structure is fixed to the ground it should be allowed, this should include fences. There is no way to prove a lack of increase of risk, or frankly an increase of risk if fixed. City mitigation worsened our state. Fixed defences are req'd.
Not knowledgeable enough to respond
Develop a fund to buy out landowners in flood prone areas.
no additional restrictions
Floodway: need more info on the fence issue, maybe OK to allow fences made from materials that are less likely to be damaging to areas downstream when they swept away?
Why are protected areas left out? This is a pattern in every category. The new City Building Plan prioritizes climate change and protected areas. Without a strong River Valleys Policy the City Building Plan will just be empty aspirations.
Your floodway maps in Roxboro are incorrect. The south boundary of the floodway should be the City of Calgary's preferred building setback line. This is the only prudent approach to establishing the floodway in this previously established community.
Prefer higher degree of regulation including no building at all.

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Not knowledgeable enough to respond
Develop a fund to buy out landowners in flood prone areas.
no additional restrictions
How were all those home on the Elbow rebuilt? Were they all the same footprint as before?
Fences necessary in many cases to to keep children and pets safely enclosed (no fences) is not reasonable. How do you anchor accessory sheds?

Basements regulatory options - Other comments
Does a staircase into the main floor count as a flood proof exit? Sump pumps and backflow protectors seem important. Prohibiting basement development will just lead to illegal basement developments. People will do it anyway, it's better to have good rule.
it seems like decisions were already made here and you aren't seeking any feedback at all? why not have additional choices?
basements should be based on sq footage with no bedrooms/kitchens
Living spaces should not be allowed under 1:200 levels.
What is the point of backflow valves or sump pumps in a new home to address river flooding?
Remove the recommendation in the guidelines against suites in basements. Basement suites are the most affordable form of new dwelling unit development and they should be allowed regardless of flood risks. Acceptable risk, hazards in desc. are overstated.
I live on Roxboro Rd and want to impress upon you that the "Floodway line" needs to be moved to the "Preferred setback line" or to the river bank.
I am aware based on prior flood mapping that the floodway line is not correct in Roxboro. The floodway line should be moved to the preferred setback line.
Living in a basement suite shouldn't put your life at risk, from fire or flood, etc.

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This has to be based on real risk of water rising to fast to escape a bedroom or living space below 1:100 level. Water generally doesn't rise quickly enough in Calgary to make evacuation impossible or impractical.
Protected areas should have the same option of every other category here.
Prefer no basement living spaces at all in the highest risk areas. Even in protected areas, strong regulations might not be enough depending on climate changes/events.
What is the point of backflow valves or sump pumps in a new home to address river flooding?
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[more restrictive] ok with new basements to have flodproof exit above the designated flood level
[more permissive] Should require the more restrictive , not recommend

Areas with upstream flood mitigation

Question: Please comment on the approach to areas with upstream flood mitigation. Would you like more, less or different regulations?

Upstream flood mitigation – Other comments
1:20 protections for existing buildings to retrofit to seems reasonable:, however what level of consideration is there for an upstream mitigation failure? I would propose that new builds should be kept out of the zone, excepting community and commercial
Additions - based on increase in footprint? IS that because of insurance and coverage of more non-insured losses by taxpayers?
apply municipal standards/commitments to upstream projects eg dams and diversions results in serious long term impacts on biodiversity and climate change
Building Setback - would like more setback wherever possible, for the wildlife corridor

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Density - less density in flood-prone areas, even with mitigation will result in more tax $ going to bail out flooded properties
Don't' let protections (dams, berms) or planned protections justify new building in the higher risk areas ("we should be fine with that new dam") (x2)
Don't over regulate
Elevation - At least 1:20 protection with upstream mitigation
ensure that SR1 is never used as a resevoir with permanent or summer long ponding or "lakeside" living (x2)
Floodproofing - Agreed
good plan
Groundwater exists in these areas even when flooding is not occurring. And we don't know how groundwater will change once mitigation has been completed. How can you propose regulation without any context to what problem and where it occurs?
I would support less regulation related to existing buildings and new buildings that don't increase density. Density should not be increased in areas with flood risk. That is the best way to reduce flood impact without harming existing communities.
If the maps for these zones have not been released to the public yet, why is the City seeking public feedback on how to regulate these areas? Remove this question from the survey — it is irrelevant to the purpose of the survey
increase timeline and increase spend sooner on the bow river upstream flood mitigation Glenbow East option
Less or no additional regulations. There is no cost benefit presented to show the extremely costly measures like moving mech/elec to 1:20 year level are cheaper than just replacing it. Sumps are not going to do any good once fire dept ask Emnax to cut pwr
less regulations. remap the floodway to remove the homes in established areas like Roxboro from the floodway. The south boundary of the floodway on Roxboro Road should be the City's preferred building setback line.
Maps for the flood zones along Elbow River have not been released yet, so cannot provide informed input.
More regulations on all categories. Rivers will rise with climate change and there should be lots of regulations on buildings near the rivers

More regulations on new builds and development that necessitate increased upstream mitigation. Bad policy requires us to significantly alter the natural functioning of the river to accommodate new devleopment. There is enough space to build where we live.
Mostly. If we accept that with upstream flood mitigation, the 1:100 flood risk will be reduced 20x to have flood waters contained within the banks of the river, then a 1:20 req'rmt for mech & electr is perhaps OK. Prefer > than 6 m setback for wildlife
need to see maps , how can I answer this?
Remove this question from the survey — it is irrelevant to the purpose of the survey. raft flood hazard zones along the Elbow River between Glenmore Dam and the Bow River confluence are not being displayed in the online flood map viewer.
Remove this question from the survey — it is irrelevant to the purpose of the survey.
Secondary Suites - May be ok
Support retaining a "floodway" within the river bank. The / A setback line should be retained (Roxboro as example) but the old floodway line should be shifted to setback line. The conceptual map is from 1983.
The point I disagree with is the building setback from the river ... the survey does not make clear which direction the 6 metres will go - towards the river or away?
There is still the risk of flooding from groundwater and some property level mitigation’s and bylaws are in order.
This question is premature. Until mitigation is complete and maps are released, it is impossible to know the technical and most appropriate policy context.
Upstream mitigation alone isn’t enough to protect our communities. It has to work in partnership with local measures. So long as, combined, these measures reduce flood risk, I support minimal restrictions.
upstream mitigation should result in treating the properties as flood risk free
We cannot rely on the dams alone. Increase setbacks. Zone as if in a floodway. Develop a fund to buyout landowners who want to move out of flood prone areas.
What if this isn't strong enough? If anything, more regulation might be required if there is another big flood. Need highly experienced professionals working together to assess what could be needed.
Yes for new construction. For alreafy built the city should help

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Letters received

HSCA
Hillhurst Sunnyside Community Association

March 4, 2024

[redacted]
Senior Water Resources Planner - Climate & Environment
City of Calgary
[redacted]

Dear [redacted]

I write this letter on behalf of the Emergency Planning and Response Committee of the Hillhurst Sunnyside Community Association regarding the ongoing revision to floodplain policies and regulations. This is to supplement the responses to the Calgary River Valleys online survey that I and I expect others have filled out. Some important points did not fit neatly into the survey so they are in this letter.

(1) The Provincial Design Flood Standard of 1:100 must be the basis for all Calgary floodplain policies and regulations. After all, the maps on which they are based were developed using this standard. Future considerations such as climate change and the City's aspirational 1:200 protection target should be for future infrastructure, policies and regulations. Residual risks with remote probabilities should not factor into City policies and regulations.

(2) The City has a longer term aspirational objective that flood protection should be at the 1:200 level for Calgary (ref. Calgary Metropolitan Region Board, August 2022). In the case of Hillhurst Sunnyside this protection is to be provided by a combination of in-city and upstream infrastructure. We support the longer term goal of protecting against a 1:200 flood. Appropriate infrastructure should be built as soon as possible (ie. Sunnyside Flood Barrier and Upstream Reservoir Capacity on the Bow River). It makes no sense to restrict development based on a 1:200 risk when the plan is to provide protection to 1:200.

(3) Climate change is a concern for the future and its effect should be addressed in future provincial flood standard assessments and future infrastructure. For now, the impact of climate change can best be described as unknown. The engineering report on which the provincial flood standard was based does not suggest a specific provision for climate change. Some recent studies, specifically those referenced in the City of Calgary publication "Climate Projections for Calgary, January 2022", show *reduced* future flood risk. The +20% assumption in the CRVP proposals appears to be arbitrary and yet would have real negative impact if implemented. It should be eliminated. Like the aspirational 1:200 target, any climate change risks should be offset by future infrastructure development and not incorporated into current floodplain policies and regulations.

(4) In some areas (ie. Elbow River) the 2013 flood exceeded 1:100 flows. This does not change the future flood probabilities. If 1:100 is the standard it should apply everywhere, even in areas where the 2013 flood was larger.

(5) Floodway: We support the continued and proposed development restrictions for the Floodway. While severe, they are justified by the risk.

(6) High Hazard Flood Fringe: Because the criteria defining High Hazard Flood Fringe are essentially identical to the criteria for the Floodway this suggests applying the same severe restrictions in policies and regulations. However, flexibility in applying the policies and regulations is needed to reflect specific circumstances. One example is in Sunnyside where a significant area is designated High Hazard Flood Fringe now but will become Protected Flood Fringe when the Sunnyside Flood Barrier Project is

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complete. In applying the policies and regulations it is important that the near term Protected Flood Fringe designation can be kept in view and appropriate relaxations can be provided.

(7) Flood Fringe: We support continuation of the current bylaws and policies applicable to the Flood Fringe zone. There is no basis for change. Essentially homeowners should manage their own risk.

(8) Protected Flood Fringe: There should be no mandatory floodplain bylaws nor policies applicable to protected areas. Considerable investment has been or will be made in flood mitigation infrastructure and it makes no sense to negate it by citing residual risks with remote probabilities. In any event, the standard 1:20 basis for restrictions makes no sense. Each protected area has different characteristics. Finally, assertion that regulations will not be onerous to comply with is no justification for unnecessary regulations.

(9) Areas Protected by Upstream Mitigation: No mandatory floodplain development restrictions are justified in these areas. The investment in upstream facilities provides the necessary protection. For example, the Elbow River Communities (post SR1) will enjoy protection that meets or exceeds 1:100 so no restrictions are needed.

(10) Where overland flooding is expected basement use restrictions are understandable. Groundwater seepage is entirely different. Groundwater seepage will not flood a basement quickly enough to be a risk to life or personal safety. Delineating areas prone to groundwater seepage is so complicated and technically challenging that there is reasonable doubt as to the City's ability to define it adequately to support policies and regulations. Any attempt to do so under these conditions is likely to lead to unfair treatment of individual property owners.

(11) Calgary's approved Flood Mitigation Measures Assessment Report (UCS2017-0266) explicitly commits to groundwater seepage mitigation for Sunnyside as follows: "Because of unique circumstances for the community of Sunnyside, the proposed barrier includes groundwater protection". The Sunnyside Flood Barrier Project is now in design. Please work with Infrastructure Delivery to ensure that the groundwater mitigation to be provided in the barrier project will be adequate to avoid the need for any groundwater seepage policies and regulations applicable to Sunnyside.

(12) The flood mitigation capability of any new reservoir capacity upstream on the Bow River, and of the existing GOA/TransAlta Modified Operations Agreement for the Ghost Reservoir must be recognized for the benefit provided and restrictions in the policies and regulations in Calgary lessened accordingly. Every dam used for flood mitigation depends on operating rules for its effectiveness. This includes SR1, existing Ghost and whatever might be built in the future. It will be important that all operating rules are developed using common sense and a low but non-zero tolerance for risk. For example, more complex rules would apply to the Bow River multipurpose reservoirs than to the dedicated SR1 reservoir and yet both should be recognized for the flood protection they provide.

I am available if you wish to discuss any of the above.

Sincerely

Charlie Lund

Charlie Lund
Chair, Infrastructure Group
HSCA Emergency Planning and Response Committee

cc. [redacted]

HSCA

2

Excerpt from a submission to The City of Calgary from the Bowness Responsible Flood Mitigation Society, during the March 1, 2024 drop-in event for the Calgary River Valleys Project Stage 2 engagement

Development Regulations

- As it relates to Bowness,, which has the only residential development in the High Hazard Flood Fringe, The risk level does not differ from that of the rest of the flood fringe. There is no justification for categorizing this area as High Hazard
- The following building restrictions are noted from the 1983 River Valleys Plan and likely continue to be adequate for develop in the Floodway/Flood Fringe. City should review how well these are being verified
  - Homes located with setback from the Floodway
  - Main flood Construction above the 1:100 year flood elevation
  - Electrical Panel above the 1:100 year flood elevation
  - Sump pump installation with pump on separate breaker
  - Installation of sewage back flow preventer valve and/or removal of floor drains
  - Installation of main heating systems above the 1:100 year level.
- Evacuation will be required in both the Flood Fringe and the high Hazard Flood Fringe.
  - Higher density housing (Townhouses and Row Housing) should not be permitted in the flood fringe as this will increase evacuation requirement and in general higher density housing will result in increased rental property, underground parking and reduced capacity for evacuation and insurance for property loss. Zoning should be R-C2
  - Secondary suites suites below the 1:100 year water level should not be permitted in the flood fringe or where groundwater levels during the 1:20 year flood event reach floor level of the suite

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Calgary River Valleys Project

Stage 3 Report Back: What we Heard
March 25, 2026

Project overview

The City is planning for the future of our river valleys through the Calgary River Valleys Project (CRVP).

The purpose of the Calgary River Valleys Project is to guide how we plan, use, conserve and build in our river valleys and flood hazard areas, with a focus on coordinated and purposeful land use policies.The project will inform amendments to the Calgary Plan and Land Use (Zoning) Bylaw, ensuring that Calgary's guiding documents consistently address development, planning and investment in our river valleys and areas impacted by flooding.

Why this project is important

The river valleys are essential to Calgary's identity. They play an important role in our city's appeal as one of the best places in the world to live, play and do business.

Making careful decisions about how we plan, develop and build in the floodplain is a fundamental part of protecting and enhancing resilient river communities.

Engagement overview

Calgary River Valleys Project stage 3 public engagement focused on presenting draft-updated regulatory floodplain mapping and regulations for public feedback. This includes:

- **Flood Hazard Areas:** In May 2025, the Government of Alberta released updated Flood Hazard Area maps for communities across the province, including Calgary. The maps reflect the latest understanding of a 1:100 flood. The province has adopted a new approach to flood hazard area mapping, dividing the flood hazard area into four categories (two of which are new) that reflect the level of risk of overland flooding. The City has developed draft proposed regulations aligned to this new mapping.

- **River-flood related Groundwater Flood Areas:** The City completed a groundwater study to deepen our understanding of Calgary's river flood-induced groundwater risk. The study mapped groundwater levels during a 1 in 100-year flood event. The City is proposing to incorporate this into Calgary's regulatory flood map as a new Groundwater Flood Fringe.

Stage 3 public engagement was open from November 24 to December 12, 2025. This was an opportunity for Calgarians to learn about flood mapping and to ask questions about the draft updated floodplain regulations for developing in flood risk areas.

Online engagement was open November 24 to December 12, 2025.

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- 3956 unique visitors
- 4454 visits to the engagement website
- 135 contributors made 225 contributions

We hosted three in-person and one online public event:

- November 25 Parkhill Community Association – 25 participants
- November 27 Riverbend Community Association – 19 participants
- November 29 Montgomery Community Association – 35 participants
- December 1 Online – 26 participants

We held 3 partner organization meetings:

- November 26 Industry and Partner Organizations Online – 10 participants
- November 27 Industry and Partner Organizations Online – 12 participants
- December 8 with Community Associations Online – 42 participants

Calgary.ca/rivervalleys

The Calgary River Valleys Project page was updated with information on Stage 3 engagement prior to launch.

Electronic notification

The Federation of Calgary Communities partnered with the project to forward information to the impacted community associations to promote the project engagement.

The Neighbourhood Partnership Coordinators, and key interested parties, were also sent the information to distribute within their networks to promote the project engagement through their networks.

Social media

Social media posts (paid and organic) on Facebook, Instagram and Next Door promoted the public engagement opportunities. Paid posts on Facebook and Instagram were geo-targeted to reach Calgarians in communities where

- Total reach: 229,804
- Total impressions: 418,586
- Total link clicks: 4,146
- Total landing page views: 2,584

Community signage

To promote the in-person community events and the online survey, a total of 30 Bold signs were set up at key locations across river valley communities. All signs were set up from Nov. 20 through Dec. 6, however,

nine of the 30 stayed up until December 15 to further promote the online survey throughout the remainder of the engagement period.

Calgary's Rivers newsletter

A project update including information on how to participate in engagement was sent to the approximately 2000 newsletter subscribers. In existence for several years and formerly known as the Flood Readiness newsletter, many who subscribe to the Calgary's Rivers newsletter live in river valley communities and have an interest in Calgary's flood resilience.

311
Information on the engagement was provided to 311 to update FAQ reference documents for agents.

What we asked

Our public survey consisted of two surveys.

1. Groundwater Flood Fringe mapping and the proposed regulations for existing developments and small additions, moderate additions, major additions or new construction and then overall thoughts of the proposed regulations. We asked participants to rank these based on their thoughts from not strong enough to too strong and also asked for additional comments.

2. Overland Flood Hazard Area Regulations. In Phase 2 engagement in February 2024, we asked for guidance to help form the regulations that were presented in Phase 3 in November 2025. Phase 3 engagement on the Flood Hazard Regulations, Floodway, High Hazard Flood Fringe, Flood Fringe and Protected Flood Fringe gathered feedback on the proposed regulations. As with the Groundwater Flood Fringe Regulations, we asked participants to rank whether the proposed regulations were not strong enough, appropriate or too strong, and to share additional comments.

For both surveys, we also asked participants to share their ideas for additional materials that would best support their use of the regulatory flood maps, to inform The City's implementation planning and communications.

What we heard

For the Groundwater Flood Fringe, most participants agreed with the proposed regulations or felt they were just right. There were comments around clarifications, especially around things like fences, and the smaller additions and how to make it more equitable for those with smaller houses.

We heard from the participants that, in general, the proposed regulations for the Overland Flood Hazard are appropriate. However, we also received comments that the proposed Floodproofing regulations for the High Hazard Flood Fringe and Flood Fringe were too strong. Comments ranged from too much overreach, the regulations were too limiting to current homeowners and that the regulations themselves were vague and not easy to understand. Other concerns raised by some homeowners included that other homes much larger than theirs were allowed to be built in areas where The City is now looking to restrict new development, or increased building footprints and that they would be forced to follow these regulations when other homebuilders were not. We also heard many comments and concerns about how the Designated

Flood Elevation (DFE) was calculated. DFE refers to the height of flood water, and the level that many of our building regulations are set around.

Lastly, most participants indicated that they'd prefer online interactive mapping and a brief flood regulations reference guide as additional sources of information.

- For a detailed summary of the input provided, see the Summary of Input section.
- For a verbatim listing of all the input provided, see the Verbatim Responses section.

What we heard, what we did

A short overview of the range of input received, the themes that were raised, or some other useful characterization, followed by how the project team has incorporated that input into the decision making, and if not, why.

What we heard	What we did
Unfair application of High Hazard Flood Fringe rules to vacant lots.	Addition of new regulation specific to vacant lots in the High Hazard Flood Fringe provides greater clarity and flexibility for these property owners.
Building footprint regulation in the High Hazard Flood Fringe "too strong"	Project team completed additional technical modelling to assess the impacts of a relaxation to this rule. It was re-confirmed that increases to building footprints at a community-wide scale increase the velocity of floodwaters, posing greater risk to public safety and property damage. No changes to the proposed rule were made as a result.
Seeking clarity on Designated Flood Elevations for various flood areas	Proposed River Flood Maps will provide specified DFE for all parcels, as well as a online interactive flood map.
Desire for greater clarify on the regulations	Additional materials are being developed to support ease of understanding what the regulations mean, and how to comply as a property owner.
Desire for stronger regulations in the river valleys.	No increases to strength of regulations were contemplated following this engagement.

Next steps

This input was carefully reviewed by the project team, and supported the development of final proposed amendments to the Land Use Bylaw 1P2007, which will be presented to the Infrastructure and Planning Committee on April 15, 2026. Many comments related to need for additional clarity on the proposed regulations are being addressed through the development of implementation materials, including:

- Direct mail out
- A public-facing Flood Hazard Area development info guide

- Interactive online mapping
- Information sessions prior to public hearing of Council

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Calgary River Valleys Project

Stage 3 Report Back: What we Heard
March 25, 2026

Summary of input

The following graphs show responses to the online engagement. Please note that these graphics represent those who responded to the engagement.

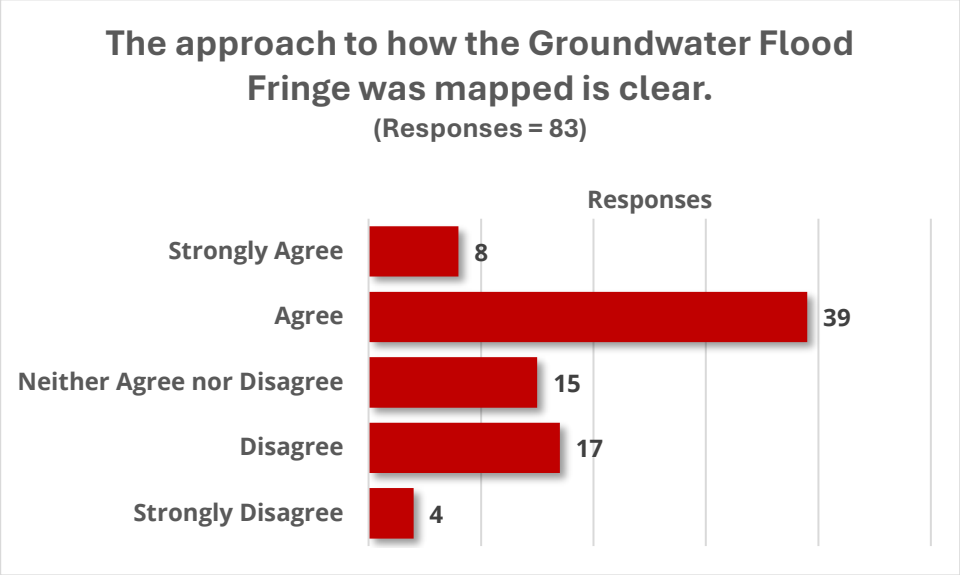
Groundwater survey portal results

While findings cannot be generalized to the broader population, feedback from those who participated in the engagement showed that:

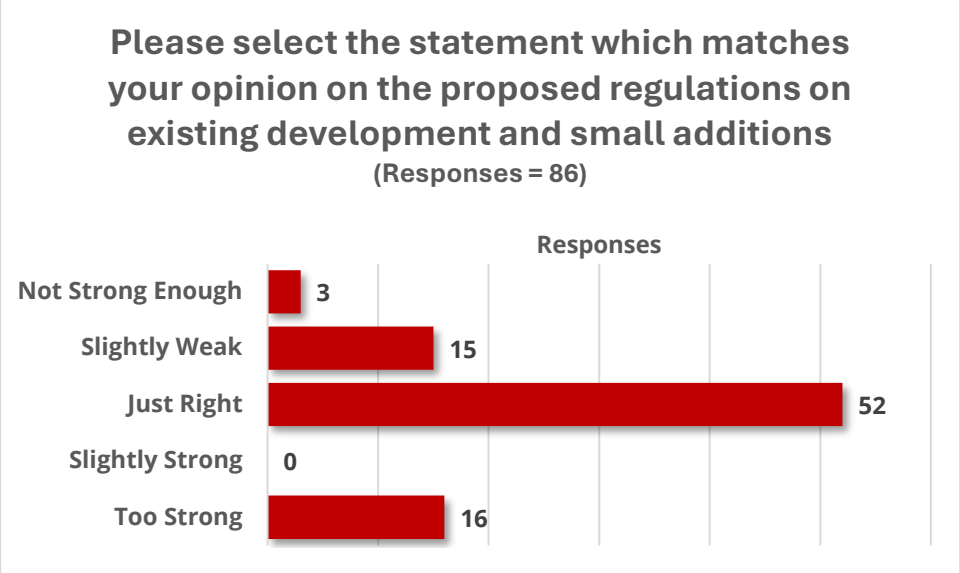
Participants' opinion of:	Outcome
Groundwater Flood Fringe mapping approach	The majority of respondents agree the approach was clear.
Regulations on existing development and small additions	The majority of respondents believe the regulations are "just right".
Regulations on moderate additions	The majority of respondents believe the regulations are "just right".
Regulations on major additions and new construction	The majority of respondents believe the regulations are "just right".
Overall approach to Groundwater Flood Fringe regulation	Just above half of respondents agree with the overall approach, with remaining responses split between neutral and disagreement.

The following graphs are the compiled responses to questions on the portal page related to the proposed groundwater regulations.

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Of those who gave feedback during public engagement, the majority (57%) agreed that the Groundwater Flood Fringe mapping was clear, however, a meaningful minority (25%) stated otherwise.



Of those who gave feedback during public engagement, a majority (60%) stated that the proposed regulations on existing development and small additions were just right. There were no common themes to comments from this group, although some mentioned a desire for more information.

21 per cent felt the regulations may be on the weaker side, with comments having no common themes while highlighting various regulations they'd like to see strengthened. 19 per cent thought the regulations were on the stronger side, with a

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few indicating a recurring theme around the 10 per cent and square footage rules. Overall, there was agreement on these regulations, although further revision of specific regulations might address some concerns raised.

To summarize, comment themes fell into three groups:

Regulations are slightly weak or not strong enough:

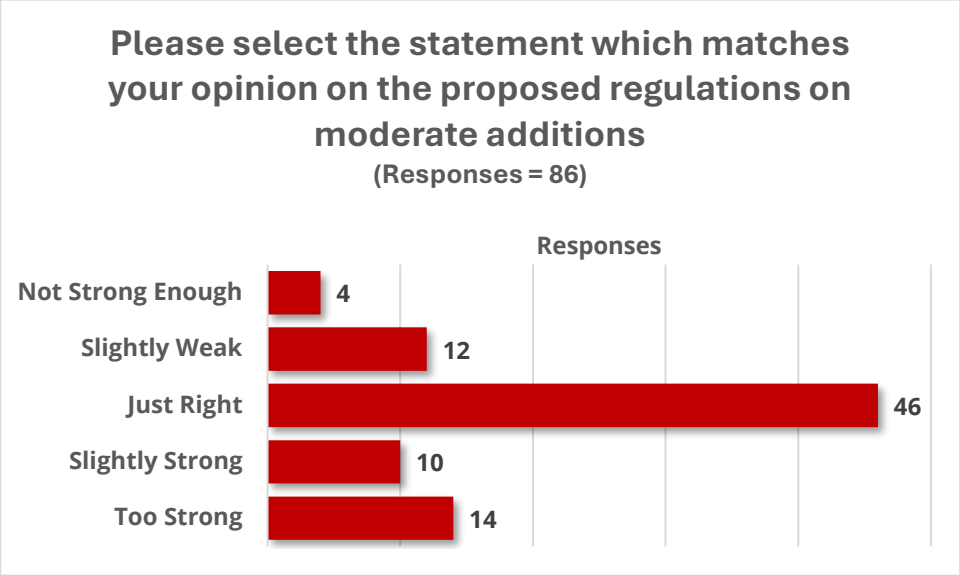
- Sought specific strengthening of various regulations

Regulations are just right:

- Felt that they would appreciate more information on certain regulations

Regulations are slightly strong or too strong:

- Sought specific targeted revisions, specifically around the 10 per cent and square footage rules
- Felt new regulations weren't necessary.



Of those who gave feedback during public engagement, a majority (53%) stated that the proposed regulations on moderate additions were just right. There were few comments from this group.

19 per cent felt the regulations may be on the weaker side, with few comments and no recurring themes. 28 per cent thought they were on the stronger side, with a few comments mentioning a recurring theme of wanting significantly

reduced regulations. Overall, there was agreement with these regulations, but comments did not provide any additional insight.

To summarize, comment themes fell into three groups:

Regulations are slightly weak or not strong enough:

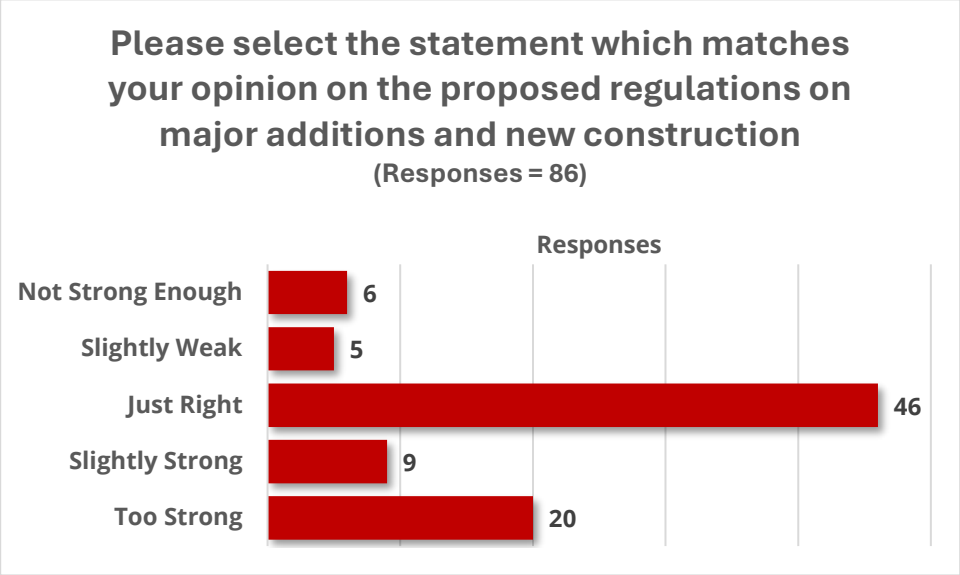
- Few comments, with no recurring themes

Regulations are just right:

- Few comments, with no recurring themes

Regulations are slightly strong or too strong:

- Sought a significant reduction in, or no new, regulations



Of those who gave feedback during public engagement, a majority (53%) stated that the proposed regulations on major additions and new construction were just right. There were few comments from this group.

13 per cent felt the regulations may be on the weaker side, with few comments and no recurring themes. 34 per cent thought they were on the stronger side; common themes included requests for various specific regulations to be reduced, feelings of unfairness in the impact to certain people, and that homeowners should make the final decision on regulations. Compared to later questions, the comments made by those opposed were primarily focused on adjustments to the regulations, not a complete removal.

To summarize, comment themes fell into three groups:

Regulations are slightly weak or not strong enough:

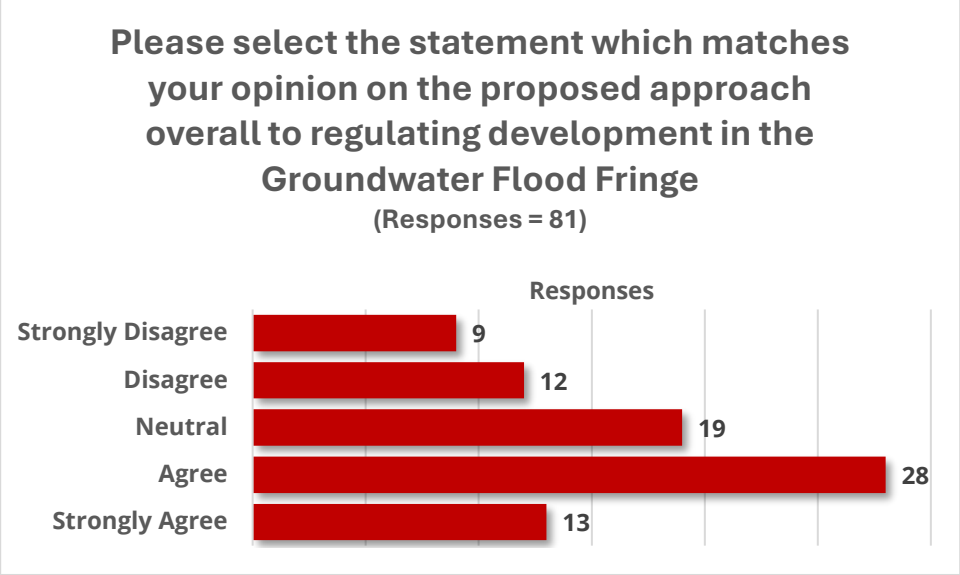
- Few comments, with no recurring themes

Regulations are just right:

- Would appreciate further information or reasoning behind specific decisions
- Would like to see various specific regulations strengthened

Regulations are slightly strong or too strong:

- Sought various specific regulations be reduced
- Felt that regulations unfairly impacted them for various reasons (e.g. zoning or previous development in area)
- Felt homeowners should take on risk, rather than The City deciding



Of those who gave feedback during public engagement, a majority (51%) agreed with the overall approach to regulating development in the Groundwater Flood Fringe. There were few comments from this group, with no common themes.

23 per cent were undecided on the overall approach, but there were few comments describing why. 26 per cent disagreed with the overall approach, with the main theme being beliefs that there should be either specific or significant reductions in regulations. Overall, there was agreement with these regulations, but based on comments here and elsewhere, specific regulation changes might impact certain groups' approval of the regulations.

To summarize, comment themes fell into three groups:

Agree with overall approach to regulations:

- Believe there could be targeted strengthening of regulations
- Would like more information on the regulations and what information was used to determine them

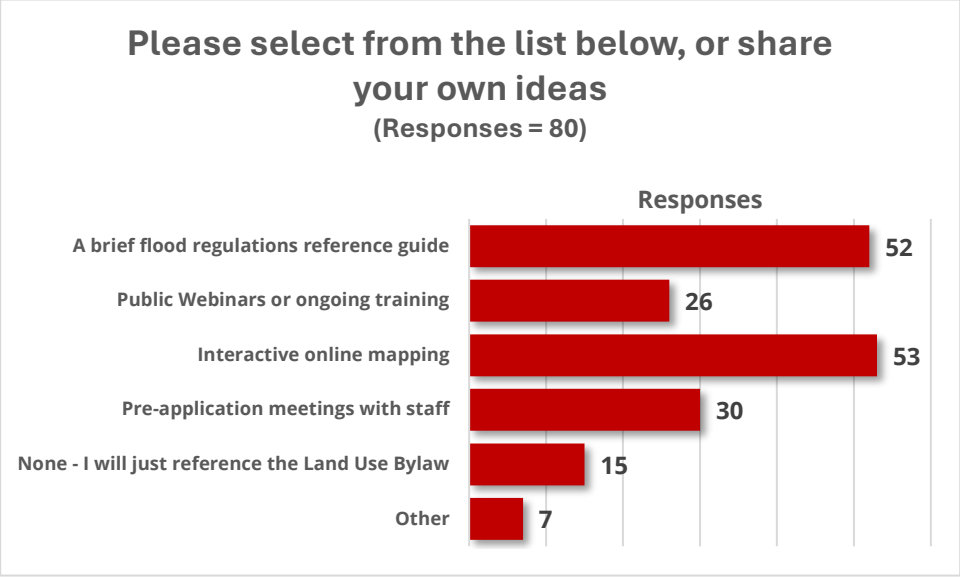
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Neutral towards overall approach to regulations:

- Too few comments and no common themes

Disagree with overall approach to regulations:

- Believe there should be specific or significant reduction in regulations
- Believe regulations limit ability to develop and property value
- Believe there should be specific strengthening of regulations
- Disapprove of the groundwater study



Overland Flood Hazard Area regulation survey portal results

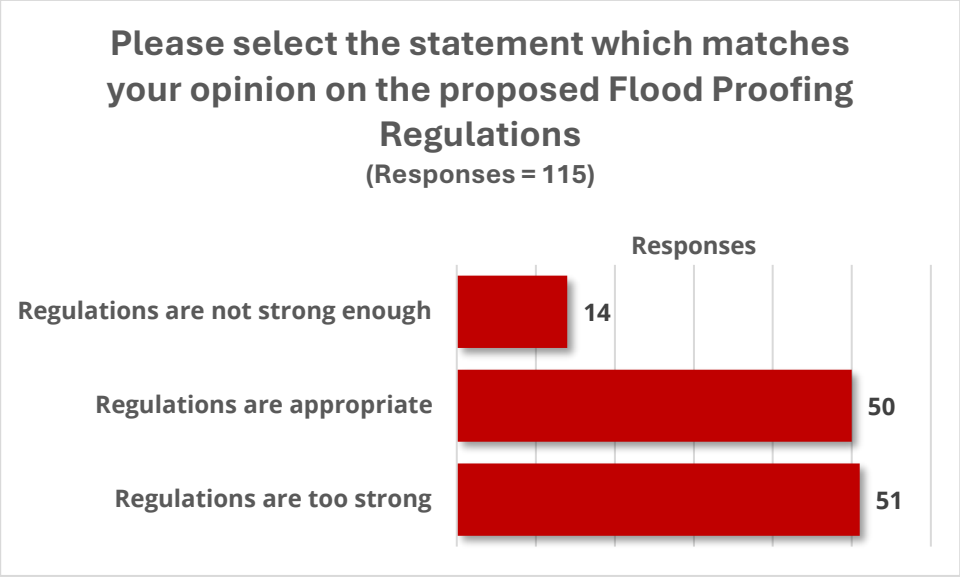
The following graphs are the compiled responses to questions on the portal page related to the proposed Overland Flood Hazard Area regulations.

While findings cannot be generalized to the broader population, feedback from those who participated in the engagement showed that:

Participants' opinion of:	Outcome
Flood proofing regulations	Split between "appropriate" and "too strong"
Floodway regulations	Half believe regulations are "appropriate;" remaining responses are split between "too strong" and "not strong enough"

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High Hazard Flood Fringe regulations	Split between “appropriate” and “too strong”
Flood Fringe regulations	Split between “appropriate” and “too strong”
Protected Flood Fringe regulations	Two-thirds believe regulations are “appropriate;” remaining responses are split between “too strong” and “not strong enough”



Among those who participated in the engagement, just under half (44%) indicated that the regulations for flood proofing felt too strong. Comments provided by participants reflected primarily two perspectives: roughly two thirds expressed a preference for significant reductions or removal of regulations, while about one third suggested that the regulations could be acceptable with revisions.

A similar proportion of participants felt the regulations were appropriate, though many of these respondents also identified opportunities for minor adjustments. 12 per cent thought regulations should be strengthened. Overall, this feedback suggests that while viewpoints vary, there may be room to address concerns through targeted revisions that respond to the specific issues raised by participants. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

Regulations are not strong enough:

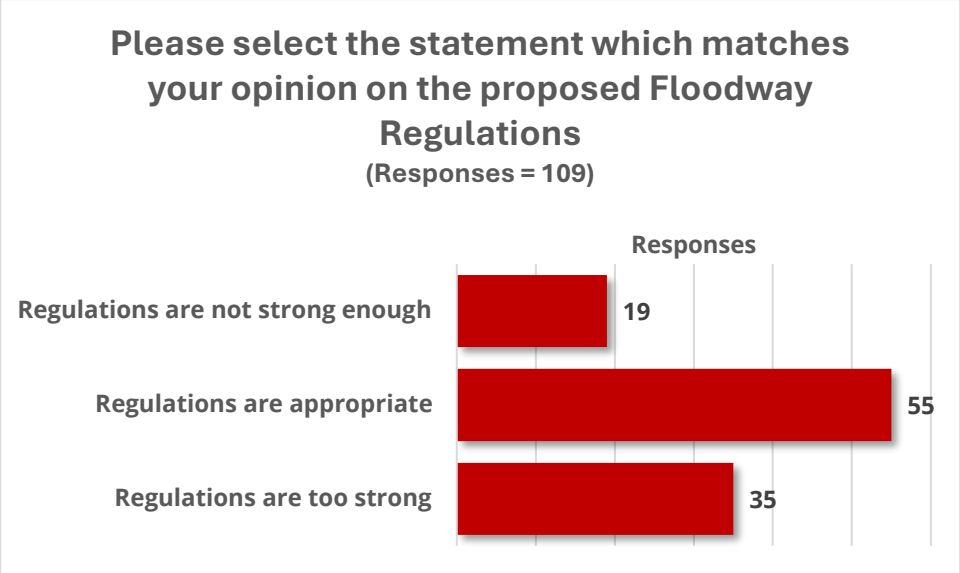
- Sought several small modifications to regulations, including fencing, hazardous waste, enforcement, etc.
- Sought several significant modifications to regulations, including riparian protection and reducing development in flood hazard areas.

Regulations are appropriate:

- Mentioned certain sections were unclear (regarding DFEs).
- Minor revisions they'd seek (regarding DFEs)
- Agreed with revisions, but mentioned they also may be too strong

Regulations are too strong:

- Sought small revisions (concerning DFE's and living spaces, 10 per cent rule and zone boundaries)
- Sought significant reductions in regulations or no restrictions (not wanting government involvement, seeing the government as informing-only, unfairness around grandfathered properties and belief that upstream solutions have already solved the problem.
- Felt regulations reduced development opportunities
- Information around regulations is unclear
- Lack of government trust



Among those who participated in the engagement, half (50%) indicated that the regulations for Floodways were appropriate. The small number of comments provided by participants in this group tended to align with the 'Regulations are not strong enough' group or mentioned a desire for more information.

A notable proportion (32%) of participants felt the regulations were too strong, while 17 per cent indicated they were not strong enough. Based on the comments from these groups, it is likely that any effort that mitigates one group's concerns with these regulations would likely directly conflict with the other. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

Regulations are not strong enough:

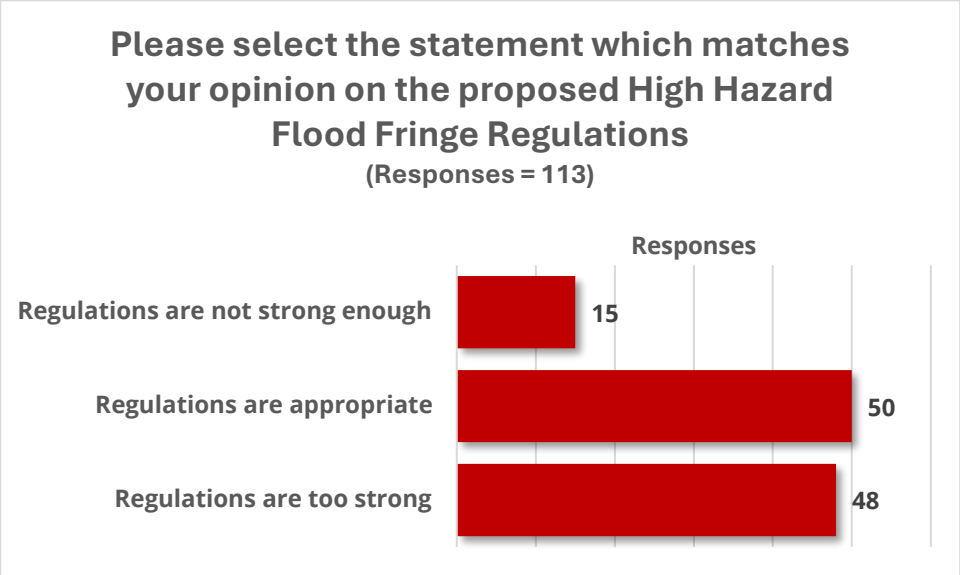
- Nearly all stated there should be no or very limited development in the floodway

Regulations are appropriate:

- Sought more information or clarity on various topics
- Felt there should be no or very limited development in the floodway
- Felt the boundaries of the zones should be adjusted to limit development
- Felt they were negatively impacted by other existing developments in the area.

Regulations are too strong:

- See regulations as government overreach, or felt government responsibility should end at informing homeowners of risk
- Saw regulations as negatively impacting future development
- Mentioned specific requirements they'd like to see loosened
- Saw a decrease in property values from requirements.



Among those who participated in the engagement, just under half (42%) indicated that the regulations for High Hazard Flood Fringe felt too strong. Among these, the two most common sentiments were that there should be significant reduction in, or no, regulations or that there should be a targeted reduction in regulations. There was also a belief that the government was infringing too heavily on what is allowed on people's property. Lastly, there were some who stated they perceived these regulations as unfairly impacting them and not others.

A similar proportion of participants felt the regulations were appropriate, but the comments provided by this group did not identify any common themes relevant to this question. 13 per cent felt regulations were not strong enough. Overall, this

feedback suggests that while viewpoints vary, there may be room to address concerns through targeted revisions that respond to the specific issues raised by participants, but this would not likely relieve the concerns of a subset of people who feel there should be very limited or no regulations. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

Regulations are not strong enough:

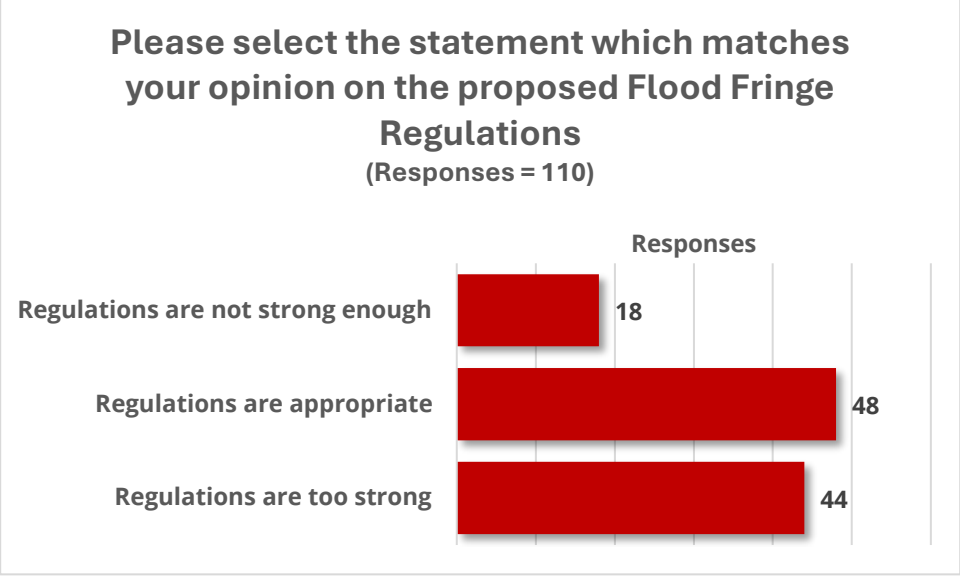
- Requests for very specific targeted increase in regulations for certain activities

Regulations are appropriate:

- Concerns about multi-family developments in the area
- Requests for more information
- Desire to see landowners, not government, take on informed flood risk.

Regulations are too strong:

- Desire for significant reductions in the regulations, or no restrictions at all.
- Desire for targeted reductions in the regulations
- Believe the regulations overreach and infringe on homeowner rights
- Believe the regulations limit development
- Believe this initiative is unfair in who it applies to
- Believe the risk is being overblown



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Among those who participated in the engagement, just under half (40%) indicated that the regulations for the Flood Fringe felt too strong. There were no strong recurring themes outside a few generalized concerns mentioned elsewhere about no new regulations and perceptions of government overreach.

A similar proportion of participants felt the regulations were appropriate, but the comments provided by this group did not identify any common themes relevant to the question. 16 per cent felt regulations were not strong enough. Overall, feedback indicates that several people feel regulations are too strong, but only a few contributed generalized comments about regulations. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

Regulations are not strong enough:

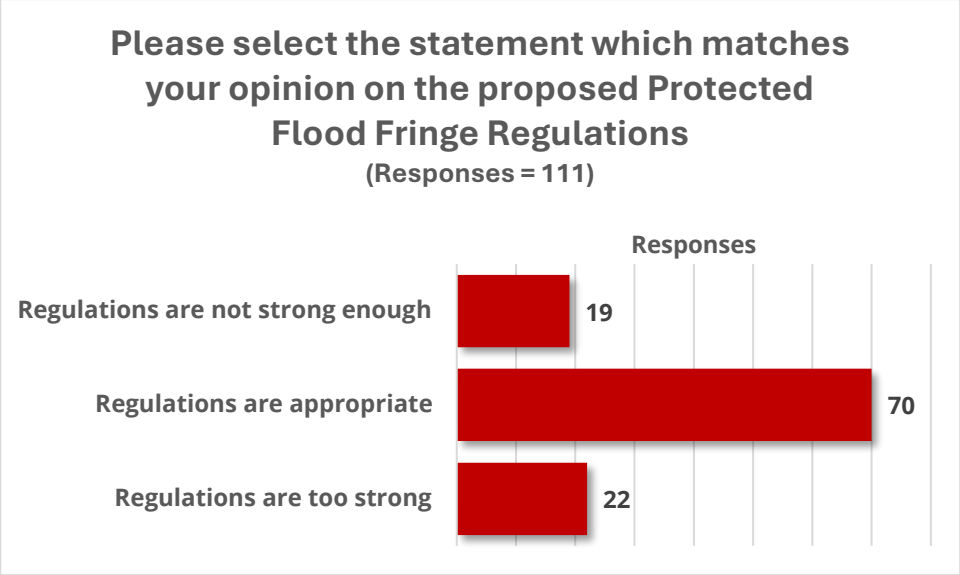
- Requests for very specific targeted increase in regulations around hazardous goods storage.

Regulations are appropriate:

- Mentioned they would appreciate more information

Regulations are too strong:

- Would like to see no, or no new, regulations
- Believe there should be specific targeted relaxation of certain regulations
- Believe regulations are government overreach and infringe on their property rights
- Believe regulations reduce future development opportunities
- Feel regulations are unfair



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Among those who participated in the engagement, nearly two-thirds (63%) indicated that the regulations for the Protected Flood Fringe were appropriate, but the comments provided by this group did not identify any common themes relevant to this question.

The remaining third (37%) were split evenly between perceptions that regulations were either not strong enough or too strong. It is hard to draw any conclusions from the comments of this section as there were no common themes for any of the three groups, beyond general concerns mentioned in previous answers. Overall, there was stronger alignment with this set of regulations, and it is noteworthy to point out that several participants who selected 'Regulations are too strong' for other questions selected 'Regulations are appropriate' for this question.

The following is a summary of comments left by those who selected each of the three options:

Regulations are not strong enough:

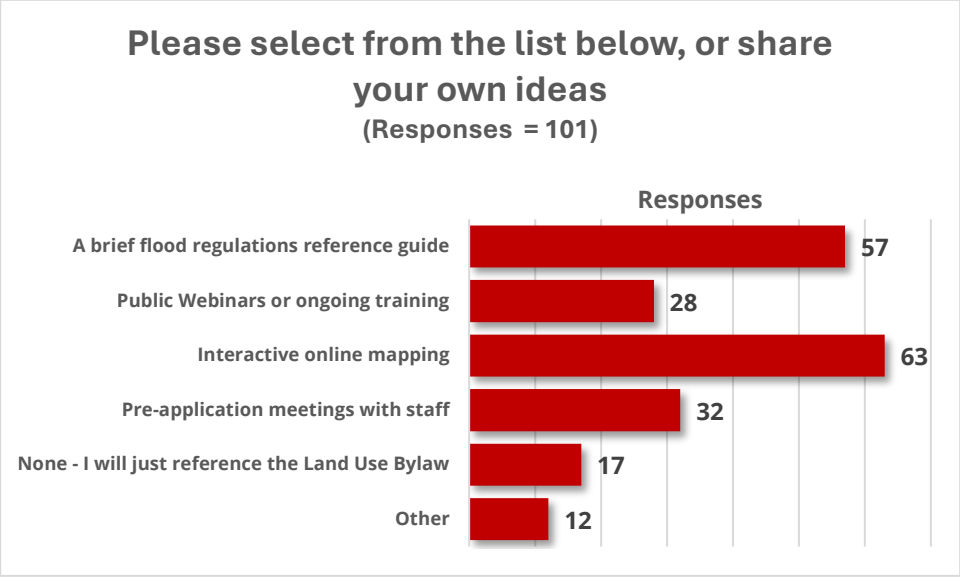
- Desired specific increases in regulation (for example DFE and living spaces)
- Desired more information

Regulations are appropriate:

- Desired more information

Regulations are too strong:

- Mentioned they would like to see no, or no new, regulations.



ISC:UNRESTRICTED

Groundwater Flood Fringe – online comment themes

The themes and comments are an amalgamation of all feedback received related to the proposed Groundwater regulations. This was done due to the repetitive nature of many comments received via the engagement portal.

Theme	Verbatim comment
Like the proposals for the Groundwater Flood Fringe	• All homes should eventually need to meet the requirements - say within 15 years • I think the proposed regulations are appropriate to minimize the risks to properties.
Designated Flood Elevation (DFE) and additional concerns	• City is leaning too hard on what-ifs. Many buildings in this area did fine in 2013 • this is comparable to the restrictions in the flood fringe. should the groundwater levels not be different than the flood levels themselves?
Development concerns related to the new regulations and compliance concerns.	• Does not address the possibility of adding additional unit (units) to the existing structure. This should not be allowed in areas , such as Bow Crescent , where only single family dwellings should be allowed. • Who will be following up to ensure developers are compliant to these regulations? There would need to be specialists to ensure that regulations are met for FAC in order to be effective. Specialists should include engineers specializing in hydrology and electrical engineers.
Risks and requirement concerns for Groundwater regulations	• The definition of "watertight" is not explained. • Water coming in overland from the river is visible as flooding; water underneath current structures is not mapped to my knowledge. So, How would this be tested? • Risk mitigation is more appropriately assigned to the person assuming the risk

Overland Flood Hazard Area – online comment themes

The themes and comments are an amalgamation of all comments received related to the proposed Overland Flood Hazard Area regulations. This was done due to the repetitive nature of many comments received via the engagement website.

Below are some of the key themes we hear related to proposed regulations for the Overland Flood Hazard Areas. Most of the comments and responses that indicated regulations were too strong emerged in the questions about the building flood proofing, High Hazard flood Fringe and Flood Fringe proposed regulations. For all the Overland Flood Hazard Area questions, many participants were also very supportive and felt they were appropriate.

Theme	Verbatim comment
Proposed regulations too strong in relation to flood proofing,	Zone over-extension • Flood Fringe is being pushed too hard here. Chaparral Valley on the Eastside was not even touched in 2013. But is included in Fringe?

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High Hazard Flood Fringe and Flood Fringe.	• The real solution is upstream mitigation! We had one flood event in 2005 with 5 homes had or experienced overland flooding in Bowness. The other flood event in 2013 only 2% of homes in all of Bowness had overland flooding. Now you're suggesting arduous bylaw restrictions to an extreme to protect what? My house for example on Bow Cres did not have overland flooding now I'm in flood hazard area!! Poor poor planning. Costing home owners hundreds of thousands of dollars. Negative impacts on home value • These restrictions severely limit my ability to develop and utilize my land which is located within the flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land. • Everyone in these affected areas bought their land without these punitive restrictions in place. This will significantly affect the value of the properties, and if the city moves forward with this, the city should compensate the landowners for this lack of future development opportunity. Additionally, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river. Restricts future development • This is crazy. Prohibiting increases in the footprint is completely unreasonable, when there are antiquated structures from the 1930s in place. These regulations could limit 1 acre lots to less than 1000sqft of living space while limiting it to a single unit or suite. In a modern environment that is nonsensical. • The fact that one cannot build on an empty river lot is very unreasonable. In addition, if one is replacing an 800 square-foot home, it does not seem reasonable that they could not build a modern sized home on a very expensive river lot. This proposal is almost ridiculous. It does not seem reasonable that one could not build on an empty lot where they're currently planning to build their new home. Basement regulations too strict • Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have. • The requirement to locate all living spaces above the DFE is too heavy-handed in the flood fringe given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be

	mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm. Don't want any regulations • The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is their decision, not the city's. • Let homeowners and insurance carriers determine the risk and the necessity of building alterations, limitations, or building safety as it applies to flood zones. If the dams had been properly managed in 2005 and 2013, there would have been virtually no damage. Since then, with provincial supervision and ongoing upstream planning, there is no need for further action by the City of Calgary. In any groundwater scenario, if the city cannot provide barriers to prevent groundwater (barrier to bedrock), then they should refrain from further action and let the market and the province (building codes) bear the responsibility for safety and building limitations.
Appropriate risk mitigation taken for all Flood Hazard Area designations	• Seems reasonable, but notification procedures by property owners / landowners may also be required to residents below grade, to guarantee evacuations during flood events • All redevelopments should also need to demonstrate they do not worsen flood conditions, regardless of the scale. • I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take.
Regulations not strong enough for all Flood Hazard Area regulations	• Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area? • With the impacts of climate change only increasing, 1:100 year floods will become all the more common. That means allowing living spaces below the 1:100 year DFE is just asking for a safety issue. I believe living spaces should not be permitted (for new builds/re-builds) beneath the 1:100 year DFE even in the fringe area. • This should be the set of regulations that covers all flood fringe areas
Like the proposals	• I am ok with this regulation. It's in the fringe area, and not within the floodway. • Regulations seem appropriate. However, without knowing the DFE for the protected flood fringe areas it's hard to say for that designation. • Makes sense. I wouldn't want to build or live or have a business on a flood fringe.
Difficulty understanding the regulations	• Disagree with the 10% rule. The number should be set at a square foot, otherwise small houses get discriminated against. In discussion with several neighbours in Bowness, we support 10% or 2000 sq ft, whichever is larger. • "Regulations are appropriate , with the exception of "" Set all windows, doors, and building entrances above the DFE minus 1 metre"".

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	• This is very vague as to the ""above"". Is that ""at"" the DFE? Or above the DFE ? And if so , how much above the DFE before we subtract the 1 meter? • Also , if the local building code originally called for single family dwelling (Bow Crescent) that should be strongly upheld." • While I think the regulations are mostly appropriate, the line about “Nothing must be stored outside of a building” seems vague and difficult for everyday citizens to comply with. Would this include things like bicycles (locked to a bike rack), garden ornaments/decorations, even vehicles, etc? I think it makes sense for commercial items, but day-to-day, might face more pushback between regular Calgarians and law enforcement.

Calgary River Valleys Project

Stage 3 Report Back: What we Heard
March 25, 2026

Verbatim comments

Verbatim comments presented here include all feedback, suggestions, comments and messages collected online and in person through Phase 3 engagement. All input has been reviewed and provided to the project team to be considered in decision making.

Any personal identifying information in the verbatim comments has been removed. Comments or portions of comments that contain profanity, or that are not in compliance with The City's Respectful Workplace Policy or Online Tool Moderation Practice, have also been removed from participant submissions.

No other edits have been made to the feedback, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

Groundwater Flood Fringe regulation - survey portal comments

Please select the statement which matches your opinion on the proposed regulations on existing development and small additions (provide any additional comments below).

- OK
- Members responding on behalf of the Calgary River Valleys organization agree that for moderate additions (10% to 75% of footprint) to existing buildings in the Groundwater Flood Fringe areas, installation of a sewer backflow prevention valve are necessary. These should, in reality, be required for ALL properties that are being altered for less than 10% of the footprint and that are at risk of Groundwater Flooding.
- These are bad questions. Need more clarity of impact on existing properties and specifically changes to areas such as detached garages/laneway houses.
- "Again, you are penalizing homeowners who rebuilt. We have no way of moving our electrical panel or furnace upstairs. We have a sewer valve,we've mitigated what we can, but there are limitations in a finished home. Owners around us built massive, expensive new homes, while some people renovated and preserved their homes, often for financial reasons. So now, we'd be the ones whose property values decrease? Who would buy a house with severe restrictions as to the size allowed, or the building requirements?
- For 12 years, the City allowed massive homes & large yard structures. If there was a desire to limit, it should have been done then. Drive around and look at the massive new buildings, then try to justify limiting a homeowner with an older 1000 sq ft home. Makes no sense that the rules don't apply to all.
- Our small home with large lot,many trees helps with overland flooding whereas the massive houses next door cover most of their lots and cause strong flood currents. Please no."
- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Does not address the possibility of adding additional unit (units) to the existing structure. This should not be allowed in areas , such as Bow Crescent , where only single family dwellings should be allowed.
- "The current rules also are 10% for additions, regardless of if they change the footprint, so if I add a second floor, I have to move the furnace and HW up a level (if currently in a basement). This seems like no rationale reason, the

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damage would be the same regardless. so if I have a 1000 sq ft home and want to build up, I have to move the furnace and HW tank up. how would I do that without losing part of a kitchen or bedroom or ...
- The number should be 10% or 2000 sq ft , whichever is larger, for any flood proofing requirement"
- As above. The city should refrain from anything that is not already in place via current by-laws and other protections and building codes.
- "Cannot answer this without more information.
- What is the DFE? This is not at all clear.
- Height above main floor level?
- How is it calculated?
- Also
- There is a huge difference between a 10% Renovation or extension and one that is 75%.
- I would certainly not call 75% “moderate”."
- Makes sense. These are good measures for protection for flood fringe.
- Should be only 40-75% footprint expansion
- I think that this is appropriate. If one is significantly investing in their property, they should also do an upgrade of this nature to address these potential issues.
- "Major problem is installing an electrial shut off in the attic does not work.
- Sump pump is installed and was capable of controlling the slight seep, failed when Enmax turned off the power as did the leak detection alarm.
- Back up valved worked great."
- Properties that are changing any % of their current footprint, are not required to meet any new regulatory requirements in the Groundwater Flood Fringe, it’s optional.

Please select the statement which matches your opinion on the proposed regulations on major additions and new construction. Provide comments below.

- Risk mitigation is more appropriately assigned to the person assuming the risk
- For buildings constructed w/o a basement (ie built on a pad), there would be no need for the sump pump or backflow prevention
- Almost impossible to make basements watertight.
- Let people choose their own level of high groundwater readiness. If they did not know about groundwater issues before, then they know about them post 2013. Actually, there were 2 high water events before 2013 where some people experienced limited groundwater in their basements - 1999 and 2005.
- Members responding on behalf of the Calgary River Valleys organization agree these regulations seem appropriate. However, we also want to reiterate that the risks from Groundwater Flooding should be borne by the homeowner / landowner and not be transferred to taxpayers as a whole. We would encourage City Administration and City Planning decision-makers to weigh and incorporate the potential impacts of groundwater flooding on existing homes and businesses when they are reviewing & approving new upslope development applications. New developments should NOT be considered in isolation; each will have an impact on surrounding properties, particularly those that are downslope in the groundwater strata.
- This is a bad question. Need more clarity on how model was built including uncertainty of analysis. Need more clarity on impact to neighbourhood.
- "Existing homeowners with small homes who wish to add on, cannot simply move their furnaces and electrical panels to the main floor. No basement is completely watertight if there are windows - our windows were broken by

debris from the current, and water flooded in. We had pinecones in the basement! We have sumps, but when the power went out, they stopped working.

- After 12 years of allowing massive new builds, you are now trying to limit what those of us with small houses can build. Nobody will buy our homes if they can only build 1000 sqft footprints, especially next to a triple car, 4000 sqft new home on either side.
- We agree that most new builds will be able to comply with the desired requirements, but long time residents who rebuilt are at a huge disadvantage by being restricted now. Also consider that huge houses that now exist will block floodwaters, instead of allowing water to absorb through large properties and trees.
- Please rethink. Has to be fair to all."
- In addition to the protection of individual buildings, any new rules need to address how decisions on new builds will affect the surrounding buildings, i.e., will the construction of a new building affect the groundwater hazard of adjacent structures? Will raising the grade of an infill lot worsen groundwater flooding on neighbouring lots, particularly on lots with heritage buildings?
- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Only single family dwellings should be allowed in areas such as Bow Crescent.
- Sometimes very old buildings are very small and a more modern sized building would be more appropriate as long as it's properly built to DFE levels
- so if I add a second storey I need to have full flood proofing, why? there is zero incremental damage risk. The ruie should be based on an allowable footprint, say 2000sq ft, anything up to that requires no additional floodproofing costs
- A sump pump in a property adjacent to the river can not only be counterproductive but of zero value in a flood situatiion, particularly via groundwater. Current rules are sufficient but should be review in conjunction with local drainage substrate. Don't make rules that do not apply in some situations. Be particular and granular, not general.
- "Again it is hard to respond to this.
- The definition of “watertight” is not explained.
- Water coming in overland from the river is visible as flooding; water underneath current structures is not mapped to my knowledge.
- So, How would this be tested?"
- this is comparable to the restrictions in the flood fringe. should the groundwater levels not be different than the flood levels themselves?
- Who will be following up to ensure developers are compliant to these regulations? There would need to be specialists to ensure that regulations are met for FAC in order to be effective. Specialists should include engineers specializing in hydrology and electrical engineers.
- Makes sense. These are good measures for protection for flood fringe.
- All mechanical and electrical above DFE? Unrealistic
- DFE is not clearly defined making it hard to understand impacts.
- Yes, this is appropriate to minimize the risks.
- I don’t believe that sump pumps are water-tight.
- Properties that are changing over 75% of their current footprint, or new development are required to meet any new regulatory requirements in the Groundwater Flood Fringe.

- The critical piece for groundwater is that there should be no prohibitions on living spaces below the groundwater mark. In Calgary, groundwater does not rise fast enough to pose a high risk to life safety. Like in flood affected areas, a water sensor is sufficient to protect against loss of life.

Please select the statement which matches your opinion on the proposed approach overall to regulating development in the Groundwater Flood Fringe. Provide additional comments below.

- Improper allocation of risk and expense
- Members responding on behalf of the Calgary River Valleys organization agree this overall approach to regulating development in the Groundwater Flood Fringe areas is good but could be better. We support plans to introduce regulations to reduce the overall risk from Groundwater Flooding but we are concerned the cumulative impacts from additional developments and infrastructure in the areas surrounding existing structures are not being considered as much as they should be with regard to groundwater impacts. Structures closest to the rivers are at highest risk from flooding from groundwater, overland river flows, as well as stormwater flowing downhill. Ways we believe the City can improve regulations and reduce groundwater flooding risk include requiring developments to have: a) better stormwater storage / management on site & regionally, b) low-impact development practices such as rain gardens, fewer impervious surfaces, & c) the land next to foundations slope away from the structures
- Need more information to impacted neighbourhoods and property owners.
- "There would be 2 sets of rules: for those who rebuilt new (and usually massive) homes, they will not be impacted. For anyone with an older, smaller home, they would now be restricted greatly. Drive around Bowness and see the many old, pre-war bungalows next to massive 4000+ sq ft homes on 2 or 3 levels. Restricting the older ones would destroy their ability to adapt and change, and their ability to sell their properties.
- On both sides of our home, houses changed from under 1000 sqft footprints to massive homes with multi garages and outbuildings. We would be limited now, while they were allowed to build completely out of scale? Our yards have more permeable surfaces, we would actually be helping them have LESS flooding and yet we are limited?
- Also property taxes: their huge buildings drove up the value of all surrounding homes, but we wouldn't be able to build larger?
- Please rethink this."
- I actually Strongly Agree (see above answer error)
- The amount of money spent too prove and /or map groundwater flow has been huge. Totally inappropriate especially when doing this for a 1`/100 flood!
- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Does not specify that the building codes should only allow for single family dwellings in areas such as Bow Crescent.
- Basically agree with the regulations but basement suites should definitely not be allowed anywhere with a potential for flooding. This puts typically lower income individuals or families at risk of huge financial and personal losses.
- "I do not disagree with the concept, but I disagree with the details of the rules.
- I also disagree with using 3M below grade. I cannot think of a rationale reason for this. Even newer basements are 9 feet below grade, but at the same time, most new homes are built with main floor around 1M above grade, or higher in the flood zone. This would mean new basements are around 2.3M below grade The rule should reflect an

individuals home actual basement floor elevation, not an arbirtrary number. All new homes' development permits have main floor elevation and top of footing, so obtaining this information is not that difficult from a surveyor.

- Living spaces below the DGWFE should be allowed if the DGWFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have."
- As per comments above. The city needs to quit trying to restrict and limit tax payers with regard to this issue and let the building codes and the private sector manage the mitigation factors and the risk.
- "I think it's important to include groundwater in building regulations.
- I do not believe the City has enough groundwater data to really get a clear picture of the situation. More monitoring should be done.
- The new developments in Bowness should be regulated with groundwater dangers in mind. No basement suites.
- Developers need to understand the reasons for these bylaws."
- The map is not appropriate for areas outside the 1:100, as we are in 1:1000 ans our flood fringe line got worse and the 2013 flood never touched us but now our land use by laws change
- Overarching and paternalistic
- "Not enough information to be able to comment meaningfully.
- The regulations reflected in this survey seem to mirror the proposals that were brought forward by the City after the 2013 flood.
- Whether these are currently in effect or are still simply suggestions, I do not know.
- The 2013 flood was devastating to those of us that incurred "catastrophic damage".
- Proper flood insurance should have been available long before that happened.
- Some of us are still recovering financially, all these years later, from the cost of effecting the necessary remediation, repairs and replacements."
- interested in how the groundwater level (geodetic) is different than the flood level. Otherwise, it should all be flood fringe, shouldn't it?
- These are measures R gOOD & I like what city is doing as a response to floods that happened in 2013 as a contingency plan,however must understand these R expensive measures including the wall that is been build by memorial drive.its hard earned tax payers monies.These are quick fixes & act like instant band-aides to the solution(personification) the long terms plans to any floods is PLANTING TREES THAT HAVE DEEP ROOTS & STRONG ROOT SYSTEM TO HOLD SOIL ERROSION & HOLD THE GROUND TIGHT.YES RIVERS TURN THEIR COURSES LIKE IN 2013 ELBOW DID IN UP HIGH MOUNTAINS.However long term solution MUST ALWAYS, FOCUS ON PLANTING DEEP ROOTED TREES AROUND DESIGNATED AREAS IN DOWN TOWN, INNER CITY WHERE THE RIVER FLOWS & WHERE EVER POSSIBLE in calgary.CALGARY DOWTOWN HAS SEEN A HUGE DEPLETION OF IT's OLDER HEALTHY TREES UNDER THE PRETXT OF MAKING ROOM FOR NEW HOUSES.I encourage the suites over garages & in back yards,but PLANTING MORE TREES IS MUST FOR FLOODS PREVENTION- history has proved it globally.
- All homes should eventually need to meet the requirements - say within 15 years
- I agree. This makes good sense for protection in a flood fringe.
- City is leaning too hard on what-ifs. Many buildings in this area did fine in 2013
- Seems like a beneficial new definition to regulate.
- I think the proposed regulations are appropriate to minimize the risks to properties.

- Too much red tape overall everywhere. No wonder home building is so slow. We feel the need to wrap everything and everyone on proverbial bubble wrap, and even when things get approved, then we have NIMBY's and BANANAs galore. <redacted due to violation of respectful workplace policy>
- I am happy to see the city acknowledgment of the damaging effects of flooding from groundwater.
- Properties that are changing anything more than 75 % of their current footprint, or new developments are required to meet any new regulatory requirements in the Groundwater Flood Fringe, anything less it should be optional.

Overland Flood Hazard Area regulation - survey portal comments

Please select the statement which matches your opinion on the proposed flood proofing regulations. Provide any additional comments.

- Disagree with the 10% rule. The number should be set at a square foot, otherwise small houses get discriminated against. In discussion with several neighbours in Bowness, we support 10% or 2000 sq ft, whichever is larger.
- These regulations are only required for the floodway. The rest is government overreach. People who live along the river know the risks of living along the river.
- Members responding on behalf of the Calgary River Valleys organization agree that for any significant additions & new builds in the Flood Hazard areas, that full floodproofing measures are required, as outlined. But, in general, some new construction should NOT be approved AT ALL in Flood Hazard areas, as every development within the flood hazard areas disrupts the natural functionality of the river & its surrounding ecosystem. For example, it should NOT be allowed for a developer to try to engineer away flood risk with major re-grading (piling up massive amounts of fill) on the riparian areas next to the rivers & creeks in order to try to create developable areas out of otherwise undevelopable areas. Riparian areas should be considered a public asset & should preferably be protected. Developers re-grading the river-edge can result in transferring their own liability from flood damage & risk to taxpayers & to those who live and work downstream, as well as to wildlife habitat.
- "I am surprised that windows and doors are allowed to be 1 metre below DFE under the Full Requirements. Why not ""...must be above the DFE.""?
- The wording of that requirement is very poor in my opinion as well. Why not just say that they must not be lower that 1 metre below the DFE?"
- "We are existing homeowners in Bowness who spent a year repairing and renovating our home at great expense to us. Most of our damages were not covered by our insurance or by the Provincial Disaster Relief Program. The only way we were able to accomplish this was because all of our extended family & friends helped us rebuild our home without hiring contractors for the most part. Our home is not large, but now we are surrounded by very large (4000+ sqft) houses that are new since the flood. They were not limited in their scale or size, but now we will be?? This is not fair to the many homeowners who replaced their homes, and it rewards those who built ""monster"" homes rather quickly.
- If we try to sell, who will buy a property where they are severely limited as to what can be built? If a new owner wishes to add onto a small home, he will be very restricted by an arbitrary new rule. Tearing down is easier but not environmentally friendly. We strongly oppose the new limits on our lot."
- Hmm, my property don't flood in the last last disaster, but somehow with the flood mitigation in place, it shows it will next time. How has the mitigation made it worse andwhy are we allowing this?

- "Everyone in these affected areas bought their land without these punitive restrictions in place. This will significantly affect the value of the properties, and if the city moves forward with this, the city should compensate the landowners for this lack of future development opportunity.
- Additionally, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river."
- Need to specifically address fencing with respect to flood proofing regulations.
- "The Bow and Elbow rivers are an asset to be enjoyed for everyone who lives in Calgary. Calgary's flood mitagation measures must provide access and enable recreation options.
- For example, the Westmount neighbourhood is protected against floods with an embankment . The embankment's access is provided by bridges at the West and East ends of the neighbourhood. River access is on the West end (the embankment is too steep elsewhere) The bike path is narrow at places, and due to bike traffic, considerable caution is required when walking dogs on leads, or walking with children."
- The regulations should not be designed to protect the land owner from financial loss that they are responsible for and the city does not have financial risk. The regulations and policy should be focussed on public damage that a property owner might incurr in impacting other persons/properties. This applies to the designation of living spaces. If a property owner wants to develop thier home areas below the DFE through development of home theater/rumpus room/games room, bathroom, laundry room, or even a bedroom that is not a rental suite, this should not be restricted. It does not impact public safety outside the property owner. The requirement for a sewer backflow valve should only be applicable if the lowest most sanitary drain (likley floor drain) is located below the DFE. Making the envelope of a residential building water tight below the DFE is neither possible, nor advisable. A sump and sump pump on a residential structure should be open to groundwater.
- The city knew these regulations were being developed and will now affect buildings developed oe being developed. This is not fair. especially when there is not enough land around the present building to place electrical or water facilities.
- Where the below DFE is just storage, waterproof should not be required
- "The groundwater mapping is overly conservative and does not reflect actual groundwater encountered in the 2013 flood in Bowness. This regulation will impose severe restriction on my property which was undamaged in the 2013 flood and currently has no restriction in the land use bylaw.
- My property is ok as-is, you are materially decreasing its value through this proposed change."
- The real solution is upstream mitigation! We had one flood event in 2005 with 5 homes had or experienced overland flooding in Bowness. The other flood event in 2013 only 2% of homes in all of Bowness had overland flooding. Now you're suggesting arduous bylaw restrictions to an extreme to protect what? My house for example on Bow Cres did not have overland flooding now I'm in flood hazard area!! Poor poor planning. Costing home owners hundreds of thousands of dollars.
- "Regulations are appropriate , with the exception of "" Set all windows, doors, and building entrances above the DFE minus 1 metre"".
- This is very vague as to the ""above"". Is that ""at"" the DFE? Or above the DFE ? And if so , how much above the DFE before we subtract the 1 meter?

- Also , if the local building code originally called for single family dwelling (Bow Crescent) that should be strongly upheld."
- As a homeowner in Bowness, I am not asking for any help on flood mitigation. This is a violation of landholder rights and an example of Government overreach. I believe flood mitigation is the responsibility of the homeowner, not bureaucrats, whether that includes building accommodations, insurance coverage or land alterations. You are heavily restricting development opportunities in a mature, established neighborhood that has been building in the area for 125 years, yet allowing blanket rezoning opportunities on any other lot in the entire city? This rezoning initiative is ostensibly more attempts by the City of Calgary to slowly take back riverfront land from the taxpayers that legally acquired it. The last attempt was a berm. There is only one catastrophic risk facing Bowness, and that is the traffic meltdown occurring due to mass densification rezoning without related transportation infrastructure investments. We should be focusing on real issues - Jeromy Farkas, please help!
- Proposed legislation is too restrictive as we will not be able to build on our empty lot if this passes.
- When I attended the open house meetings the information that I received verbally from the City representative was that buildings would be permitted on empty lots. So I voted the proposed regulations would be OK. However, after reading the documents proposing the new requirements, it appears that no building at all would be allowed in high risk flood areas that are currently empty lots. It almost appears as we're being told one thing while another very different legislation is going to be passed. It is difficult to try to get an accurate answer and a misleading comments versus what's actually proposed is very concerning and somewhat deceitful.
- Seems overly cautious to restrict "occupied space" in a basement.
- "There should not be a 10% rule. If you want a number pick a square footage, otherwise tiny homes cant have an addition. I would suggest move to 10% or 2000 sq ft, whichever is larger. I realize the 10% is the current rule, but that doesn't make it a good rule
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water
- The current rules also are 10% for additions, regardless of if they change the footprint, so if I add a second floor, I have to move the furnace and HW up a level (if currently in a basement). This seems like no rationale reason, the damage would be the same regardless."
- Let homeowners and insurance carriers determine the risk and the necessity of building alterations, limitations, or building safety as it applies to flood zones. If the dams had been properly managed in 2005 and 2013, there would have been virtually no damage. Since then, with provincial supervision and ongoing upstream planning, there is no need for further action by the City of Calgary. In any groundwater scenario, if the city cannot provide barriers to prevent groundwater (barrier to bedrock), then they should refrain from further action and let the market and the province (building codes) bear the responsibility for safety and building limitations.
- However the adjustment for flood fringe in some areas is too extreme!
- Far too strong and prescriptive.
- You don't indicate what the reverse-grade driveway design rules are, but it asinine to prevent utilization of below grade space by the most mobile of property
- I, like many citizens, have no trust in this government. The Green Line is a great example why: leadership hates transparency and engagement. Agreements are made in secret behind closed doors, friends of leadership benefit from government contracts, and then "engagement" occurs in a manner that is propaganda with no intent to listen. This flood proofing project may be well run - but when trust in leadership is gone, trust in all city project is gone.

- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- I am concerned that the developers will not comply with these new regulations. Additionally, I am not confident that structures above the DFE in these high risk areas will withstand flooding, even 6 m from the floodway. I think we should avoid building in these floodplains all together.
- The are well thought out and put together. Makes sense to me.
- Flood Fringe should not be grouped the same as Floodway or High Risk.
- I would agree for this for the areas that actually flooded in 2013, but not the areas that were not touched that are now considered flood fringe
- Regulations seem appropriate. However, without knowing the DFE for the protected flood fringe areas it's hard to say for that designation.
- "Great balance between protecting public safety during flooding and allowing for reasonable building modifications
- Best practice is to avoid using the word ""unlikely"" in public-facing communications or policy related to understanding flood risk; instead replace with ""there is a small chance"". Based on evidence summarized here: https://phys.org/news/2025-11-science-eroded-climate-language.html"
- What about sump pumps? They are not water tight and will be located at or below the DFE in current homes.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- All redevelopments should also need to demonstrate they do not worsen flood conditions, regardless of the scale.
- These regulations should not apply to the entire Flood Hazard Area. It would appear there is no protected flood fringe area for the Elbow River below the reservoir. DFE needs to be published to adequately determine if these requirements are reasonable.
- The city has enforced many regulations for home-owners. What about the city's responsibilities?? We live along the Elbow River. Since the 2013 flood (which flooded our home) I have observed many stumps, trees (some felled by beavers), cut wood, logs & loose debris STILL strewn along the river. If Calgary experiences another flood similar to 2013 or even high water runoff these natural hazards will be swept down stream to the first bridge abutment, become wedged causing water to backup & overflow it's edges. I have contacted the city several times about this unsightly, potential hazard but have never received a reply as to the logic of leaving loose debris at the river's edge. The dead-fall is also crushing new, natural growth. WHY is the city not removing this hazard?
- We need to go to Full Requirements
- Climate change is proving to make these events worse not better and yet you are looking to historical data to plan for the future. In the next few decades, we will be seeing 1:300 year floods with increased weather events, so why are we convincing ourselves that we are now protected with the flood mitigation measures that were built to deal with 1:100 year floods? All you are doing is allowing a select few to get rich now with new developments and putting all of the responsibility on the city and citizens to clean up the mess afterwards. We will all pay for this, not just the ones living in these high-risk areas.
- This interactive map/survey isn't functioning properly. I'm unable to determine which areas are affected to which level.
- Flood proofing regulations are appropriate provided enforcement is strong.

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- Any 1:100 areas not currently constructed on or public space mist be kept undeveloped to provide areas for water to spread, preventing more damage than expected downstream.
- This looks reasonable but it would be nice to hear from experts. This is a lot of information and I don't understand it all.
- Ditches to divert water required and protect peoples homes
- Over kill based on all the other flood mitigation such as sprink bank dam.
- The requirement to locate all living spaces above the DFE is too heavy-handed is most hazard zones given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm.

Please select the statement which matches your opinion on the proposed Floodway regulations.

- "That nothing can be stored outside of a building is too vague and / or too broad. Size? Duration?
- What is the damage potential for stored items vs the logistics and cost to the landowner

- I understand that safety is a key rationale for the restrictions - what is being put into place to mitigate the safety risk of an accepted maximum flow rate of 1200 m3/s. The safest solution is upstream mitigation to reduce the flowrate to below 800 m3/s, I believe we need to at least try to find a way."
- There should be no development in the floodway.
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the floodway itself should be to a greater setback than a 1:100 flood risk. For example, there should be NO building within the floodway except with a setback of at least 1:200, or an even higher setback for buildings that can house high-risk populations such as hospitals, assisted living facilities, etc. Upstream mitigations should NOT be allowed to justify encroachment on the river edge for additional development & density within the floodway. The floodways belong to our rivers & creeks, and these areas should remain undeveloped and protected as wildlife corridors and be left alone to perform their natural functions. Rivers & creeks naturally meander and should be allowed to continue to do so.
- "It wasn't clear to me as to what is a structure and if that includes a deck, a patio or a fence. What would be considered to increase the obstruction to floodwaters and would any of those items be an increased obstruction if they were not already part of the existing structures on the property? This should be clarified.
- How will the outside storage requirements be enforced?
- For safety reasons, why would the City not require that by a certain date, that all living spaces below DFE be eliminated?"
- Focus on no new development / addition or concreting of land that will in essence speed water or not allow for soil saturation
- This seems to be a very dumbed down way to get effective input. WHY DO WE EXPECT SO LITTLE OF CITIZENS?
- The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is their decision, not the city's.
- No single-family home, semi-detached home, backyard suite, or accessory building should be built within the floodway. The existing buildings should be allowed to remain, but if they are removed for some reason, there should be no building in the floodway. Rules about fencing need to be specifically included.

- "Flood and ground water risks must not be pushed from new construction to neighbours homes. It is not fair.
- For example, in Westmout a five story building has been approved at the old CBC site. The footprint of this building will displace ground water - perhaps 75000 sq meters (150x50×10). This footprint will displace flood waters of 7500 sq meters, per meter of flood.
- Densification of smaller parcels (small homes wit large gardens replaced woth row housing) will also have a cumulative effect.
- This water will go somewhere else."
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc.
- The floodway has been historically designated as the area where construction of a structure can/will result in backflow that will elevate water levels for property owners upstream. This has been well established and has not materially changed, at least in Bowness since the mid 1960's. There is currently no buildings in the designated floodway in Bowness (both the previous flood maps as well as the new proposed flood map). As it relates to Bowness, the greatest/only violator of construction in the floodway has been the city of Calgary through the program of erosion control around the Hextal and Bowness Road bridges post 2013. This construction has increased the constriction of flow which has impacted a backwater that extends to Dale Hodges park and creates elevated river levels throughout the eastern part of Bowness. This increased river elevation at the 1:100 year flood signficantly extends the high hazard flood fringe in Bowness, negitively impacting many property owners.
- "If the building relates directly to river use, then it should be exempt.
- Boathouse, surf shack, fire rescue hall, etc"
- Don't put buildings in the flood way, makes sense.
- As long as the original building code for single family dwelling (Bow Crescent) is upheld.
- The requirement to maintain footprint when replacing older homes is not rational.
- <redacted due to spam comment>
- "The fact that one cannot build on an empty river lot is very unreasonable. In addition, if one is replacing an 800 square-foot home, it does not seem reasonable that they could not build a modern sized home on a very expensive river lot.
- This proposal is almost ridiculous. It does not seem reasonable that one could not build on an empty lot where they're currently planning to build their new home."
- While I think the regulations are mostly appropriate, the line about “Nothing must be stored outside of a building” seems vague and difficult for everyday citizens to comply with. Would this include things like bicycles (locked to a bike rack), garden ornaments/decorations, even vehicles, etc? I think it makes sense for commercial items, but day-to-day, might face more pushback between regular Calgarians and law enforcement.
- If you own a empty lot you will be loosing all value!
- As above...
- This makes no sense at all - consider how this will limit existing home owners can live and also the impact to property values. Are we going to allow slums to pop up along prime water front areas?
- "clarity required on if the building type can change - you say ""When replacing an existing single-family home, semi-detached home, backyard suite, or accessory building"" - but are we restricted to replacing it with the same type/use?
- probably applies to very few residences..."

- Less of this government would be great.
- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough has been done. So long as interested parties have been informed about the possible impacts, they assume the risks involved. Collective remedies are no longer required given this information/disclosure.
- Should not be able to replace a building in the floodway
- After the 2013 flood, there has been development in south Calgary north of Policeman's Flats. The new houses appear to be directly in the floodway based on topography and scouring observations. They are still building homes in this area as of late summer 2025.
- Makes sense. Well thought out.
- Flood Fringe should not be grouped the same as Floodway or High Risk
- "Building in the floodway should not be permitted, even when replacing an existing single-family home, semi-detached home, backyard suite, or accessory building AND
- if it does not increase the building footprint and does not increase the obstruction to the floodwaters."
- " -New significant grading changes in the floodway should also be prohibited in addition to new buildings/structures
- -Unless an existing obstruction is being removed from the floodway (there was a topsoil stockpile in the floodway near Wolf Willow development; also if/when there is ever a strategic managed retreat in the decades to come, you would want to permit removal of those structures from floodway and regrade...)
- -Consideration of requiring removal over time of all structures in the floodway should still be on the table, with incentives"
- "How can you regulate and enforce storage of anything outside a building?
- How would the city determine whether a development increases obstruction of a water way? This requirement is vague and therefore unenforceable."
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- Suggest also considering what corridor width is appropriate to support a functional river habitat and not allowing any new buildings (even replacement of existing) in that corridor.
- The city is doing exactly what homeowners are not allowed to do....ie. "Nothing must be stored outside of a building". I'm assuming this is to prevent items from being washed away downstream. Why then does the city leave loose, large debri (see previous comments) washed down by the 2013 flood along the riverbanks?
- "It would be helpful to know what the impact on home insurance will be… positive or negative?
- Are there some community developments that should have need been built if we look back with the information and understanding we now have. Is there additional Indigenous knowledge on flooding and land to add as a lens to this study and regulatory development?"
- I dont think any new buildings should be allowed in the floodway under any circumstances, even when replacing an existing structure.
- We should have not built in the river valley flood plain ever, but we did, this does not mean we should continue to make this mistake. No new buildings should be allowed to be constructed. More homes with higher values built in places that we know are disaster prone is not good planning and just increases costs for everyone through insurance premiums.

- Replacement of existing structures should not be permitted in the floodway.
- See above. Would like to see what the experts say
- Again over reach and costly
- I don't see any reason to allow even the lowest densities of development to be reconstructed in the floodway. There are very few, if any, homes located in the floodway currently. And if we are speaking of a handful of homes in Elbow Park, I don't see a notable risk of "sterilizing" those parcels.

Please select the statement which matches your opinion on the proposed High Hazard Flood Fringe regulations. Provide additional comments.

- "These restrictions levy a huge cost on a small number of landowners to mitigate a fairly small risk. What is the risk of a 1:100 flood? Multiplied by the risk that debris from a larger structure will break away and flow downstream? Multiplied by the risk that this debris will cause damage?
- I understand that no full living suites should be allowed below the DFE - the loss of one's entire residence would create a society issue and commercial profit should not be made off of the risk. However if I choose to accept the risk that I lose some toys, gym equipment or Christmas decorations in a basement ... that should be my choice and my problem. I am free not to put anything valuable in the basement. The risk of bedrooms in the basement is easily mitigated by requiring flood alarms or other safety measures. No permitted basements creates a far more likely danger of people sleeping in unfinished basements without proper windows which is a significant and foreseeable fire risk."
- building a duplex where one unit existed before increases assets under threat....should not be allowed
- There should not be restrictions on the size of the building footprint provided the footprint exists above the DFE. i.e elevated living space above a garage or house with no basement.
- "This is infringing on property rights. Vacant land owners can't develop anything now? That is making their land useless. A neighbour purchased a 800 sq ft home with plans of redeveloping and now his lot will essentially become useless and valueless as his home is a tear down.
- Living spaces should be allowed below the DFE if the DFE is less than 1M above the floor level of the living space. There is less risk of safety compared to a fully submerged basement.
- New development should be allowed. We pay privately for insurance and understand the risk of property damage. I agree with no full basements that would be completely submerged with your head under water in the event of a flood. But new construction and basements should be allowed provided the DFE is less than 1M above the basement floor.
- I can understand not allowing subdividing and creating more density, but whether it is a 1500 sq ft single family home with one family occupancy, or a 2500 sq ft home doesn't change anything."
- As long as the owners of properties are aware of the risks involved then they should be able to do as they wish on their own properties within limits of course. They should still have to meet the regular building guidelines. They could be restricted to no bedrooms below a certain level. But if a homeowner in the High Hazard area would like to build a secondary suite or increase the size of their footprint, I believe they should be able to do that. Whether such a development is insurable is up to the owner to risk assess. I fail to see the logic in telling a homeowner that they cannot knockdown their existing old 1500 square foot home in the high hazard flood fringe and replace it with a sturdier, higher, drier, 2000 square foot home. How is that hurting any other Calgary citizens. Lastly, there are empty 3/4 acre lots on Bow Cres. And this bylaw proposes to restrict any new building on them. That is extremely unfair.

- "High Hazard Flood Fringe is an INVENTED designation that would not be an issue if:
    - The Province of Alberta/TransAlta agreement for controlling water levels at the Ghost Reservoir is not considered a temporary agreement. The reality is it is not temporary. If this agreement is terminated by Province and we experienced a 2013-type event at some time in the future, even the Province would not have enough money to cover the lawsuits; and
    - The City of Calgary (perhaps the City's Engineering Department) refuses to support citizen initiatives and lobby the Province to build the necessary infrastructure to limit high water flow rates to 863 cubic meters/second. This has been, and continues to be, one of the more confusing parts of recent City initiatives involving management/operation of the Bow River."
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the High Hazard Flood Fringe areas are appropriate. The High Hazard Flood Fringe areas should still be considered the floodplain which belong to our rivers & creeks during very high water events. Regulations, as suggested above, should acknowledge that these areas are likely to be flooded at some point in the future, regardless of upstream mitigations. Any developer and potential homebuyer should be informed of this risk. The risks associated with living and building in these High Hazard Flood Fringe area should be borne only by the landowner and not be transferred to the general public.
- "I am assuming that replacing existing buildings does not allow replacing any living spaces below DFE and that no ""new"" living spaces means no living spaces below DFE period!
- Why would the City continue to allow any living spaces below DFE?"
- "For 12 years since 2013, houses around us have changed from about 1000 sqft footprints to many very large homes of over 4000 sqft. with added large garages and outbuildings. Their footprints are massive, while those of us who renovated our older homes maintained a small size. Now we are being told that new buildings should "" not increase the building footprint and not increase the obstruction to the floodwaters"". Funny, but when we objected to the massive new builds around us, we raised the concerns about obstruction of floodwater, but that was not deemed important and DPs were approved.
- Now it seems that WE should be restricted amidst all of the new homes? If we had known that, we would have been better off to immediately tear down a perfectly good home & replace it with something much larger, if only to capture future land value.
- Instead of limiting, look at the contextual building around a property. Limiting some now AFTER allowing 12 years of huge, makes no sense."
- Worrying about increasing recreational / restaurants etc building in this area as if water is strong may trap people when they are unaware and attract people when flood in progress as a habitual place to go...
- "The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is their decision, not the city's. The area should remain as Flood Fringe building code. I to am a water resources engineer and I understand the assumptions and interpretations involved in mapping flood zones and these maps are too punitive.
- Additionally in Bowness a small number of residents who live on the river spoke out against the city's flood barrier. They do not speak for the entire neighbourhood and their actions have left the rest of the neighbourhood at risk. Instead of the city acting as if the neighbourhood is a lost cause, I would like to see the city propose new solutions to mitigate the likelihood of flooding, including reinstating a flood barrier solution or raising the elevation of Bow Crescent NW to protect the neighbourhood."
- Rules about fencing need to be specifically included.

- As above.
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc
- While the definition of high Hazard Flood Fringe is base on a water depth of 1m or a flow velocity of 1 m/s during a DFE, as it relates to residential buildings in Bowness, this area is essentially only defined by water depth and the floodway is the area that is defined by velocity. I would welcome the City of Calgary to present to me a velocity model with a residential community that accounts for buildings and trees and the complex flow paterns that can model flow velocity with sufficient precision. Residents in the HHFF will require evacuation and cannot remain living in thier homes in a DEF. The primary policy response in this area should be focussed on evacuation. To assure residents safety and enable them to secure thier property and limit financial damage, the operation of the upstream dam should be used to attenuate the peak flow in Calgary to 800 m3/s while the reservoir fills for at 18 hours or until the reservoir reaches 90% of FSL.
- Calgary has developed flood protection upstream.
- "If the building relates directly to river use, then it should be exempt.
- Boathouse, surf shack, fire rescue hall, etc"
- These restrictions severely limit my ability to develop and utilize my land which is located within the high hazard flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land.
- As long as the building code only allows for single family dwellings (Bow Crescent).
- This seems to suggest currently vacant lots could not be developed. Which is obviously not sensible.
- <redacted due to spam comment>
- Again, this is ridiculous, That one cannot build on an empty river lot or replace a very small hundred-year-old home with a modern day sized house.
- I agree with most of the regulations as-is, but believe the second point of only replacing existing non-residential structures is slightly too strong. While I believe commercial ventures should also not be permitted to be built unless being replaced, new recreational use areas (e.g., parks, skate parks, playgrounds) should be permitted. Especially if a building is torn down and not replaced, the “new” default for those areas should be a recreational area for Calgarians to use and enjoy.
- In our area, some folks have small older homes on larger lots, not equitable to set future development of a new build to the size of existing structure, the city need to look at more equitable option for all home owners, based on lot size, not current building size.
- "Additions should be allowed, otherwise tiny homes cant be the same size as the neighbor. I would suggest move to 10% or 2000 sq ft footprint for a single dwelling, whichever is larger.
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have."
- People can take responsibility for their own building.
- As above
- Far too restrictive! Overall a total over reaction to the 1/100 year event. Furthermore, the management of upstream dams is far more effective since 2013.

- This is crazy. Prohibiting increases in the footprint is completely unreasonable, when there are antiquated structures from the 1930s in place. These regulations could limit 1 acre lots to less than 1000sqft of living space while limiting it to a single unit or suite. In a modern environment that is nonsensical.
- "requires review - this does not make sense:
- ""New buildings or structures cannot be built in the High Hazard Flood Fringe, except:
- [...]
- Is a legally existing structure used for an acceptable non-residential use, such as outdoor recreation or park space; AND""
- prior to adoption of what bylaw? I realize this is a draft survey but I don't feel there is complete info yet. is there a full copy available of what we are actually talking about?
- doesn't include outside storage stipulations although the rule above and below does."
- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough mitigation has been performed. The information has been relayed.
- Consideration that minor upgrades should be allowed to secondary suites but not allow complete rebuilds. The primary property may be upgraded or rebuilt.
- Should not be able to replace a building in the high hazard fringe
- Makes sense. I wouldn't want to build or live or have a business on a flood fringe.
- "Seems good overall
- However, there should be requirements for property owners to notify any residents annually who are either living or renting space below the defined DFE so they are aware of the risk and potential evacuation procedures; this responsibility should rest with the property owner/landlord"
- I am ok with this regulation. It's in the fringe area, and not within the floodway.
- "I would encourage the city to have the public hearing to update the by-laws ASAP as re-development and densification in Bowness is occurring rapidly.
- I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take."
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- High hazard flood fringe regulations are appropriate provided enforcement is strong.
- Would like to see what experts say
- Insurance and government bail outs should not be available to help people who do not pay attention to advice and nature
- Not needed

Please select the statement which matches your opinion on the proposed Flood Fringe regulations. Provide any additional comments.

- "I understand that no full living suites should be allowed below the DFE - the loss of one's entire residence would create a society issue and commercial profit should not be made off of the risk. However if I choose to accept the

risk that I lose some toys, gym equipment or Christmas decorations in a basement ... that should be my choice and my problem. I am free not to put anything valuable in the basement. The risk of bedrooms in the basement is easily mitigated by requiring flood alarms or other safety measures. No permitted basements creates a far more likely danger of people sleeping in unfinished basements without proper windows which is a huge fire risk.

- Should density restrictions be considered with respect to evacuation plans? Single dwelling to duplex ... sure ... but multi story residential? Are there bottlenecks to evacuation routes like in Bowness?"
- Same comments as above
- Same comments as above apply
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the Flood Fringe areas are not strong enough. For example, Hazardous Goods, such as chemicals, fuels, and similar items should NOT be allowed to be stored outside of a building located in a Flood Fringe area unless that storage is secure and above the DFE. The risk of these items being washed into the river during high water is too great, and the consequences would be borne by the wildlife that rely on the riverine ecosystem and everyone living and working in the watershed, including those hundreds of kilometres downstream.
- Apply same regulations as high hazards flood fringe. There is very little undeveloped land in the flood fringe within the city limits. I would like to see the city facilitate their designation as parks.
- Again, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river.
- Rules about fencing need to be specifically included.
- Construction continues, as previously stated above.
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc
- As above, these regulations do not improve resident safety or public damage. At best they can reduce the financial liability of a flood event for the resident. Residents in this area also will require evacuation as they will not be able to safety remain in even a groundwater flooded home. Safety is assured through controlled evacuation, not regulations. If a home owner wants to develop thier property and thereby accepts the potential financial risk they should be free to do so. The current regulations that have been in place since the mid 1960s requiring the main floor to be above the DFE is reasonable. These regulations will sanitize the re-development of living spaces below th DFE, even restoration or renovation of existing living spaces that have been damaged in a flood. These regulations are also highly inequitable and punitive for residents in Bowness , as we are the only community to have homes in the HHFF and the unprotected flood fringe.
- Calgary has allowed development in these areas. There is protection provided upstream in place.
- These restrictions severely limit my ability to develop and utilize my land which is located within the flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land.
- For Bow Crescent , only single family dwellings are allowed.
- <redacted due to spam comment>

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- Same comment as I made before, “goods” seems very vague and likely would cause compliance issues for everyday Calgarians.
- Allowing basement suites in the flood fringe puts all residents at greater risk. In our older neighborhood there are narrow streets and limited parking already. Adding more loiving spaces guarantees more cars to already crowded streets and that will exacerbate issues during a flood or other emergency by making it far more difficult to get first responders to the scene and to get residents out. On my street the parking spaces are virtually all used already and if a fire truck stops on our street no other vehicles can get in or out.
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have.
- Old rules are already in place.
- As above
- unless i am reading this wrong, new living spaces are allowed below the DFE in more restrictive zones, but not in this one?
- Regulations are not strong enough because they don’t mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough has been done to remedy this issue.
- Makes sense, I wouldn't want to live on or own a house on or own a business on a flood fringe.
- Flood Fringe is being pushed too hard here. Chaparral Valley on the Eastside was not even touched in 2013. But is included in Fringe?
- Seems reasonable, but notification procedures by property owners / landowners may also be required to residents below grade, to guarantee evacuations during flood events
- Yeah, I'm ok with this level of regulation. It seems reasonable for the level of risk.
- I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- Restrictions on density should implemented
- "Hazardous good should not be stored outside of a building in the flood fringe.
- Living spaces should be the risk of the owner.. not the city."
- Please define “storing goods” better. What does that mean? How about your car- is that a “good” stored outside?
- Flood fringe regulations are appropriate provided enforcement is strong.
- No new construction should be allowed, to make areas the river can spread in flood. If this is altered, it increases flood risk downstream, increases erosion, and also increases chance of river meandering and bank instability.
- Would like to see what experts say
- Individual protection products for properties . Natural landscaping to assist in flood mitigation and potentially diverting flood waters
- The requirement to locate all living spaces above the DFE is too heavy-handed in the flood fringe given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be

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mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm.

- Please Select the statement which matches your opinion on the proposed Protected Flood Fringe Regulations Provide any additional comments.
- "It would be better to clarify that the Protected Flood Fringe applies to areas protected by a 1:100 barrier
- To simple stare 'a barrier' is misleading"
- living space below dfe should not be allowed....possible danger for vulnerable residents
- "Upstream flood mitigation and limiting the flow rate of the Bow River to 850 m3/s would have prevented the catastrophic GROUNDWATER flooding in 2013.
- Discard the the Berm proposal for Bowness as GROUNDWATER flooding is the biggest threat."
- Provided that soil conditions are suitable to be protected by a barrier. Barriers provide no additional protection for high permeability soils and will still lead to ground water flooding in place of overland flooding
- This should be the set of regulations that covers all flood fringe areas
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the Protected Flood Fringe areas are not strong enough. We believe the regulations should specify how FAR below the designated flood elevation (DFE) that living spaces may be built. Would multiple levels of basements be allowed? Would a single level of basement living space with more than 10 feet ceilings be allowed? Living spaces that are below the DFE would also likely be at risk of flooding from groundwater. Who will be liable for the risks and costs associated with living and building in these Protected Flood Fringe areas? They should be borne only by the landowner / homeowner and not be transferred to the general public. In addition, upstream mitigations and protections (such as berms) should NOT be allowed to justify additional encroachment on the river edge for development & density within flood fringe areas.
- Would really like to know where the DFE is on my area so I can assess what is likely to occur
- Appropriate assuming the barriers are effective. As yet they seem untested.
- See comments above
- Bowness has never been presented with a flood mitigation scheme that will alter the flood map in Bowness and move residential properties outside of the HHFF or the unprotected flood fringe. Neither the previously proposed Bowness Barrier, nor the current relocated Ghost Dam proposed by the province will change the flood map and enable Bowness residents to benefit from being in a protected flood fringe. Clearly the entire process has been highly inequitable and Bowness has been treated as collateral damage while other Calgary communities benefit and are not impacted by these regulations.
- "This doesn't make any sense. This suggests that you are allowed to build living space where they will be inundated by ground water and there are no rules or encumbrances in the protected area.
- ""Living spaces may be located below the designated flood elevation DFE. REMINDER: The proposed Protected Flood Fringe DFE is the groundwater elevation during a 1:100 river flood.""
- This needs some more thought and re-writing if you're intending to protect against groundwater flooding in this area."
- For Bow Crescent , only single family dwellings are allowed.
- <redacted due to spam comment>
- we need consistent information from city personnel, and not misleading indications of what's gonna happen or watch being proposed

- With the impacts of climate change only increasing, 1:100 year floods will become all the more common. That means allowing living spaces below the 1:100 year DFE is just asking for a safety issue. I believe living spaces should not be permitted (for new builds/re-builds) beneath the 1:100 year DFE even in the fringe area.
- You must take into account the risk of groundwater rising into basemenmt suites and putting people at risk. The river barriers can protect against overland flow but not against rising groundwater and that is the biggest risk for people living below the flood level. Current planning "strongly recommends" not allowing bedrooms or suites below the flood level but with severe weather events increasing globally this is risking an easily preventable disaster.
- "The protected flood fringe does not account for i) groundwater flooding ii) failure of the infrastructure or failure to close all of the gates or put up the barriers at eau claire.
- Basement living spaces should be allowed only if DFE is less than 1M above the floor level of the living space"
- Just think about the people first!
- IF there is protection, then there should be fewer limitaions and rules.
- Calgary has had several catastrophic environmental disasters. In each case every citizen, indeed every Albertan has been hit with tremendous insurance rate hikes. These rate hikes can be mitigated through bylaws and construction codes and should be mitigated through regulations. This is an opertunity to prevent the next disaster from being catastrophic. Storms happen and making every Albertan pay for a select few living below potential flood level, (or even reconstruction below the flood level is foolish, absurd and irresponsible leadership. We have the ability to have government expropriate property and return it to riparian area and wildlife habitat. The usage of expropriation would be an investment in all Calgarians future.
- Enough has been performed to remedy this issue.
- Makes sense, there is lower level of risk, which has been mitigated.
- Protect more flood fringe communities, I pay just as much tax as persons having retaining walls built elsewhere.
- Without knowing what the proposed DFE might be it's hard to comment for sure if the regulations are appropriate.
- Again, regulations good, but notification of residents of risk and evacuation procedures still needed, or they will become complacent. Notification requirements should be for landlords/property owners
- These regulations seem appropriate
- I understand that the definition of Protected FF means that the Proposed flood mitigation strategy for Bowness that includes the Relocated Ghost option and a 1:20 flood barrier would not impact the mapping for Bowness properties (because the reservoir is not 100% dedicated to flood mitigation). Given the aforementioned, I would encourage the city to advocate for a change in flood mapping methodology so the TransAlta Modified Operating agreement and the implementation of additional upstream storage on the Bow River reduce the area of Flood zones (HH and FF) and introduce some Protected flood Fringe.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- No new living spaces below protected flood fringe. Risks will increase with climate change.
- "I am concerned by the Nose Creek Area. The development around nose creek as it approaches country hills blvd is concerning- it looks like heavy equipment is very close to this creek. What is the impact on the creek and flood plain, and wetland and animals with all the construction activity?
- Your regulations talk about the final output (building, addition etc), but what about the act of demolition or construction? Can building equipment block or be on these risk areas? Are we concerned by construction activity in a flood area, proximity to wetland, animals, the environment overall?"

- Protected flood fringe in Calgary is dependent on active management of flood mitigation infrastructure (e.g. in-time placement of flood barriers and pro-active reservoir operation). Given the risk of infrastructure failure of active flood mitigation infrastructure over the period where the regulations will be in place; some level of regulation would be appropriate for protected flood fringe. Increased flood damage risk within the protected flood fringe should be discouraged.
- "These are areas already built up.
- However, building should be raised whenever possible. And flood protection devices like back flow preventer and waterproofing should be done whenever practicable."
- Community supports should not be used by the stupid when needed by the majority. Darwin's principle
- Living spaces below the DFE in the protected flood fringe should be allowed. Afterall, these parcels are protected to the level The City has decided is sufficient.

In-person comments from public events

Protected Flood Fringe

- IS the DEF in the LUB? Flood Map? On the title?
- without the ground water DFE values and a good understanding of the groundwater modelling I can neither support nor oppose this proposal

Floodway

- Accessory Buildings removed? Will this be enforced if in the 6m setback?

High Hazard Flood Fringe

- There is NO recognition of the Trans-Alta agreement or Ghost headgate changes those regulations
- why no recognition of TransAlta agreement enshrine in legislation
- City should have very little say where risk is completely assumed by homeowner

Flood Hazard Area proposed regulations

- can I build a basement meant to flood instead of floodproof/water tight?
- When will we know what the DFE is?
- Will the actual draft LUB be shared?
- sq footage? Does this mean a second storey?
- would a basement suite in existing footprint fit here?
- DP in Sunnyside - doing a new build. What to expect with applications since zone will change? I'd prefer to build to PFF but know DP's are taking about 6 months

Groundwater proposed regulations

- Groundwater does not pose a safety risk. Owners should make their own decisions regarding protecting their property. Inform but don't regulate
- How to tie weeping tile drain into storm sewers if dealing with additional groundwater pumping?
- how does this impact insurance rates for everyone including people not in the various areas of the city?
- what is proper foundation drainage for a walk out basement?
- How do we find out our GW DFE? What format is it in? do I need a survey/ know geolectic?

- Thank you for the incredible work that has gone into SR1 and updating the mapping to reflect the mitigation effects of SR1.
- We need to lean on the insurance industry to catch up. Our broker indicated that the underwriters will not adjust premiums to reflect the rediced flood risk from an operational SR1. Thanks!
- How might this impact insurance?
- This makes sense
- When will we know what the DFE is?
- seems like things people would do anyway
- Is the City approaching insurance companies as to how they will use this data?
- Elbow River has SR1, Sunnyside has a berm (on public property) Bowness? We want equitable protection
- I'm happy that the City now recognizes a flow rate of 800m2 as beign a limit to avoid flooding bowness
- Did the city incorporate core drilling analysis done in Bowness into their hazard mapping?
- Will the city approach the federal government regarding their proposed program to assist uninsurable flood risk homes?
- I'm happy that the City finally agrees that groundwater is a big issue
- What else can we do?
- can it be water tight if you put in a sump?
- How to "water tight" what does this mean? Do you need to damp proof / tyvek?
- Faster Greater adoption of nature based solutions
- less engineered erosion protection
- upstream protection that is decentralized works with nature
- Jumping Pound storage dam?
- TransAlta presentaiton on water mgmt and storage needs
- do we have a land use bylaw? Floodway control applies to current free for all open concept zoning
- please advocate for 1:100 protection and max flow rate of 800 m3/sec
- I have been designated as a flood fringe in <Redacted due to personally identifying information> I'm worried about my home insurance going up.

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Flood Resilience Land Use Bylaw Amendments

IP2026-0212

2026 April 15

Recommendations

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 June 23 Public Hearing Meeting of Council; and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 5).

Previous Council Direction

UCS 2017-0266
That Council direct Administration to:

5. In alignment with Provincial mapping and policy updates, conduct further investigation on land use policy and building regulations for areas prone to flooding.



Flood mapping & land use regulations

The Province:

- Make standardized overland flood hazard maps
- 1-in-100 or 1% chance flood event
- Does not regulate land use or development

The City:

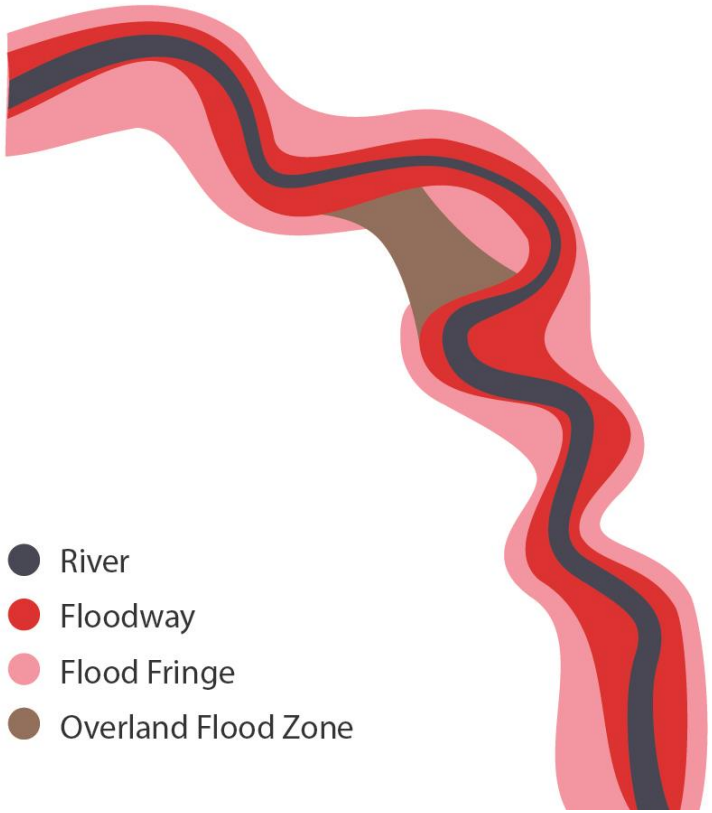
- Create flood-related policies and regulations
- Set zones and regulations in Land Use Bylaw
- Apply Bylaw and policies to applications
- May add overlays for community-specific risk
- Update policy / regulations for new information



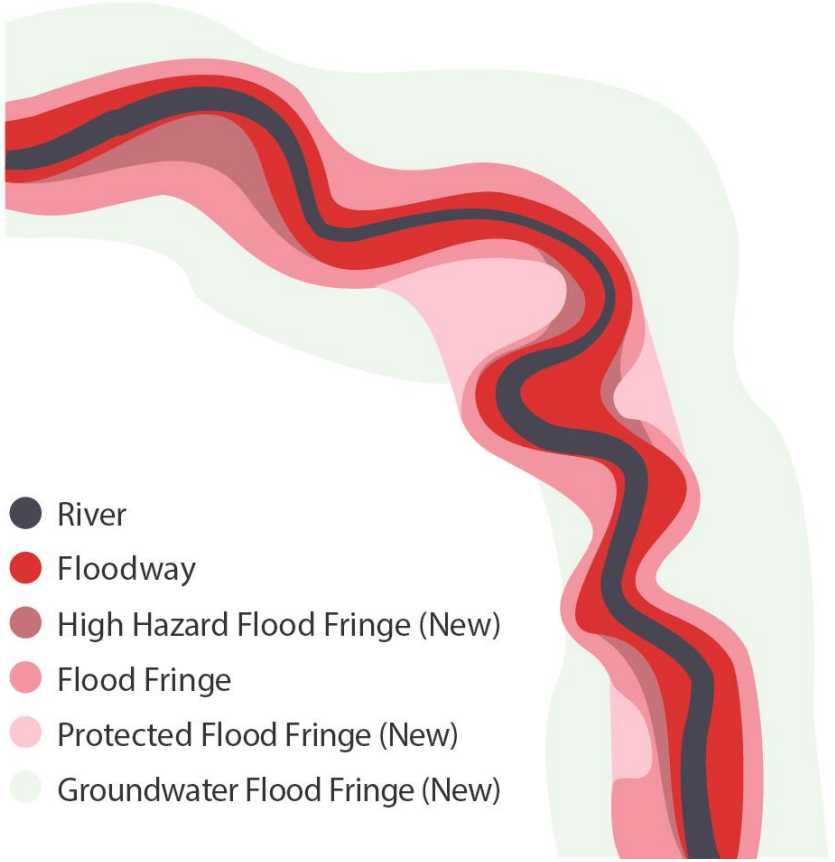
What's Changing with Flood Mapping

Old (1983) and Updated (2026) River Flood Map Areas

1983



2026



The new map:

- Better reflects flood risks and mitigation
- Results in overall less risk, more developability
- Keeps Calgarians safer, by providing clarity about risks and how to develop safely

Key Changes to Flood Resilience Regulations

Higher flood risk
Public & building safety risks
Minimize exposure and damages
Support resilience

Lower flood risk
Building damage risks
Support resilience

Floodway



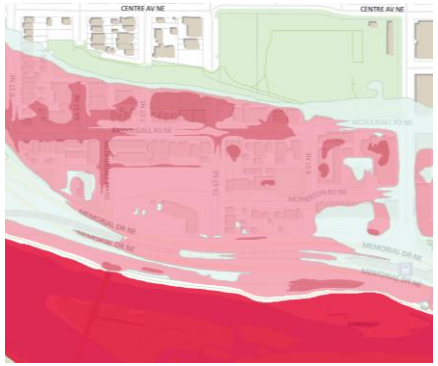
8

High Hazard Flood Fringe *new*



282

Flood Fringe



337

Protected Flood Fringe *new*



1592

Groundwater Flood Fringe *new*



8120

Key Changes to Flood Resilience Regulations

Floodway



Still no new development

High Hazard Flood Fringe *new*

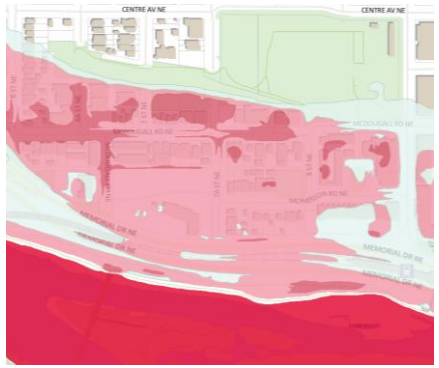


No added density

No living spaces below flood elevation

No increases to building footprints

Flood Fringe



No living spaces below flood elevation

Protected Flood Fringe *new*



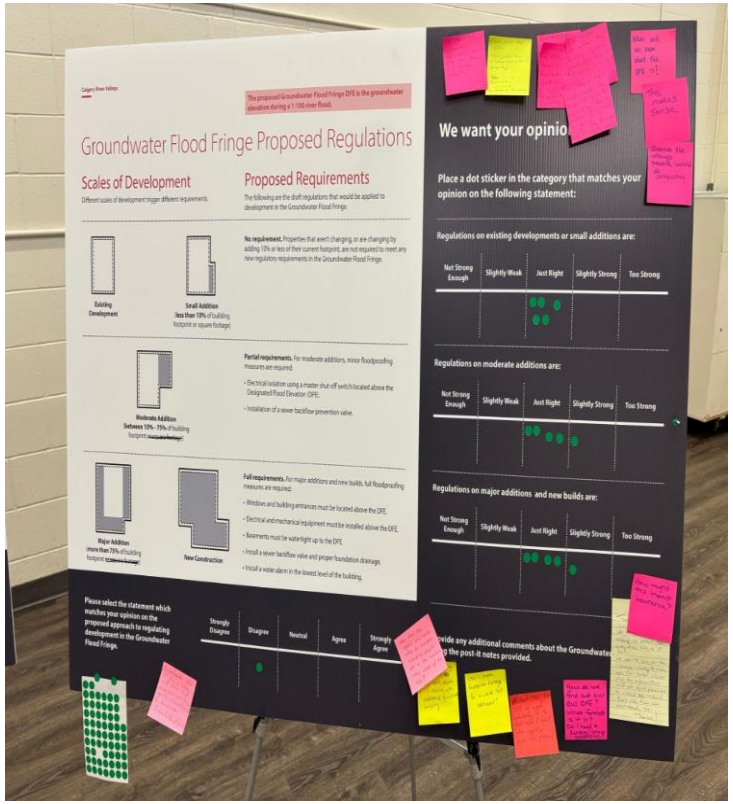
New development must floodproof basement

Groundwater Flood Fringe *new*



New development must floodproof basement

Public engagement informed recommendations



Q2 2023

Stage 1
Values and priorities

Q1 2024

Stage 2
Draft mapping and regulatory direction

Q4 2025

Stage 3
Final mapping and draft regulations

1000+
unique contributions through 3 Engage Portal surveys

5
Public virtual information sessions

10
In-person engagement sessions

20+
organizations engaged through 6 engagement sessions for interested parties



Implementation

- ✓ Public Facing Materials
- ✓ Administration Readiness
- ✓ Public notice and virtual information sessions

Recommendation

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 June 23 Public Hearing Meeting of Council; and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 5).

Planning & Development Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0337

Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002 - IP2026-0337

PURPOSE

The purpose of this report is to recommend that the capital and operating investments required for the "Saatoohtsi Phase 1" Growth Application within the Saatoohtsi Area Structure Plan (ASP) not be considered in the prioritization of investments for the 2027-2030 Business Plans and Budgets.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, required to enable this Growth Application (GA2026-002); and
2. Direct Administration to not consider the capital and operating investments needed to enable this Growth Application (GA2026-002) in the prioritization of investments for the 2027-2030 Business Plans and Budgets.

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendations of this report. Taking additional time for Administration and the applicant to work collaboratively will allow for a more comprehensive application to be brought forward at a time when this area is better positioned for growth.

HIGHLIGHTS

- It is not the right time for the investments required to enable this Growth Application to be considered in the prioritization of investments for the 2027-2030 Business Plans and Budgets, as the application generally ranks unfavourably against Growth Application evaluation factors.
- This Growth Application would represent the first phase of development within the recently approved Saatoohtsi ASP, beginning both an immediate and perpetual commitment by The City to build, operate and lifecycle the infrastructure necessary to support growth, in addition to providing ongoing services to future residents.
- This Growth Application would enable 2,000 homes in the South Sector of the city, an area with seven active new communities and six to eight years of serviced land supply.
- Enabling this Growth Application requires investment in storm and sanitary infrastructure, the costs and extent of which are still being determined.
- This Growth Application is generally unfavourably located and connected to existing amenities and services considered in the Growth Application criteria.

- Mobility capacity for 2,000 homes can be achieved through developer-funded improvements. Development beyond 2,000 homes through a future Growth Application will require significant investments in mobility infrastructure.
- The sanitary solution proposed by the applicant for these 2,000 homes was originally intended for the full build out of the ASP and would be oversized for the proposed development. This would lead to operational challenges and additional maintenance costs. Additional work is required to determine a sanitary solution that aligns with proposed development staging and meets operational needs before Administration can confirm the capital investment required to enable this Growth Application.
- Given the above, Administration recommends continuing to work with the applicant to understand the design and timing of City investments necessary to support a thriving, multi-phase community, and to return in a future budget year for funding consideration.

DISCUSSION

Evaluation Overview

Investment in new communities continues to play an important role in supporting Calgary as an attractive and affordable place to live. Guidance for how Growth Applications are evaluated is set out in section 5.2.2 of the Municipal Development Plan (MDP) and section 4.3 of the New Community Planning Guidebook. New community growth decisions are made in consideration of both benefits and costs brought about by the development.

A full summary of all Growth Applications received since 2023 can be found in Attachment 2.

Growth Application Evaluation

The subject site is in Community A within the Saatoohtsi Area Structure Plan. The initial applicant submission was received on 2025 December 22, with a complete application received on 2026 February 19. The application was evaluated by Administration according to the criteria published at www.Calgary.ca/GrowthApplication (an evaluation summary is available in Attachment 3).

Policy Alignment

- The site is located west of the community of Legacy and east of the community of Pine Creek. The site is separated from these areas by barriers such as waterways, grade changes, major roadways and railways.
- The Growth Application is unfavourably located and connected to schools, transit hubs and employment centres, while favourably located to the Legacy Community Activity Centre. When complete, it will be favourably located to the Belmont Recreation Centre.

Market Supply and Demand

- This Growth Application would increase approved - not yet serviced land supply in the South Sector by approximately one year.
- The South Sector currently includes seven new communities at various stages of development, supporting six to eight years of serviced land and three to five years of approved but not yet serviced land.

- As of 2025 May, Calgary currently has seven to 10 years of serviced land supply. Serviced land supply is above the targets identified in the Growth Application land supply criteria as well as in the MDP. See Attachment 4 for more details.

Finances & Infrastructure

- Growth beyond the initial 2,000 homes will require significant mobility infrastructure investment of approximately $313 million, which includes a half interchange at Macleod Trail S and Highway 552, a flyover of Pine Creek and two grade separated active mode crossings. The area will also benefit from the Macleod Trail S and 210 Avenue S interchange. Additional details are included in Attachment 3.
- This Growth Application will require investment of $2.4 million for stormwater. Water servicing will be provided through developer funded infrastructure.
- Additional work is required to confirm the sanitary infrastructure investment needed to enable this Growth Application, which is currently estimated by the applicant at $7.7 million. Collaboration with the applicant is required to confirm a sanitary servicing solution that aligns to the proposed developer phasing, meets design standards and supports operational needs.
- If this Growth Application were to move forward, this Growth Application is modeled to generate approximately $6.8 million in annual revenue and $44.8 million in levies at full build out (for all infrastructure types).
- The New Community Incremental Operating Cost Model (IP2023-0981) projects tax and fee revenue will exceed incremental direct and indirect operating costs in year one and throughout the build out period. Asset lifecycle costs are not included in the cost model.

EXTERNAL ENGAGEMENT AND COMMUNICATION

☐	Public engagement was undertaken	☒	Dialogue with interested parties was undertaken
☐	Public/interested parties were informed	☐	Public communication or engagement was not required

Public engagement for the overall vision for development in this area occurred during the Saatoohtsi Area Structure Plan process. Further engagement on specific projects then occurs at the land use and outline plan stages. Information on the Growth Application process, and on individual applications, is shared on www.Calgary.ca/GrowthApplication. See Attachment 5 for Applicant Submission.

IMPLICATIONS

Social

Supporting a reliable supply of serviced land for new community development means Calgary's growing population will continue to be well-served by a variety of housing options. Without this Growth Application, land supply levels remain sufficient to meet current and projected demand.

Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002 - IP2026-0337

Environmental

New community growth typically leads to higher greenhouse gas emissions, increased climate risk and greater loss of natural assets compared to redevelopment in established areas. Through the review of outline plan, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and Area Structure Plan policies. Given limited connectivity, travel for future residents may be reliant on motor vehicles. This corresponds with higher per household emissions. Future phases of growth within the ASP would improve pathway connectivity and the Red Line LRT extension to 210 Avenue South is a long-term (10-30 years) opportunity to improve mobility choices.

Economic

Enabling new community development creates jobs, boosts economic activity and can support housing affordability. Ensuring this growth matches up with The City's ability to reliably fund infrastructure and services reduces financial risks to The City and Calgarians. Given unresolved questions on sanitary servicing, there is higher financial uncertainty with this application.

Service and Financial Implications

New operating funding request

If Administration's recommendation is supported, there are no anticipated operating investment impacts to the 2027-2030 Business Plans and Budgets.

If this Growth Application were to be approved in budget, base tax-supported operating funding of approximately $0.22 million would be required starting in 2028 and would require base tax-supported operating investment of $3.4 million (Attachment 3) by full build out, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981).

New capital funding request

Confirming the initial capital investment required to enable this Growth Application requires additional collaboration with the applicant. If approved, estimates by the applicant suggest a total capital investment of $10.1 million required in the 2027-2030 Business Plans and Budget for enabling utilities infrastructure (Attachment 3). However, this value requires confirmation of a supportable sanitary servicing solution. An estimated $338.2 million will be required in future Business Plans and Budgets for investments in mobility and emergency response infrastructure to support ongoing growth in the Saatoohtsi ASP and the broader South Sector. A portion of this cost would be funded by levies, pending an update to the Off-site Levies Bylaw.

Future Investments

New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure and services. Since 2024 November, twelve Growth Applications with capacity for 15,400 homes have been approved that will require an estimated $1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City

infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

RISK

There are several risks specific to this Growth Application:

This initial phase of 2,000 homes in an isolated area of the city, while the South Sector shows strong development activity across seven active communities. Given above target land supply levels, approval of this Growth Application would raise the risk of slower buildout across all new communities, making less efficient use of existing and planned infrastructure investments.

The risk of a development pause in the ASP is significant given the amount of capital funding required to develop beyond 2,000 homes and the reality of The City's unfunded capital needs. A pause would lead to less efficient use of infrastructure, alongside reduced quality of life for residents given limited local services and limited connections to surrounding amenities.

Moving forward and considering a Growth Application in budget prioritization without a supported sanitary solution creates a risk that future servicing requirements will change and capital costs will be higher than expected. The current proposed solution will result in challenges for operations and maintenance and may impact customer service levels. Administration is committed to working with the applicant to arrive at servicing and infrastructure solutions.

For additional information on broader risks for new community growth, see Attachment 6.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Growth Applications
3. Application Overview
4. Overview of New Community Land Supply
5. Applicant Submission
6. Risks Analysis for Growth Applications
7. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Les Tochor	Corporate Planning and Financial Services	Consult
Michael Thompson	Infrastructure Services	Inform
Doug Morgan	Operational Services	Inform
Katie Black	Community Services	Inform
Reid Hendry	Chief Housing Officer	Inform

Author: K Wishlow, City and Regional Planning

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to the Growth Application considered in this report, as well as new community growth decision-making in general.

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July 25 (IP2023-0559), and involves assessment of alignment with City policy including proximity to amenities and services, market demand and supply, and finances and infrastructure.

Growth Applications use a responsive application-based model, with final decisions on capital investments made through the Business Plans and Budgets process. Growth Applications that only require operating investment to enable development may be approved outside the Business Plans and Budgets process. Semi-annual briefing notes on Growth Application development activity and cumulative investment are also provided to Infrastructure and Planning Committee.

The record of Council decisions on other individual Growth Applications can be found through the semi-annual briefing notes and Council minutes.

Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2026 February 24	IP2026-0086	**An Introduction to New Community Growth Applications** Council was provided with a primer on how The City makes new community growth decisions, for the corporate record. A semi-annual Growth Application briefing was also provided through this report.
2025 November 10	C2025-0901	**2026 Budget Adjustments to 2023-2026 Services Plans and Budgets** Council approved operating and capital investments for one Growth Application.
2025 June 24	IP2025-0535	**Citywide Growth Strategy: Changing Approval Timelines for Operating Cost Only Growth Applications** Council directed Administration to adjust the Growth Application process to provide the ability for Council to consider approving, at any time, Growth Applications that initially trigger only operating investments. Five (plus one partial) operating cost only Growth Applications were approved simultaneously.
2025 June 4	IP2025-0516	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.

2025 February 27	IP2025-0055	**Growth Applications Lessons Learned** Update on continuous improvement to the Growth Application process. Council approved an amended direction to have Administration bring an update back on approval timing for operating cost only Growth Applications: *"Direct Administration to provide an update to the Infrastructure and Planning Committee on fundamental change 2C referenced in Attachment 3 by end of Q2 2025."*
2025 January 8	IP2025-0054	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.
2024 November 5	C2024-1097	**Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets** Council approved operating and capital investments for four Growth Applications and confirmed funding of the North Calgary Water Servicing Project.
2024 June 12	IP2024-0718	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.
2023 October 17	IP2023-0924	**Citywide Growth Strategy: Growth Applications Fee Adjustment** Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).
2023 July 25	IP2023-0559	**Citywide Growth Strategy: New Approach to Growth Applications** Council approved the redesigned Growth Applications system, which introduced changes and improvements to the approach for strategically evaluating new community growth. As of 2023 August 1. an applicant can apply at any time, but final decisions will be made through the Service Plans and Budgets process in November of each year. As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans via bylaw amendment, and the growth application process was added via bylaw amendment to the New Community Planning Guidebook.
2022 September 20	C2022-1057	**Motions Arising on IP2022-0545 Citywide Growth Strategy** Council provided direction on how to proceed with redesigning the New Community Business Case process.
2022 July 26	IP2022-0545	**Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle** This report provided Council with recommendations of growth-enabling investments and new community growth areas ahead of the 2023 – 2026 Service Plan and Budget process. Eight new community business cases were recommended for consideration at budget time, all eight were subsequently approved.

Bylaws, Regulations, Council Policies

Growth decisions and authorities are governed by the following policies and regulations.

Municipal Development Plan, 2020

In accordance with the Municipal Government Act, Calgary's Municipal Development Plan (MDP) provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous Economy and Strategic Growth.

Section 5 of the MDP provides direction on strategic growth to achieve the best possible social, environmental, and economic outcomes. Section 4.3 of the New Community Planning Guidebook (Volume 2, Part 1 of the MDP) contains policy guidance on the development, design and implementation of new communities, including policies that set out the applicability and evaluation considerations for Growth Applications.

Summary of Growth Applications

This attachment provides summary tables outlining the status, proposed housing supply and capital and operating investments required for Growth Applications submitted since intake began in 2023 Q4, as of the date of this report.

- Table 1 is a high-level summary of all Growth Applications submitted;
- Table 2 provides information on funded and approved Growth Applications;
- Table 3 provides information on Growth Applications pending consideration for the 2027-2030 Business Plans and Budgets;
- Table 4 provides information on Growth Applications under review, alongside applications where Administration continues to collaborate with applicants on planning for servicing; and
- Map 1 shows Growth Application locations.

Additional capital and operating investments, beyond those noted here, will be required in future years to support continued growth and community completion. Capital and operating investment amounts are subject to change through project refinement and through the Business Plans and Budgets process. Some capital investments may serve more than one Growth Application.

Table 1: Summary of Growth Applications Submitted since 2023 Intake

Growth Application Status	Proposed Homes	Capital Requirement ($M)			Operating Cost Requirement ($M)		
		Initially		Future Growth (Unfunded)	Year 1		At Buildout (Unfunded)
		Funded	Unfunded		Funded	Unfunded	
Approved (as of 2026 March)	16,225	205	0	990	2.57	0	14.98
For Budget Consideration	15,150	-	353	815	-	0.68	21.40
Continued Collaboration	0	-	0	0	-	0	0
Under Review	4,910	-	10	763	-	0.25	4.82
TOTAL	**36,285**	**568**		**1,771**	**3.50**		**41.20**

Note: Some capital requirements appear across the approved, pending and under-review Growth Applications. To avoid double-counting, these shared requirements have been included only once in the total calculations. Please note totals in this attachment may not add due to rounding.

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Table 2: Growth Applications Approved since 2024 November (Initial Capital and Year 1 Operating Costs are Funded)

Map ID	Growth Application	Proposed Homes (Current Absorption) *(Note A)*	Capital Requirement ($M) *(Note F)*		Funding Source ($M)			Operating Cost Requirement ($M)	
			Initially (Funded)	Future Growth (Unfunded)	Off-site Levy Funded	City Funded	Utility Funded *(Note B)*	Year 1 (Funded)	At Buildout (Unfunded)
1	Growth Application in the Keystone Hills Area Structure Plan (Ward 3) GA2023-003, IP2024-0567 (Prairiesong)	2,400 (0)	11	0	0	0	11	0.01	1.65
2	Growth Application in the Belvedere Area Structure Plan (Ward 9) GA2024-001, IP2024-0568 (Liberty Stage 2) ***(Note C)***	450 (0)	110	381	214	105	172	0.01	0.20
3	Growth Application in Belvedere Area Structure Plan (Ward 9), GA2024-006, IP2025-0198 (Stoneyview) ***(Note C)***	1,100 (0)	0	425	143	102	180	0.29	1.22
6	Open Business Cases in the Belvedere Area Structure Plan (Ward 9) IP2024-0565 ***(Note C)***	2,200 (0)	170	389	214	105	240	0.56	0.73
7	Growth Application in Belvedere Area Structure Plan (Ward 9), GA2024-005, IP2025-0196 (Enright Choice South Belvedere Village) ***(Note C)***	250 (0)	0	425	143	102	180	0.04	0.10
9	Growth Application in the South Shepard Area Structure Plan	1,300 (0)	0	0	0	0	0	0.78	2.15

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	(Ward 12) GA2023-004, IP2024-0461) (Hotchkiss)								
13	Growth Application in the Haskayne Area Structure Plan (Ward 1) GA2024-007, IP2025-0335 (Haskayne Damkar Highfield)	1,350 (0)	0	165	15	125	25	0.01	0.59
15	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2) GA2024-002, IP2025-0337 (Glacier A North)	2,500 (0)	24	23	24	0	23	0.58	6.49
16	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004, IP2025-0195 (Glacier B Belcourt) ***(Note D)***	1,150 (0)	0	0 ***(Note E)***	0	0	0	0.08	0.43
18	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334 (Esker Valley & the Woodlands - East portion only) ***(Note D)***	700 (0)	0	79 ***(Note E)***	0	0	79	0.13	0.45
19	Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2025-0197 (Glacier D Jayman Dunn) ***(Note D)***	1,500 (0)	0	79 ***(Note E)***	0	0	79	0.04	0.90
20	Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2025-002, IP2025-	500 (0)	0	79 ***(Note E)***	0	0	79	0.02	0.03

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	0635 (Glacier D 3D Developments) ***(Note D)***								
5	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2025-004, IP2026-0192 (Belvedere 17) ***(Note C)***	583 (0)	0	425	143	102	180	0.01	0.02
21	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003, IP2026-0027 (Glacier D Compass Square) ***(Note D)***	225 (0)	0	373	50	22	301	0.01	0.02
	TOTAL	**16,225 (0)**	**205**	**990**	**340**	**253**	**602**	**2.57**	**14.98**

(Note A) Absorption in units is based on building permits issued within each Growth Application as of 2025 December 18.
(Note B) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.
(Note C) Some Belvedere related infrastructure is required for some or all the Growth Applications. These projects have been accounted for once in the totals.
(Note D) Some Glacier Ridge related infrastructure is required for some or all the Growth Applications. These projects have just been accounted for once in the totals.
(Note E) Glacier Ridge Emergency Response Station is Funded Infrastructure after the November 2025 budget decisions; hence it is being excluded from the Glacier B, Glacier C Esker Valley, Glacier D Jayman Dunn and Glacier 3D Developments Future Growth Unfunded numbers.
(Note F) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.

Table 3: Growth Applications In Budget Consideration in 2027-2030 Business Plans and Budgets (Decisions - 2026 November)

(Note A) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.
(Note B) Sanitary Trunk Upgrade Utility project is required for both Haskayne and West View.
(Note C) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.
(Note D) Some of the projects listed for the West portion of Glacier Ridge C (GA2024-008) have already been mentioned in Table 1 as they are also required for other Glacier Ridge Growth Applications.
(Note E) Glacier Ridge Emergency Response Station is a Funded Infrastructure after November budget; hence it is being excluded from Glacier Ridge – West Portion Future Growth Unfunded number.
(Note F) The overall West View application remains in budget consideration; however Administration is currently reviewing an operating-cost only sub-application of 280 proposed homes for the eastern portion of application. The 280 homes are already accounted for in this overall total.

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) *(Note C)*		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off-site Levy Funded	City Funded	Utility Funded *(Note A)*	Year 1	At Buildout
12	Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336 ***(Note F) (Note B)***	4,200	74	123	58	113	26	0.03	3.56
11	Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2026-0189	9,600	236	346	164	84	334	0.04	16.45
17	Growth Application in the Glacier Ridge (Ward 2), GA2024-008, IP2026-0191 (West portion) ***(Note D)***	1,350	43	346 ***(Note E)***	45	43	301	0.61	1.39
	TOTAL	**15,150**	**353**	**815**	**268**	**240**	**660**	**0.68**	**21.40**

Table 4: Growth Applications in Continued Collaboration

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) *(Note C)*		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off Site Levy Funded	City Funded	Utility Funded *(Note A)*	Year 1	At Buildout
	N/A								

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	TOTAL								

Table 5: Growth Applications Under Review

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) (*Note C*)		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off Site Levy Funded	City Funded	Utility Funded (*Note A*)	Year 1	At Buildout
10	Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002, (Saatoohtsi Phase 1)	2,000	10	338	73	265	10	0.22	4.79
8	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001, (Huhn-Belvedere East Springs) ***(Note B)***	310	0	425	143	102	180	0.02	0.03
4	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-003, (Belvedere Monet)	1,100	TBD	TBD	TBD	TBD	TBD	TBD	TBD
14	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2026-004, (Glacier A Lambert)	1,500	TBD	TBD	TBD	TBD	TBD	TBD	TBD
22	Growth Application in the Glacier Ridge Area Structure Plan (Ward	830	TBD	TBD	TBD	TBD	TBD	TBD	TBD

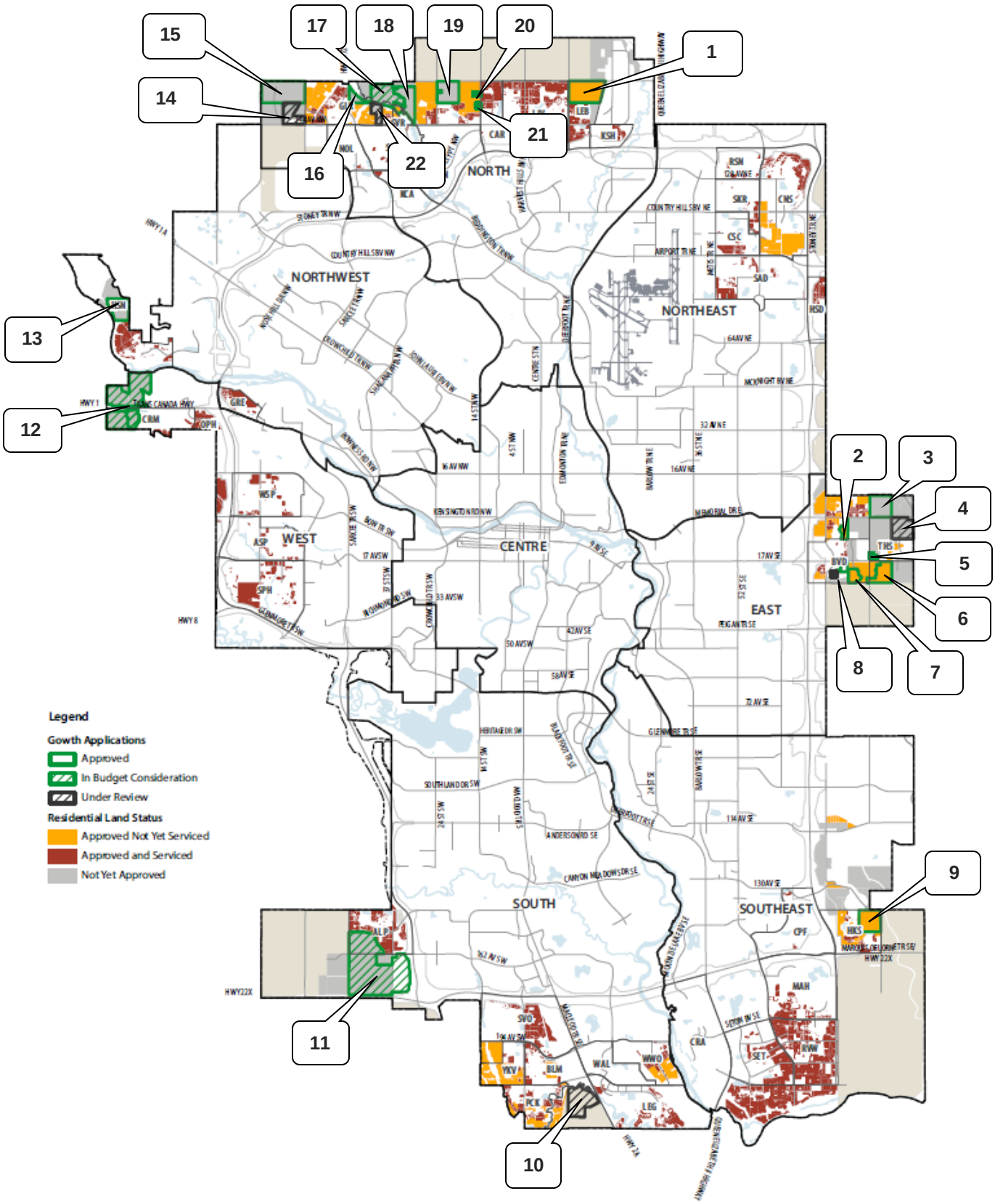
(Note A) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.

	2), GA2026-005, (Glacier Ridge Ashlar)								
	TOTAL	**5,740**	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)

(Note B) Some of the projects listed for the Belvedere Growth Application (GA2025-004) have already been mentioned in Table 1 as they are also required for other Belvedere Growth Applications.
(Note C) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.

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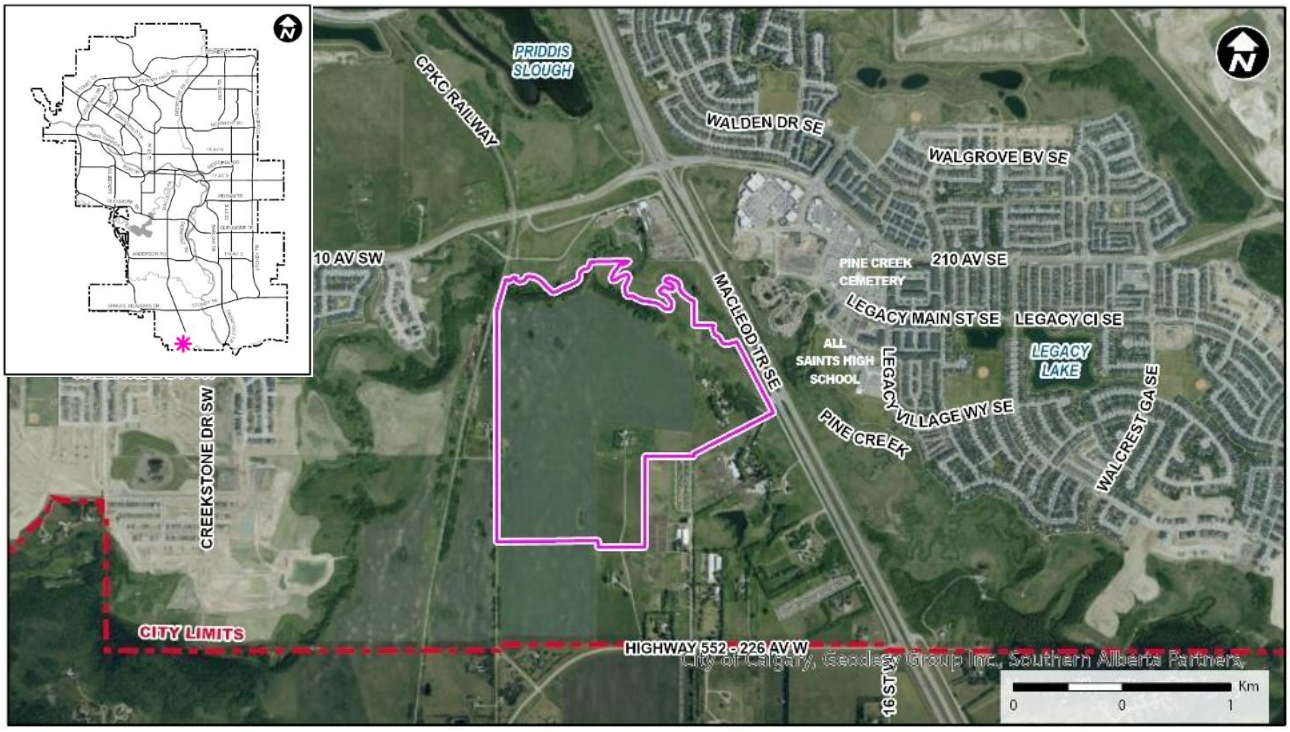
Map 1: Growth Application Location Map (Submitted 2023 Q4 to Current)



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Application Overview

GA2026-002: Saatoohtsi Phase 1



Growth Application at a Glance	
Area Structure Plan	Saatoohtsi Area Structure Plan (ASP)
Gross Area	± 91.00 hectares *(note: a portion of the area is likely to be undevelopable given proximity to the Pine Creek)*
Proposed Homes	± 2,000 homes
Commercial or Retail	± 2,790 m²

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Table 1 – Growth Application Criteria Evaluation Summary

Criteria	Administration Comments
Policy Alignment Unfavourable/ Moderate	• Located west of the community of Legacy and east of the community of Pine Creek. There are no communities to the south as this is the first Growth Application within the Saatoohtsi ASP. The Saatoohtsi ASP area borders the City of Calgary southern boundary. • While close to some communities, connectivity to these areas is limited as a result of waterways, grade changes, major roadways and railways. This will remain until future phases of growth within the ASP trigger further investments to improve mobility choices through new grade separated pathway connectivity and the Red Line LRT extension to 210 Avenue South (10-30 years away). • Unfavourably located to employment areas, public schools (All Saints High School in Legacy, 3.5 kilometres) and transit hubs (Somerset-Bridlewood LRT Station, 7.5 kilometres). Favourably located to the Legacy Community Activity Centre (2.8 kilometres). • The Belmont Fieldhouse and Library (3.3 kilometres) is under construction and is expected to be operational in 2027, at which time it will be favourably located. The aquatic component of this recreation centre is unfunded, with delivery beyond 2030. Otherwise, the YMCA Shawnessy is 8.1 kilometres away.

Market Supply & Demand
 	
Moderate
	• As of May 2025, the South Sector has:
	  ○ Seven new communities under development;
	  ○ Six to eight years of approved and serviced land (single/semi-detached and multi-residential); and
	  ○ Three to five years of approved but not yet serviced land (single/semi-detached and multi-residential).
	This is considered above target.
	• If approved, this Growth Application would add one year to the approved - not yet serviced land supply in the South Sector.

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Finances & Infrastructure (capital)
 	
Unfavourable
	In the initial 2,000 home phase, meeting subdivision servicing design guidelines will rely upon agreements with other jurisdictions, temporary mobility infrastructure and new storm infrastructure, while a sanitary solution is still being confirmed.
	
	• **Mobility:** Capacity for the initial phase can be achieved through a temporary, developer-funded signalized intersection at Macleod Trail, and access from Highway 552 to the south, subject to approval and access agreements with Alberta Transportation and Economic Corridor and Foothills County.
	  ○ Growth beyond the initial phase will require significant mobility infrastructure investments of approximately $313 million, which includes a partial interchange at Macleod Trail S and Highway 552, a flyover of Pine Creek and two grade separated active mode crossings. These future investments would primarily or solely benefit the Saatoohtsi ASP. The Macleod Trail S and 210 Avenue S interchange will benefit the area and others within the South Sector.
	• **Emergency Response:** To enable emergency response, access agreements to and from Highway 552 are required with Alberta Transportation and Economic Corridor and Foothills County before development can proceed.
	  ○ A permanent emergency response station may be required in future phases of development beyond the current application, subject to further review and analysis as part of a future Growth Application.
	• **Utility Servicing & Investment:**
	This Growth Application area requires $2.4 million in new funding for storm infrastructure and $7.7 million (unverified applicant proposal) for sanitary. Ongoing collaboration with the applicant is required to confirm a sanitary servicing solution that aligns to the proposed developer phasing and meets design standards and operational needs:
	  ○ The sanitary servicing solution proposed by the applicant was originally intended for the full build out of the ASP, and at higher densities than proposed and is not supportable. The initial phasing of development (2,000 homes) presents operational challenges and may impact customer service levels. These operational risks could remain for an extended period, particularly with uncertainties on timing and density of the remaining phases.
	  ○ Proposed developer-funded water servicing extensions may require rights-of-way through private lands, which could impact the servicing plan, development timing and costs.

Finances & Infrastructure (Operating) Favourable	• Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

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Evaluation Criteria Introduction

Growth Application evaluation criteria, application requirements and the review process are outlined for applicants and Calgarians at: www.calgary.ca/growthapplication

Policy Alignment

Guidance for how Growth Applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria strategically evaluate to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, impact City infrastructure and are financially positive for The City and the local economy.

Market Supply & Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. This helps to ensure there is sufficient land for development while avoiding overextending The City's ability to deliver infrastructure and services. As of 2025 May, there are 40 new communities in active development, with serviced land that can accommodate 84,208 homes, for seven to 10 years of supply. A further 36,971 homes can be accommodated in approved but not yet serviced lands where Council has committed to funding future infrastructure. This provides an additional three to four years of supply. These amounts do not yet reflect the Growth Application decisions made by Council in 2026 March.

For more information, please consult the Suburban Residential Growth report and Attachment 4. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Finances & Infrastructure

These criteria evaluate the impact on The City's financial position by analyzing the anticipated costs (capital and incremental operating) of the development proposed in the Growth Application, as well as the direct revenues (off-site levies, property tax, franchise fees, transit). This evaluation supports the development of financially sustainable communities where revenues are sufficient to cover City incremental operating costs. The financial impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Infrastructure Type	Total Estimated Cost ($M) [1]	Funded in 2023-2026 Budget ($M)	Funded in 2027-2030 Budget ($M)	Unfunded Remaining Required ($M)	Included in Off-site Levies Bylaw (Y/N)[2]	Levy Eligible - % [2]
Unfunded Infrastructure Required to Support Growth in the Saatoohtsi ASP, including the Growth Application Area							
Macleod Trail SW & Highway 552 Half Interchange	Mobility	90.0	-	-	90.0	N	TBD
Pine Creek Flyover (between Saatoohtsi & 210 Avenue SW)	Mobility	50.0	-	-	50.0	N	TBD
Macleod Trail SW & 210 Avenue SW Interchange	Mobility	143.0	-	-	143.0	Y	51%
Active Mode Crossing of Macleod Trail between Saatoohtsi & Legacy	Mobility	15.0	-	-	15.0	N	TBD
Active Mode Crossing of CPKC Rail between Saatoohtsi & Creekstone	Mobility	15.0	-	-	15.0	N	TBD
Saatoohtsi Fire & Emergency Response Station	Fire & Emergency Response	25.2	-	-	25.2	N	TBD
Unfunded Infrastructure Required to Enable this Growth Application							
Storm Trunk & Outfall	Stormwater	2.4	-	-	2.4	N	100%
Sanitary Servicing[3]	Sanitary	7.7	-	-	7.7	N	100%
Initial Investment Required to Enable Growth Application		**10.1**	**-**	**-**	**10.1**		
Total Cost to support full build-out of the ASP		**348.3**	**-**	**-**	**348.3**		

[1] - These are total project costs, as of March 2026 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).

[2] - Certain infrastructure identified through the ASP development is not currently included in the OSL Bylaw and is therefore ineligible for levy funding at this time. Administration will incorporate this infrastructure as part of a future OSL Bylaw update.

[3] - Costs To be Confirmed. Ongoing collaboration with the Applicant is requried to confirm a viable sanitary solution and extents and costs for any capital infrastructure.

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify investments that will be required for further development in the Area Structure Plan and broader area that will also benefit the growth application area. These investments will be brought forward in future budget cycles and provide benefit beyond the specific Growth Application.
- The total anticipated capital costs required to service this Growth Application reflected in this report and attachments are estimates only and are subject to change. The level of accuracy of project costs related to infrastructure delivery evolve throughout the stages of a project as design progresses, as construction methodologies are confirmed and as procurement strategies are developed. Infrastructure pricing is also influenced by availability of materials and contractors, and market demand.
- Administration has endeavoured to reflect the most current anticipated capital costs at the time of preparation of this report. As some of the infrastructure projects are still in conceptual and early planning stages, there is a high degree of variability. Since costs are documented at a given point in time, they may also not align with infrastructure costs that are published in the Off-Site Levies Annual Report, as these two sources are developed at different timeframes.

Table 3 – New Community Incremental Operating Cost Model Summary ($000s)

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Revenue	$ 544	$ 1,322	$ 2,322	$ 3,975	$ 4,814	$ 6,366	$ 6,462	$ 6,462	$ 6,462	$ 6,843	$ 6,843	$ 6,843	$ 6,843	$ 6,843	$ 6,843
Less: Total Operating Costs	$ (228)	$ (625)	$ (817)	$ (940)	$ (1,056)	$ (3,522)	$ (3,688)	$ (3,703)	$ (3,703)	$ (4,791)	$ (4,791)	$ (4,791)	$ (4,791)	$ (4,791)	$ (4,791)
Net Balance	$ 315	$ 697	$ 1,505	$ 3,035	$ 3,758	$ 2,845	$ 2,774	$ 2,759	$ 2,759	$ 2,052	$ 2,052	$ 2,052	$ 2,052	$ 2,052	$ 2,052

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

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Table 4 – Investments Required

	Current Business Plans and Budget	Future Business Plans and Budgets ($M)			
	2023- 2026 ($M)	2027-2030 ($M)		2031+ ($M)	
	Approved	Pre- Approved	Requires Approval	Pre- Approved	Requires Approval
15 years Incremental Operating Investment	-	-	1.38	-	32.27
Capital Investment to Enable Growth Application- City Funded	-	-	-	-	-
Capital Investment to Enable Growth Application- Off-site Levy Funded	-	-	-	-	-
Capital Investment to Enable Growth Application - Utility Funded [1]	-	-	10.10	-	-
Total Capital Investment to Enable Growth Application	**-**	**-**	**10.10**	**-**	**-**
Capital Investment to Service Growth in the ASP Area - City Funded	-	-	-	-	265.41
Capital Investment to Service Growth in the ASP Area Off-site Levy Funded	-	-	-	-	72.79
Capital Investment to Service Growth in the ASP Area - Utility Funded [1]	-	-	-	-	-
Total Capital Investment to Facilitate Continued Growth in the Area	**-**	**-**	**-**	**-**	**338.20**
Total Investment (Operating & Capital)	**0.00**	**0.00**	**11.48**	**0.00**	**370.47**

[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees

Table 4 General Notes:
This table is to identify the approved budget and future budget requirements to support the full build out of the Growth Application and/or to support continued growth in the Saatoohtsi Area Structure Plan.

If this Growth Application is approved, the following additional estimated budget will be required:

- Tax-supported operating budget of $1.38 million in 2027-2030 Business Plans and Budgets and $3.36 million per year by the final build out year.
- Capital budget of $10.10 million is required in the 2027-2030 Business Plans and Budgets to support this Growth Application. To facilitate continued growth in the area, a further $338.20 million in subsequent Business Plans and Budgets.

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Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a Growth Application has the effect of moving the subject lands from “Planned” to “Approved - Not Yet Serviced”. Once the infrastructure is delivered and available to development, the lands would move from “Approved – Not Yet Serviced” to “Approved – Serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “Approved – Serviced”.

Criteria 13 and 14 of the Growth Application evaluation criteria consider the citywide and sector land supply as a factor in the timing of investments. The City will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **Saatoohtsi Phase 1 Growth Application**, both in the South Sector and citywide.

Figure 1: Saatoohtsi Phase 1 and South Sector Land Supply (Homes)

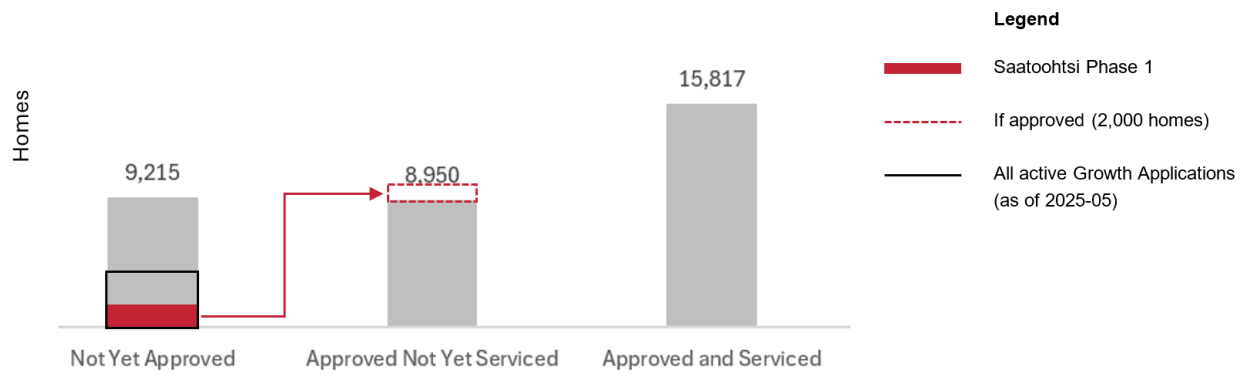
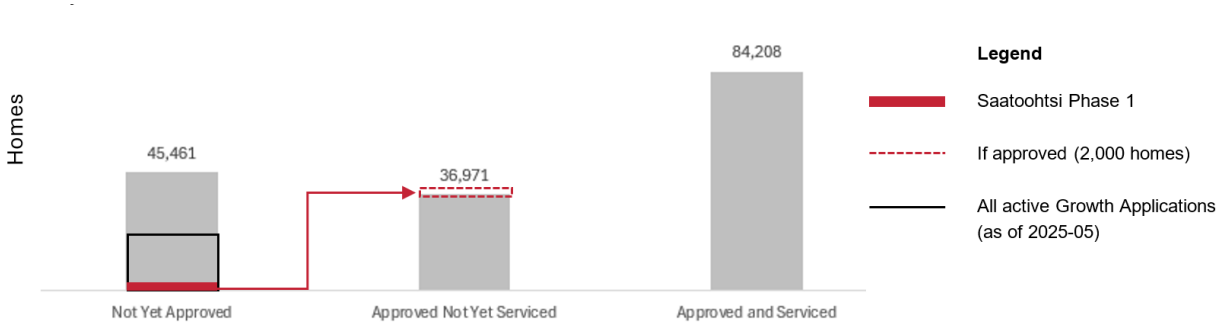


Figure 2: Saatoohtsi Phase 1 and Citywide Land Supply (Homes)



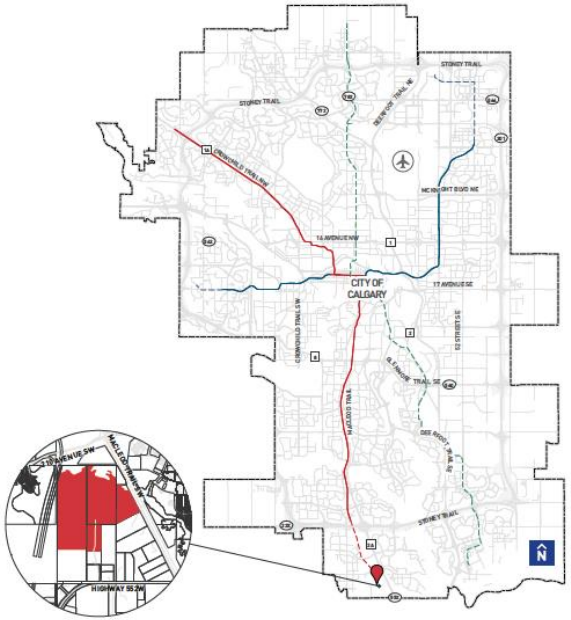
ISC:UNRESTRICTED

Applicant Submission

CIDEX group of companies

Growth Application Opportunity Overview





This Growth Application has been prepared for the Subject Lands, herein referred to as Saatoohtsi Phase 1, on behalf of Cidex Group of Companies (Cidex Group). The Growth Application area includes all Cidex Group owned lands, with the understanding that there is a 2,000-unit threshold for transportation upgrades. This Growth Application aligns with the Municipal Development Plan, Calgary Transportation Plan, is financially viable, and produces new housing supply that responds to market demand. Saatoohtsi Phase 1 is readily serviceable by funded infrastructure delivered through adjacent development and is located within the recently approved Saatoohtsi Area Structure Plan lands.

+/- 88 ha
Gross Area

+/- 21 ha
Environmental Reserve Lands

2,000 units
Residential Units

6,700 jobs
Indirect + Direct

30,000 sq ft.
Employment Uses

$5.1 million
Annual Taxes

$45.1 million
in Levies

$1.0 billion
Investment at Buildout

1

ISC:UNRESTRICTED

Looking Forward

Saatoohtsi Phase 1 provides an opportunity to initiate development in a pocket of South Calgary that is bordered by actively developing communities, leveraging infrastructure investment made to date.

This Growth Application will support Cidex Group's vision for Phase 1 lands and enable a community that provides for higher densities than typically found in other new communities in Calgary.



This plan represents a thoughtful approach to sustainable growth and community development and aligns with The City's strategic policies and plans.

Anticipated Development Timeline:

Cidex Group is targeting an Outline Plan and Land Use Amendment submission in Q2 2026, with the intent of launching the first phase of development by 2029.

- Outline Plan and Land Use Application Q1-Q2 2026
- Outline Plan and Land Use Approval Q4 2026
- Stripping and Grading Q2 2027
- Phase 1 Subdivision Q3-Q4 2027
- Building Permits Q4 2027

Initiating Saatoohtsi

1 Contiguous Development

Initiating Phase 1 of Saatoohtsi will bring further supply to the South sector which has accounted for 20% of total citywide dwelling growth between 2020-2024. Legacy has developed 80% of the single/semi-detached supply and 91% of the multi-family housing supply. Belmont has built out 78% of the single/semi-detached supply and 21% of the multi-family supply in the community. Pine Creek has seen development of 44% of the single/semi-detached supply and 30% of the multi-family supply.

2 Investment Support

Phase 1 will provide residential rooftops to support existing and approved employment in proximity to the Macleod trail corridor. This Growth Application optimizes existing infrastructure investments within contiguous developing communities and contributes a population base to ensure return on investment for current and future city funded projects (such as proximate recreation facilities and Red Line LRT South Extension).

2

ISC:UNRESTRICTED

Visioning Saatoohtsi

Cidex Group's vision for Saatoohtsi Phase 1 is to retain ownership and develop a multi-generational rental community that allows residents to grow in place and foster deep connections. A variety of high-quality housing types will accommodate people with different preferences, needs, and in various life stages. Community amenities are planned throughout with a focus on gathering and community building to support housing, provide commercial opportunities, and celebrate the natural features of the Pine Creek Valley.

Key Benefits:

- Increase citywide supply for purpose-built rental
- Rental offering is a vital component of the housing continuum
- Unique opportunity to provide variety of rental housing forms
- Accommodate residents in a variety of incomes and life stages
- Cidex Group has extensive experience developing and managing attainable housing projects

Cidex Group has a played a defining role in shaping Calgary's urban context. Cidex Group is poised to bring that same spirit of innovation, urban-focused densities, and design excellence to Saatoohtsi Phase 1.

This growth application will aim to bring incremental improvements to Calgary, understanding that meaningful transformation occurs one block at a time. As Cidex Group looks to expand into suburban residential growth, they remain committed to authenticity and inclusivity, crafting strategically connected neighbourhoods that support local entrepreneurship and enrich everyday living. Guided by expertise and driven by purpose, they are redefining what suburban communities can be: refined, resilient, and designed for everyone to thrive.



Initiating Saatoohtsi

3 Driven by Purpose

Purpose-built rental housing paired with strategically connected commercial opportunities is essential to supporting complete, connected neighbourhoods. High-quality rental homes provide long-term stability and broaden housing options, while curated retail at the street level brings daily services, local businesses, and walkable convenience to residents. Together, this unique approach enhances vibrancy and helps strengthen the economic and social fabric of South Calgary's growing communities.

4 Attainable Housing

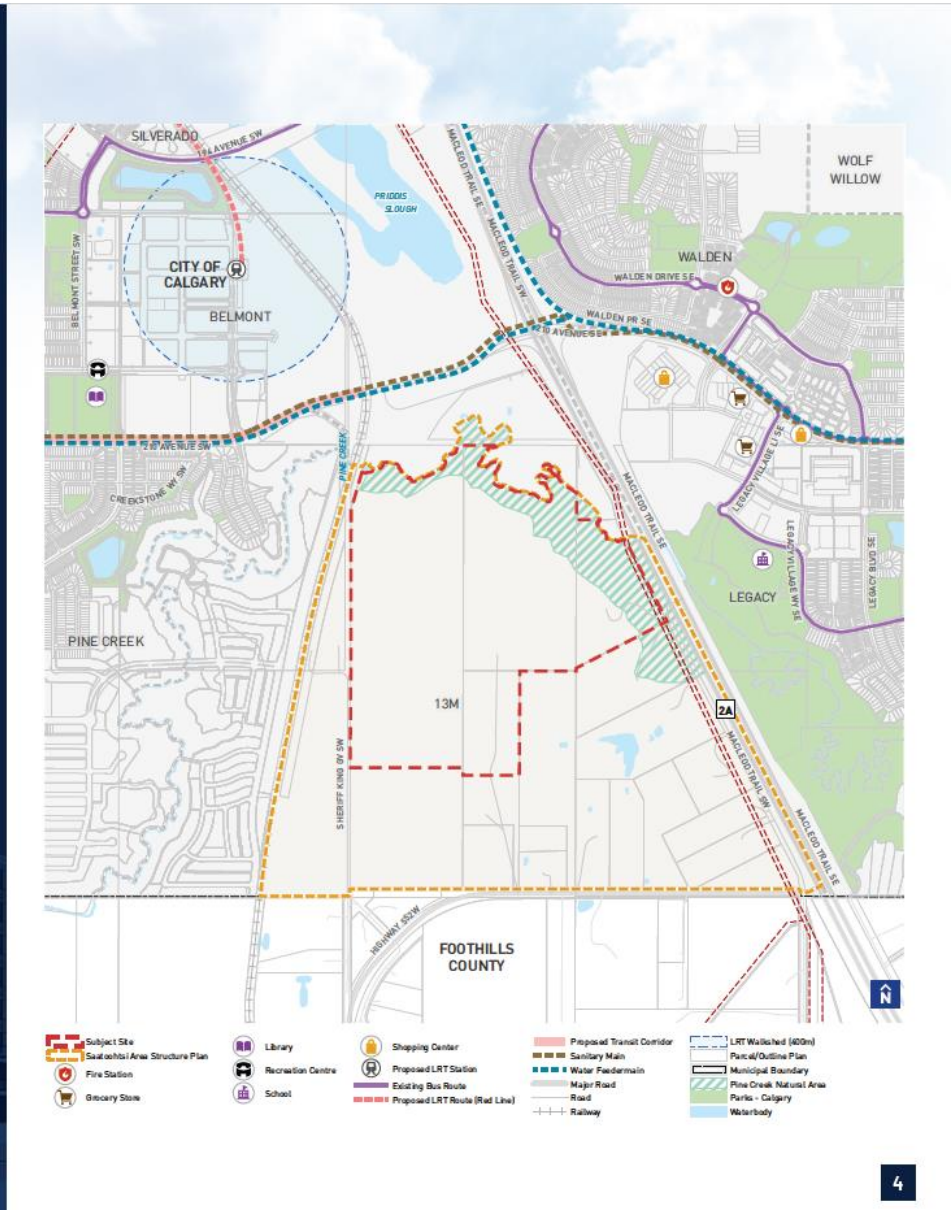
Offering diverse and attainable housing options is essential to supporting residents at every stage of life. A mix of housing forms helps ensure people can remain in their neighbourhood as their needs evolve. This diversity also strengthens neighbourhood resilience, attracts a wider range of households, and contributes to a more inclusive, vibrant suburban environment. This is a key value of Cidex Group – everyone deserves a nice place to live and improving communities mean taking affordability into account from the outset.

ISC:UNRESTRICTED

Growth Context

Leveraging Existing Infrastructure Initial phase does not require capital infrastructure

- **Water Servicing:** Water servicing to the Growth Application area will be provided through connections to the City's existing 1050mm diameter feedermain along 210 Avenue SW just west of MacLeod Trail and to the distribution network in the area. No additional Capital Funding is required for water servicing.
- **Sanitary Sewer:** The Growth Application area is serviced by the existing 1650mm Pine Creek sanitary trunk sewer located in 210 Avenue SE. Connection to this trunk will be made by a regional two-barrel siphon crossing of MacLeod Trail and Pine Creek, tying to the gravity main in Legacy Village Link. The total Capital Funded Sanitary Infrastructure is estimated to be **$7.7 million** which includes sections of onsite gravity main 600mm or larger.
- **Stormwater Management:** The Growth Application area is adjacent to Pine Creek, thereby offering an opportunity for a new outfall to the creek to service the lands. The optimum location for the outfall was on the east side of MacLeod Trail. Multiple Developer-funded stormwater management facilities will be interconnected to a common storm trunk and outfall to Pine Creek. Storm pipe larger than 900mm in diameter are considered to be Capital Funded with the cost, including the new outfall, to be **$2.4 million.**
- **Transportation:** Interim access will be utilized via 16 Street W and Macleod Trail to support the initial 2,000 dwelling units. This access will be temporary only, it will be removed in coordination with subsequent phases or upon construction of the interchange at 210 Avenue and Macleod trail, whichever comes first.
- **Fire Services:** The Walden Fire Station #43 will serve this Growth Application area, with an anticipated delivery of 2027. A temporary station is planned in Yorkville with an unknown anticipated delivery date.

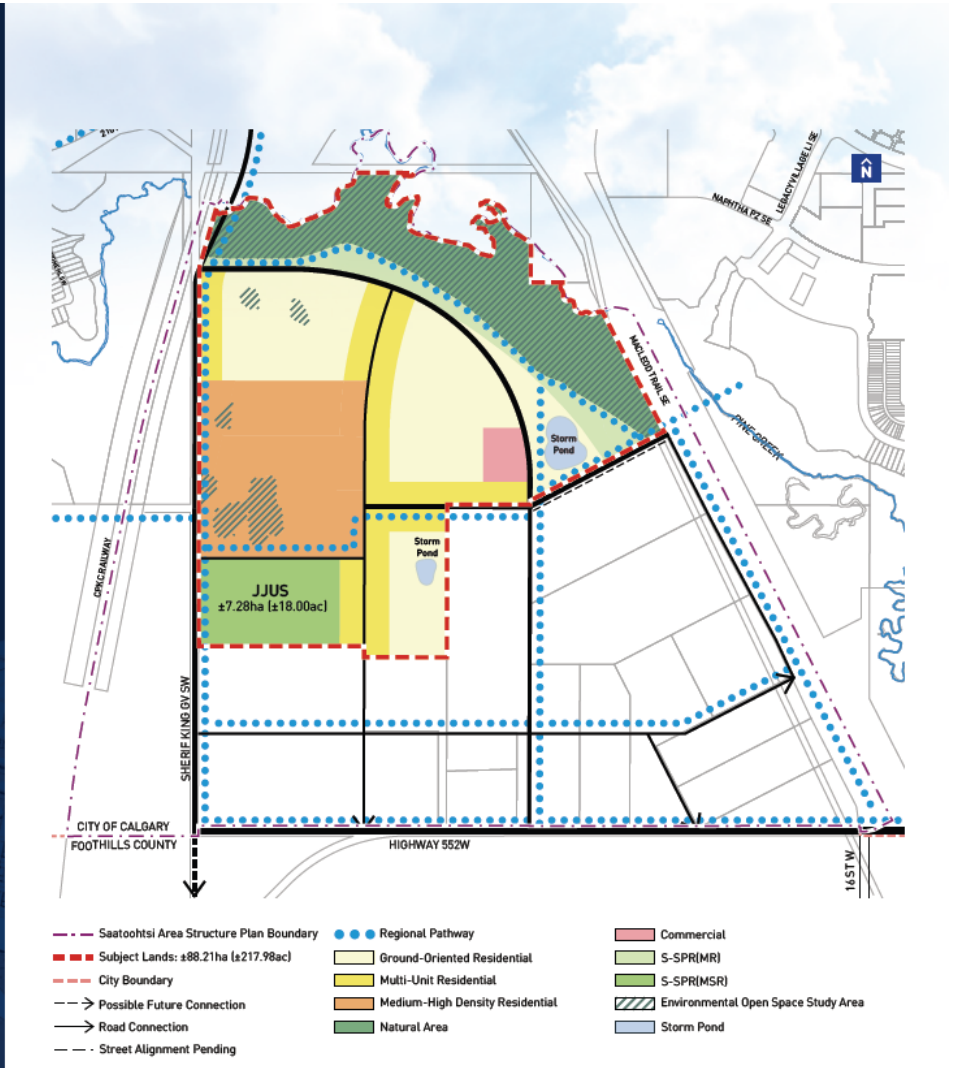


4

ISC:UNRESTRICTED

Land Use Concept Plan

- **Housing Density:** Located in proximity to future primary transit routes and near high activity areas, maximizing accessibility to neighbourhood amenities. This Growth Application area will offer a variety of housing types to support multi-generation living.
- **Natural and Cultural Preservation:** With 21 hectares of environmental lands and 14 hectares of open space, this Growth Application area offers residents abundant opportunities to connect with nature just minutes from their doorstep.
- **Purpose-Built Retail:** Thoughtfully designed commercial spaces attract long-term tenants, support local businesses, and provide everyday services within walking distance of residents.
- **Context Sensitivity:** Includes active connections to the Pine Creek Valley with significant environmental dedication while presenting intentional interfaces to adjacent rural and natural lands.
- **Joint-Joint Use Site:** Provides location for schools as well as public recreation and community uses. The site is centrally located near the NAC to create a central hub of activity.
- **Future Flexibility:** Commercial area can accommodate flexible neighbourhood scale commercial uses, strategically located to respond to market demand, community needs, and placemaking opportunities.



5

ISC:UNRESTRICTED

Risks Analysis for Growth Applications

This attachment summarizes Administration identified risks and mitigations associated with approving, or not approving, new community Growth Applications.

Risks of Not Approving Growth Applications

Impact

If land supply (via City investment into servicing) is insufficient to meet demand, housing prices can rise as availability declines. The Growth Application process considers serviced land supply to inform recommendations for new community development, aiming to avoid both increased prices that can arise from too little supply and the various risks described below that can arise from too much supply. However, many factors impact prices beyond serviced land supply in new communities. This risk cannot be mitigated by The City alone.

Business Confidence Risk

City investment makes new communities possible. This also means City investment priorities and timelines are one of several factors outside of a developer's control that affect their ability to plan and build. Developers and industry groups consistently advocate for predictable decisions around growth funding and capital infrastructure certainty in order to reduce development costs and delays, as well as increase confidence in deploying investment capital. The City mitigates this risk by clearly outlining Growth Application evaluation criteria, sharing servicing information with applicants and keeping communications open with applicants and industry working groups.

Risks of Approving Growth Applications

Dispersion of Demand

Investing in many new communities simultaneously means that demand and construction activity are spread across a wider area. This can result in increased costs, underutilized infrastructure, inefficient City services and delayed return on investment for both The City and developers. It also places more strain on City capital delivery teams and contractor capacity. The City works to mitigate this risk by maintaining appropriate levels of new community land supply and initiating services simultaneous with demand.

With 40 new communities in various stages of development, Calgary has significant new community capacity. With seven to 10 years of serviced land supply, Calgary sits at double the three-to-five-year land supply target in Section 5.2.3 of the Municipal Development Plan (MDP).

Financial Importance of Strategic Growth

The MDP encourages balanced growth between new and established areas, acknowledging that both are critical while seeking to minimize long-term costs to The City and Calgarians. The 2020 MDP/Calgary Transportation Plan (CTP) update projected that achieving balanced growth would result in societal savings of $16.8 billion in capital costs over the next 60 years and annual operating cost savings of $260 million by 2070. Over the past five years, 69 per cent of new homes were built in new communities, with 31 per cent in established areas. Based on this trend, Calgary is not on track to realize the above savings.

Long-Term Investment Commitment

Approving a Growth Application begins a long-term commitment to the capital, operating and lifecycle investments needed to support the infrastructure and services new community residents

and businesses rely on. While off-site levies fund most of the infrastructure in new communities, they only fund a portion of long-term infrastructure needs and do not cover operating or lifecycle costs. The City must prepare for significant tax- and fee-supported operating and capital costs as these areas build out and mature. The City must also prioritize and trade-off investments in growth against all other City investments, including infrastructure lifecycle and maintenance.

At present, The City has already committed over $1.7 billion in as-yet unfunded infrastructure investments to support new community build out. This represents remaining unfunded servicing infrastructure but does not include other infrastructure required to fully build out communities such as libraries, recreation centres and lagging mobility infrastructure. It does not account for the significant long-term investments required to cover future lifecycle costs.

The New Community Incremental Operating Cost Model has helped inform better decisions on growth by comparing projected operating costs against property tax generation. However, the Model only reflects a portion of citywide operating costs over a 15-year timeframe. It is not a complete representation of a new community's lifetime operating cost.

Funding Expectation Risk

When Growth Applications investments are directed by Council "to be considered" in the budget prioritization process, developer expectations for funding approval increase. However, given multiple current Growth Applications and the existence of other City funding needs, Administration cannot guarantee all Growth Applications will ultimately be recommended for funding.

Administration works to mitigate this risk by considering financial capacity and citywide investment needs both before and after Infrastructure and Planning Committee. However, evolving Council priorities, the emergence of new investment needs and other as-yet unknown financial considerations mean this risk cannot be fully outlined until the budget is developed.

Application Approval Expectation Risk

While Growth Application approval supports advancement to further development stages, it is not endorsement of any other applications such as outline plans, land use or development permits.

Macroeconomic Risk

Canada faces various risks from tariffs and geopolitical uncertainty. This may impact new community growth through cost inflation, supply chain effects, materials availability, consumer confidence, interest rates and pace of growth. Approving capital and operating investments via Growth Applications commits The City to these costs without certainty of revenues. This risk is mitigated by monitoring supply and demand shifts, as well as by shifting capital delivery to more closely align with development pace where possible.

Environmental Risk

New communities have become more compact and their buildings more energy efficient. However, new communities typically still see higher emissions, increased environmental risks and greater loss of natural assets compared to redevelopment. A major driver of this is the higher reliance on motor vehicle travel in new communities. Mitigation opportunities are introduced later in the development process, in alignment with MDP, CTP and Area Structure Plan policies. A continued focus on compact development, the timely provision of transit service and investment in other viable sustainable travel options are essential to offsetting emissions.

Legislation Risk

While not yet approved, the Government of Alberta has publicly announced an intention through Bill 28 to amend the Municipal Government Act in several ways that will impact both costs and revenues associated with new community growth (such as the eligibility of fire trucks in off-site levies). This creates uncertainty risk. Administration is currently reviewing the potential impacts of Bill 28.



Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002

IP2026-0337

Infrastructure and Planning Committee | 2026 April 15

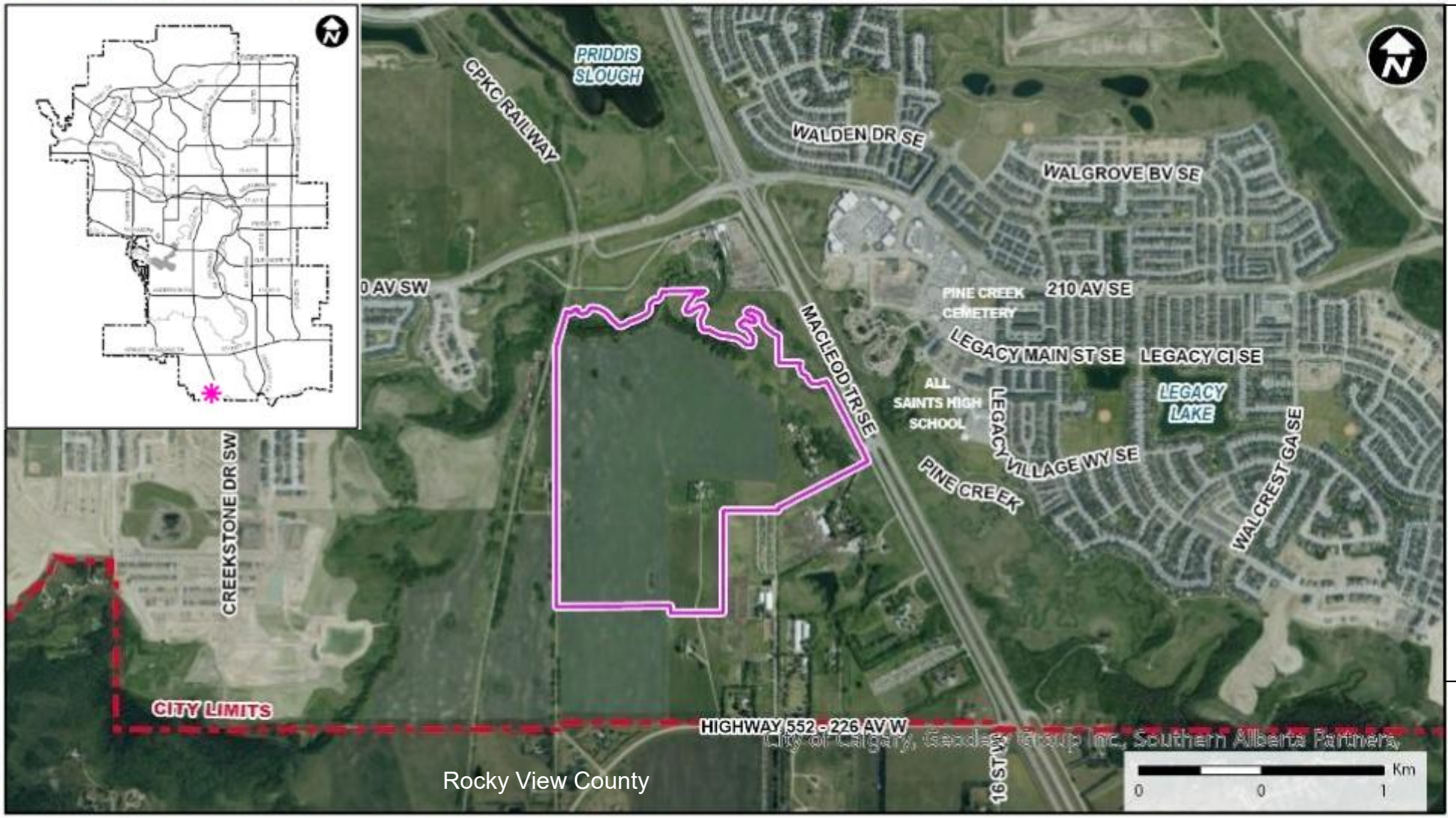
Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, required to enable this Growth Application (GA2026-002); and

2. Direct Administration to not consider the capital and operating investments needed to enable this Growth Application (GA2026-002) in the prioritization of investments for the 2027-2030 Business Plans and Budgets.

Growth Application Context Map



Growth Application:
Saatoohtsi Phase 1

Area Structure Plan:
Saatoohtsi

Community:
N/A

Gross Area:
± 91.00 hectares

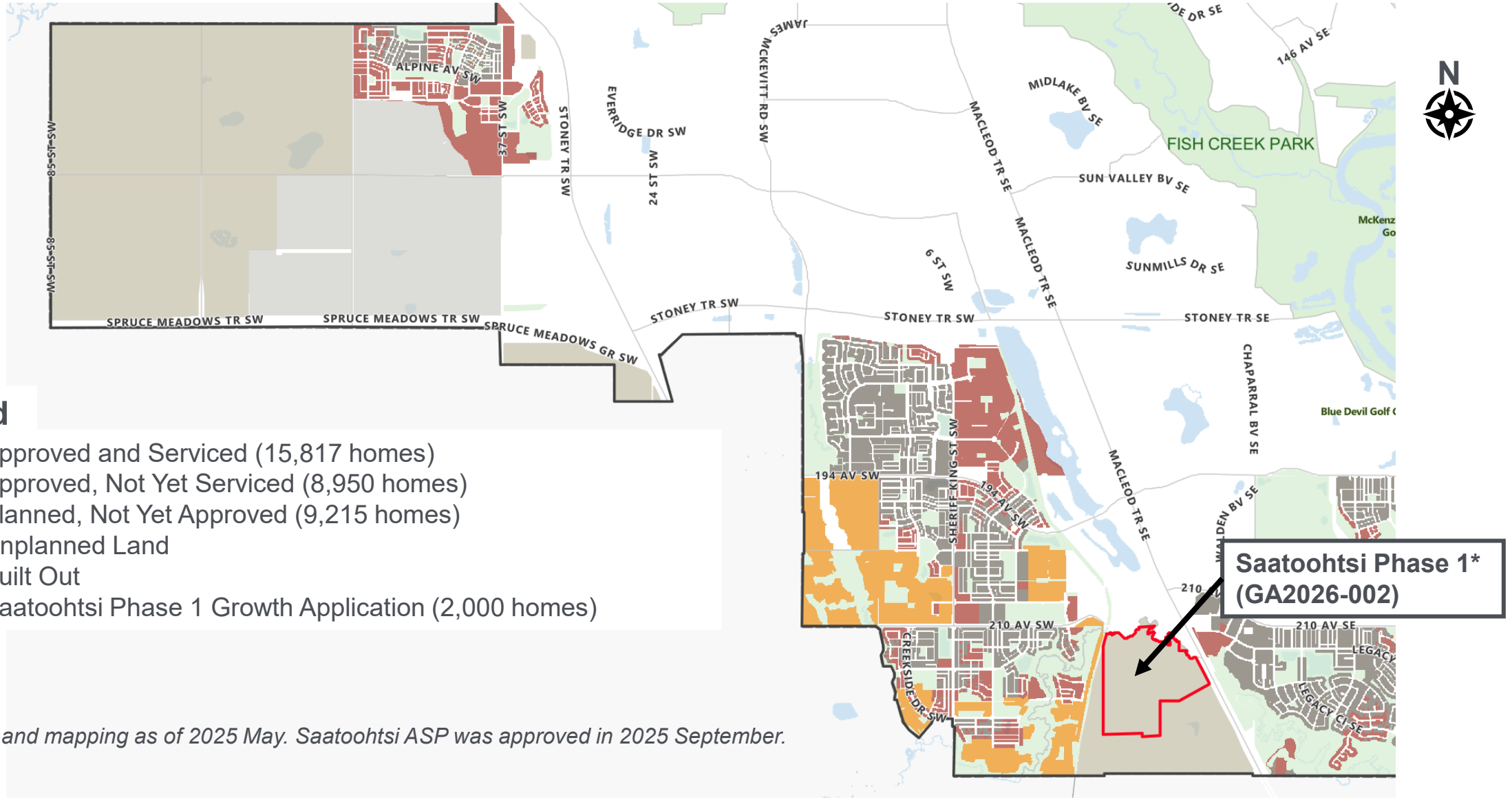
Proposed Homes:
± 2,000 Homes

Proposed Commercial/Retail:
± 2,790 m^2 commercial

LEGEND

Growth Application Area

South Sector Land Supply Overview



Legend

- Approved and Serviced (15,817 homes)
- Approved, Not Yet Serviced (8,950 homes)
- Planned, Not Yet Approved (9,215 homes)
- Unplanned Land
- Built Out
- Saatoohtsi Phase 1 Growth Application (2,000 homes)

**Note: data and mapping as of 2025 May. Saatoohtsi ASP was approved in 2025 September.*

Evaluation Overview

1. Policy Alignment

- Separated from the communities of Legacy and Pine Creek by waterways, grade changes, major roadways and railways
- Unfavourably located and connected to schools, transit hubs and employment areas. Favourably located to the Legacy community activity centre and the future Belmont Fieldhouse and Library.

2. Market Supply & Demand (as of May 2025)

- South Sector has seven new communities at various stages of development
- Six to eight years of approved and serviced land and additional three to five years of approved but not yet serviced land remaining
- If approved, would add one year to the approved but not yet serviced land supply in the South Sector

Evaluation Overview

3. Finances and Infrastructure (if Growth Application were to be considered)

- Favourable New Community Operating Cost Model review
- Estimated $6.8M in annual revenue and $44.8M in off-site levies revenue at full buildout
- **2027-2030 Business Plans and Budgets would require:**
  - Operating costs would begin in 2028. Total three years tax-supported incremental operating costs estimated at $1.4M.
  - $2.4M investment for storm infrastructure
  - Estimated $7.7M investment for sanitary infrastructure, which would need to be validated with additional work
- **2031+ Business Plans and Budgets would require:**
  - Annual tax-supported incremental operating costs estimated at $3.4M at full buildout
  - $338.2M to facilitate continued growth in the area

Risks

If recommendation approved by Council:

- **Application uncertainty:** Uncertainty of timing for the developer, mitigated by continued collaboration

If recommendation not approved by Council:

- **Uncertain development pause:** Finite investment capacity for the mobility infrastructure required beyond 2,000 homes may result in a development pause after Phase 1, thus delaying services, amenities and mobility connections for residents
- **Slower buildout and inefficient infrastructure usage:** Land supply levels and seven actively developing communities in sector already provide significant growth capacity
- **Utility servicing:** Advances a sanitary servicing proposal that is not supported by Administration, leading to future capital costs being higher than expected, along with challenges to operations, maintenance and customer service levels

Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, required to enable this Growth Application (GA2026-002); and

2. Direct Administration to not consider the capital and operating investments needed to enable this Growth Application (GA2026-002) in the prioritization of investments for the 2027-2030 Business Plans and Budgets.

Planning & Development Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0322

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001-IP2026-0322

PURPOSE

The purpose of this report is to recommend that Council approve the "Belvedere East Springs" Growth Application within Community D of the Belvedere Area Structure Plan (ASP).

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559) This process was implemented starting 2023 August 1.

On 2025 June 24, Council approved changes that allow for approval, at any time, of Growth Applications that only initially require operating investments to enable growth (IP2025-0535). This change accelerates housing supply with minimal financial risk to The City. See Attachment 1 for further previous Council direction.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2026-001) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2026-001) in the prioritization of investments in future Business Plans and Budgets.

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendations of this report. The Belvedere East Springs Growth Application leverages existing City investments and past growth approvals to support continued development within the strategically located Belvedere ASP.

HIGHLIGHTS

- It is the right time for the operating investments required by this Growth Application to be included in The City's future Business Plans and Budgets.
- This Growth Application enables new housing supply for Calgarians in a strategic growth area, supporting Calgary's growing population through financially responsible and well-connected new community development.
- The proposal is adjacent to previously approved growth areas and would enable approximately 309 homes in the East new community Sector. If approved, this would complement and continue new development in Belvedere.

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001-IP2026-0322

- This Growth Application, benefitting from previous utility and mobility capital investments, does not trigger new capital investments to initiate development and is anticipated to trigger new operating investments beginning in 2028.
- If these recommendations are approved, long-term investment in services and infrastructure benefitting this area and others must be considered in future Business Plans and Budgets.

DISCUSSION

Evaluation Overview

Investment in new communities continues to play an important role in supporting Calgary's future as an attractive and affordable place to call "home". Guidance for how Growth Applications are evaluated is set out in section 5.2.2 of the Municipal Development Plan (MDP) and section 4.3 of the New Community Planning Guidebook. New community growth decisions are made in consideration of both benefits and costs brought about by the development.

A full summary of all Growth Applications received since 2023 can be found in Attachment 2.

Growth Application Evaluation

The subject site is located within the Belvedere Area Structure Plan. Prior to the introduction of the Growth Application process, this area was submitted as a new community Business Case known as "Belvedere ASP - Huhn". In November 2020, that Business Case was not supported by Administration and was part of a Council direction to invite proponents to resubmit during the next New Community Growth Strategy process (PFC2020-0963).

The current application was received on 2025 December 22 and evaluated by Administration according to the criteria published at www.calgary.ca/growthapplication (an evaluation summary is available in Attachment 3).

Policy Alignment

- This Growth Application is contiguous with nearby development and is located directly south of an approved Outline Plan which is under active development.
- The subject parcel is favourably located (less than 5 kilometres) to an MDP identified Urban Main Street and future Transit Corridor (17 Avenue S.E.), Community Activity Centre (Twin Hills Community Activity Centre), East Hills Shopping Centre and International Ave Commercial Street.
- Favourably located (less than 5 kilometres) to public facilities, including Abbeydale Community Centre, four schools, the Bob Bahan Aquatic & Fitness Centre and Forest Lawn Library.

Market Supply and Demand

- The East Sector currently includes three new communities at various stages of development, supporting four to five years of serviced land (2,620 homes) and 13 to 17 years of approved but not yet serviced land (8,139 homes). This is considered within the target range.

- The Growth Application increases land supply in the East Sector and citywide, but the small size and unit count of 309 homes means total years of supply are not significantly altered.
- As of 2025 May, Calgary currently has seven to ten years of serviced land supply, above the MDP target range of three to five years. See Attachment 4 for more details.

Finances and Infrastructure

- Property tax and franchise fee generation within the Growth Application area are projected to cover operating cost requirements, supporting sustainable funding for the services captured in the New Community Incremental Operating Cost Model.
- Initially, no capital investments are required to enable growth in this application area as it leverages previously approved investments in water, sanitary, stormwater, mobility infrastructure and the temporary Belvedere Fire Station (Attachment 3).
- Required enabling infrastructure is in varying stages of planning and delivery, the timing of which will impact the pace of growth. Additionally, storm servicing is dependent on development of adjacent lands advancing and delivery of capital infrastructure that will be staged over multiple years.
- This Growth Application will generate an estimated $0.43 million in annual revenue and $2.4 million in levies at full build out (for all infrastructure types).
- Additional funding will be required in the future Business Plans and Budgets to support continued investment in utilities and mobility infrastructure, including the 17 Avenue S.E. Bus Rapid Transit Corridor (BRT), additional storm infrastructure and a permanent fire station. These investments will support the ongoing buildout of the Belvedere Area Structure Plan, including this Growth Application area.

EXTERNAL ENGAGEMENT AND COMMUNICATION

☐	Public engagement was undertaken	☒	Dialogue with interested parties was undertaken
☐	Public/interested parties were informed	☐	Public communication or engagement was not required

Public engagement for the overall vision for development in this area occurred during the Belvedere Area Structure Plan process. Further engagement on specific projects then occurs at the land use and outline plan stages. Information on the Growth Application process, and on individual applications, is shared on www.Calgary.ca/GrowthApplication. See Attachment 5 for the Applicant Submission.

IMPLICATIONS

Social

Supporting a reliable supply of serviced land for new community development means Calgary's growing population will continue to be well-served by a variety of housing,

employment, education, shopping and recreation options. This Growth Application presents an opportunity to enable growth that is close to and well-connected to amenities and services.

Environmental

New community growth typically leads to higher emissions, increased climate risks and the loss of natural assets compared to redevelopment. Through the review of outline plans, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and Area Structure Plan policies. The timely provision of transit service and other sustainable travel options in new communities can also offset emissions.

Economic

Enabling new community development creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability. Ensuring this growth also matches up with The City's ability to reliably fund infrastructure and services, particularly with Growth Applications such as this where no new capital costs are required, also reduces financial risks to The City and Calgarians.

Service and Financial Implications

New operating funding request

Tax-supported operating investments of approximately $19,754 will be required starting in 2028, with approximately $26,194 required by the final build out year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating budget would need to be included in the prioritization of investments in future Business Plans and Budgets (see Attachment 3 for details).

Other: Capital Investments

This Growth Application requires no new near-term funding of capital investments as this area benefits from investments previously approved by Council. However, this area will require $425.4 million of additional capital investment in future budget cycles that support ongoing growth in the Belvedere ASP (e.g., contribution to the Cooperative Stormwater Management Initiative, MAX Purple BRT), including, but not limited to, this Growth Application. A growth approval begins a perpetual service commitment from The City to new residents, and ensuring these investments are made when required is the rationale for Recommendation 2.

Future Investments

New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure and services. Since 2024 November, twelve Growth Applications with capacity for 15,400 homes have been approved that will require an estimated $1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

Planning & Development Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0322

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001-IP2026-0322

RISK

New community growth is a long-term commitment and carries several inherent risks. Enabling this application relies on infrastructure which is in varying stages of planning and delivery. Delays in infrastructure delivery and/or future investment approvals could result in development delays.

There is also a risk associated with not approving this application. Leaving this parcel undeveloped may create uncertainty regarding future land uses and may lead to inefficient use of serviced land in the developing area of the Belvedere ASP. For additional information on risks for new community growth see Attachment 6.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Growth Applications
3. Application Overview
4. Overview of New Community Land Supply
5. Applicant Submission
6. Risk Analysis for Growth Applications
7. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Les Tochor	Corporate Planning and Financial Services	Consult
Michael Thompson	Infrastructure Services	Inform
Doug Morgan	Operational Services	Inform
Katie Black	Community Services	Inform
Reid Hendry	Chief Housing Office	Inform

Author: J. Annicchiarico, City and Regional Planning

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to the Growth Application considered in this report, as well as new community growth decision-making in general.

Background

Growth Applications serve as the mechanism for evaluating new community growth opportunities in Calgary. The Growth Application process was endorsed by Council in 2023 July 25 (IP2023-0559), and involves assessment of alignment with City policy including proximity to amenities and services, market demand and supply, and finances and infrastructure.

Growth Applications use a responsive application-based model, with final decisions on capital investments made through the Business Plans and Budgets process. Growth Applications that only require operating investment to enable development may be approved outside the Business Plans and Budgets process. Semi-annual briefing notes on Growth Application development activity and cumulative investment are also provided to Infrastructure and Planning Committee.

The record of Council decisions on other individual Growth Applications can be found through the semi-annual briefing notes and Council minutes.

Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
2026 February 24	IP2026-0086	**An Introduction to New Community Growth Applications** Council was provided with a primer on how The City makes new community growth decisions, for the corporate record. A semi-annual Growth Application briefing was also provided through this report.
2025 November 10	C2025-0901	**2026 Budget Adjustments to 2023-2026 Services Plans and Budgets** Council approved operating and capital investments for one Growth Application.
2025 June 24	IP2025-0535	**Citywide Growth Strategy: Changing Approval Timelines for Operating Cost Only Growth Applications** Council directed Administration to adjust the Growth Application process to provide the ability for Council to consider approving, at any time, Growth Applications that initially trigger only operating investments. Five (plus one partial) operating cost only Growth Applications were approved simultaneously.
2025 June 4	IP2025-0516	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.

2025 February 27	IP2025-0055	**Growth Applications Lessons Learned** Update on continuous improvement to the Growth Application process. Council approved an amended direction to have Administration bring an update back on approval timing for operating cost only Growth Applications: *"Direct Administration to provide an update to the Infrastructure and Planning Committee on fundamental change 2C referenced in Attachment 3 by end of Q2 2025."*
2025 January 8	IP2025-0054	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.
2024 November 5	C2024-1097	**Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets** Council approved operating and capital investments for four Growth Applications and confirmed funding of the North Calgary Water Servicing Project.
2024 June 12	IP2024-0718	**Citywide Growth Strategy: Semi-Annual Update on Growth Applications** Update on the status of under review and recently approved Growth Applications.
2023 October 17	IP2023-0924	**Citywide Growth Strategy: Growth Applications Fee Adjustment** Council approved an adjustment to Growth Application fees. The adjustment applies a prorated fee based on area for smaller applications (up to 16 hectares).
2023 July 25	IP2023-0559	**Citywide Growth Strategy: New Approach to Growth Applications** Council approved the redesigned Growth Applications system, which introduced changes and improvements to the approach for strategically evaluating new community growth. As of 2023 August 1. an applicant can apply at any time, but final decisions will be made through the Service Plans and Budgets process in November of each year. As part of this report, all Growth Management Overlays in relevant Area Structure Plans were removed from the plans via bylaw amendment, and the growth application process was added via bylaw amendment to the New Community Planning Guidebook.
2022 September 20	C2022-1057	**Motions Arising on IP2022-0545 Citywide Growth Strategy** Council provided direction on how to proceed with redesigning the New Community Business Case process.
2022 July 26	IP2022-0545	**Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle** This report provided Council with recommendations of growth-enabling investments and new community growth areas ahead of the 2023 – 2026 Service Plan and Budget process. Eight new community business cases were recommended for consideration at budget time, all eight were subsequently approved.

2020 November 2	PFC2020-0963	**New Community Growth Strategy 2020, PFC2020-0963** This report presented an evaluation of 11 business cases for new community development. One of the business cases, *Belvedere ASP-Huhn*, was for the same growth area as the current Belvedere East Springs (GA2026-001) application. None of the 11 business cases were approved and Council invited the proponents to resubmit applications during the next New Community Growth Strategy process.

Bylaws, Regulations, Council Policies

Growth decisions and authorities are governed by the following policies and regulations.

Municipal Development Plan, 2020

In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous Economy and Strategic Growth.

Section 5 of the Municipal Development Plan provides direction on strategic growth to achieve the best possible social, environmental and economic outcomes. Section 4.3 of the New Community Planning Guidebook (Volume 2, Part 1 of the Municipal Development Plan) contains policy guidance on the development, design and implementation of new communities, including policies that set out the applicability and evaluation considerations for Growth Applications.

Summary of Growth Applications

This attachment provides summary tables outlining the status, proposed housing supply and capital and operating investments required for Growth Applications submitted since intake began in 2023 Q4, as of the date of this report.

- Table 1 is a high-level summary of all Growth Applications submitted;
- Table 2 provides information on funded and approved Growth Applications;
- Table 3 provides information on Growth Applications pending consideration for the 2027-2030 Business Plans and Budgets;
- Table 4 provides information on Growth Applications under review, alongside applications where Administration continues to collaborate with applicants on planning for servicing; and
- Map 1 shows Growth Application locations.

Additional capital and operating investments, beyond those noted here, will be required in future years to support continued growth and community completion. Capital and operating investment amounts are subject to change through project refinement and through the Business Plans and Budgets process. Some capital investments may serve more than one Growth Application.

Table 1: Summary of Growth Applications Submitted since 2023 Intake

Growth Application Status	Proposed Homes	Capital Requirement ($M)			Operating Cost Requirement ($M)		
		Initially		Future Growth (Unfunded)	Year 1		At Buildout (Unfunded)
		Funded	Unfunded		Funded	Unfunded	
Approved (as of 2026 March)	16,225	205	0	990	2.57	0	14.98
For Budget Consideration	15,150	-	353	815	-	0.68	21.40
Continued Collaboration	0	-	0	0	-	0	0
Under Review	4,910	-	10	763	-	0.25	4.82
TOTAL	**36,285**	**568**		**1,771**	**3.50**		**41.20**

Note: Some capital requirements appear across the approved, pending and under-review Growth Applications. To avoid double-counting, these shared requirements have been included only once in the total calculations. Please note totals in this attachment may not add due to rounding.

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Table 2: Growth Applications Approved since 2024 November (Initial Capital and Year 1 Operating Costs are Funded)

Map ID	Growth Application	Proposed Homes (Current Absorption) *(Note A)*	Capital Requirement ($M) *(Note F)*		Funding Source ($M)			Operating Cost Requirement ($M)	
			Initially (Funded)	Future Growth (Unfunded)	Off-site Levy Funded	City Funded	Utility Funded *(Note B)*	Year 1 (Funded)	At Buildout (Unfunded)
1	Growth Application in the Keystone Hills Area Structure Plan (Ward 3) GA2023-003, IP2024-0567 (Prairiesong)	2,400 (0)	11	0	0	0	11	0.01	1.65
2	Growth Application in the Belvedere Area Structure Plan (Ward 9) GA2024-001, IP2024-0568 (Liberty Stage 2) ***(Note C)***	450 (0)	110	381	214	105	172	0.01	0.20
3	Growth Application in Belvedere Area Structure Plan (Ward 9), GA2024-006, IP2025-0198 (Stoneyview) ***(Note C)***	1,100 (0)	0	425	143	102	180	0.29	1.22
6	Open Business Cases in the Belvedere Area Structure Plan (Ward 9) IP2024-0565 ***(Note C)***	2,200 (0)	170	389	214	105	240	0.56	0.73
7	Growth Application in Belvedere Area Structure Plan (Ward 9), GA2024-005, IP2025-0196 (Enright Choice South Belvedere Village) ***(Note C)***	250 (0)	0	425	143	102	180	0.04	0.10
9	Growth Application in the South Shepard Area Structure Plan	1,300 (0)	0	0	0	0	0	0.78	2.15

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	(Ward 12) GA2023-004, IP2024-0461) (Hotchkiss)								
13	Growth Application in the Haskayne Area Structure Plan (Ward 1) GA2024-007, IP2025-0335 (Haskayne Damkar Highfield)	1,350 (0)	0	165	15	125	25	0.01	0.59
15	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2) GA2024-002, IP2025-0337 (Glacier A North)	2,500 (0)	24	23	24	0	23	0.58	6.49
16	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-004, IP2025-0195 (Glacier B Belcourt) ***(Note D)***	1,150 (0)	0	0 ***(Note E)***	0	0	0	0.08	0.43
18	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2024-008, IP2025-0334 (Esker Valley & the Woodlands - East portion only) ***(Note D)***	700 (0)	0	79 ***(Note E)***	0	0	79	0.13	0.45
19	Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2025-0197 (Glacier D Jayman Dunn) ***(Note D)***	1,500 (0)	0	79 ***(Note E)***	0	0	79	0.04	0.90
20	Growth Application in Glacier Ridge Area Structure Plan (Ward 2), GA2025-002, IP2025-	500 (0)	0	79 ***(Note E)***	0	0	79	0.02	0.03

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	0635 (Glacier D 3D Developments) ***(Note D)***								
5	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2025-004, IP2026-0192 (Belvedere 17) ***(Note C)***	583 (0)	0	425	143	102	180	0.01	0.02
21	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-003, IP2026-0027 (Glacier D Compass Square) ***(Note D)***	225 (0)	0	373	50	22	301	0.01	0.02
	TOTAL	**16,225 (0)**	**205**	**990**	**340**	**253**	**602**	**2.57**	**14.98**

(Note A) Absorption in units is based on building permits issued within each Growth Application as of 2025 December 18.
(Note B) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.
(Note C) Some Belvedere related infrastructure is required for some or all the Growth Applications. These projects have been accounted for once in the totals.
(Note D) Some Glacier Ridge related infrastructure is required for some or all the Growth Applications. These projects have just been accounted for once in the totals.
(Note E) Glacier Ridge Emergency Response Station is Funded Infrastructure after the November 2025 budget decisions; hence it is being excluded from the Glacier B, Glacier C Esker Valley, Glacier D Jayman Dunn and Glacier 3D Developments Future Growth Unfunded numbers.
(Note F) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.

Table 3: Growth Applications In Budget Consideration in 2027-2030 Business Plans and Budgets (Decisions - 2026 November)

(Note A) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.
(Note B) Sanitary Trunk Upgrade Utility project is required for both Haskayne and West View.
(Note C) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.
(Note D) Some of the projects listed for the West portion of Glacier Ridge C (GA2024-008) have already been mentioned in Table 1 as they are also required for other Glacier Ridge Growth Applications.
(Note E) Glacier Ridge Emergency Response Station is a Funded Infrastructure after November budget; hence it is being excluded from Glacier Ridge – West Portion Future Growth Unfunded number.
(Note F) The overall West View application remains in budget consideration; however Administration is currently reviewing an operating-cost only sub-application of 280 proposed homes for the eastern portion of application. The 280 homes are already accounted for in this overall total.

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) *(Note C)*		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off-site Levy Funded	City Funded	Utility Funded *(Note A)*	Year 1	At Buildout
12	Growth Application in the West View Area Structure Plan (Ward 1), GA2024-003, IP2025-0336 ***(Note F) (Note B)***	4,200	74	123	58	113	26	0.03	3.56
11	Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2026-0189	9,600	236	346	164	84	334	0.04	16.45
17	Growth Application in the Glacier Ridge (Ward 2), GA2024-008, IP2026-0191 (West portion) ***(Note D)***	1,350	43	346 ***(Note E)***	45	43	301	0.61	1.39
	TOTAL	**15,150**	**353**	**815**	**268**	**240**	**660**	**0.68**	**21.40**

Table 4: Growth Applications in Continued Collaboration

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) *(Note C)*		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off Site Levy Funded	City Funded	Utility Funded *(Note A)*	Year 1	At Buildout
	N/A								

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	TOTAL								

Table 5: Growth Applications Under Review

Map ID	Growth Application	Proposed Homes	Unfunded Capital Requirement ($M) (*Note C*)		Funding Source ($M)			Unfunded Operating Cost Requirement ($M)	
			Initially	Future Growth	Off Site Levy Funded	City Funded	Utility Funded (*Note A*)	Year 1	At Buildout
10	Growth Application in the Saatoohtsi Area Structure Plan (Ward 13), GA2026-002, (Saatoohtsi Phase 1)	2,000	10	338	73	265	10	0.22	4.79
8	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001, (Huhn-Belvedere East Springs) ***(Note B)***	310	0	425	143	102	180	0.02	0.03
4	Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-003, (Belvedere Monet)	1,100	TBD	TBD	TBD	TBD	TBD	TBD	TBD
14	Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2026-004, (Glacier A Lambert)	1,500	TBD	TBD	TBD	TBD	TBD	TBD	TBD
22	Growth Application in the Glacier Ridge Area Structure Plan (Ward	830	TBD	TBD	TBD	TBD	TBD	TBD	TBD

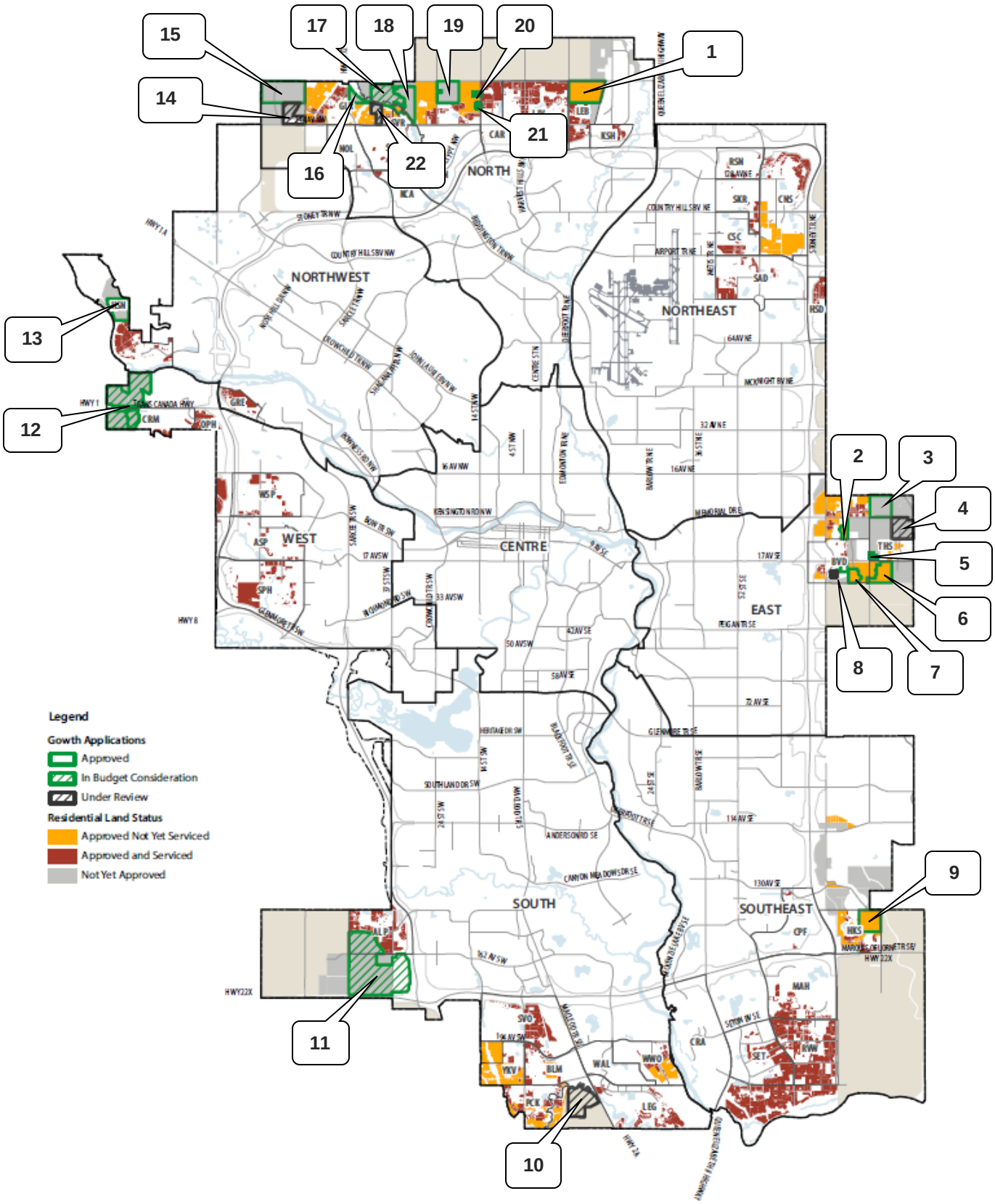
(Note A) These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees.

	2), GA2026-005, (Glacier Ridge Ashlar)								
	TOTAL	**5,740**	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)

(Note B) Some of the projects listed for the Belvedere Growth Application (GA2025-004) have already been mentioned in Table 1 as they are also required for other Belvedere Growth Applications.
(Note C) Capital and funding allocations are preliminary, as they are determined at the time of application and exclude final cost updates and adjustments.

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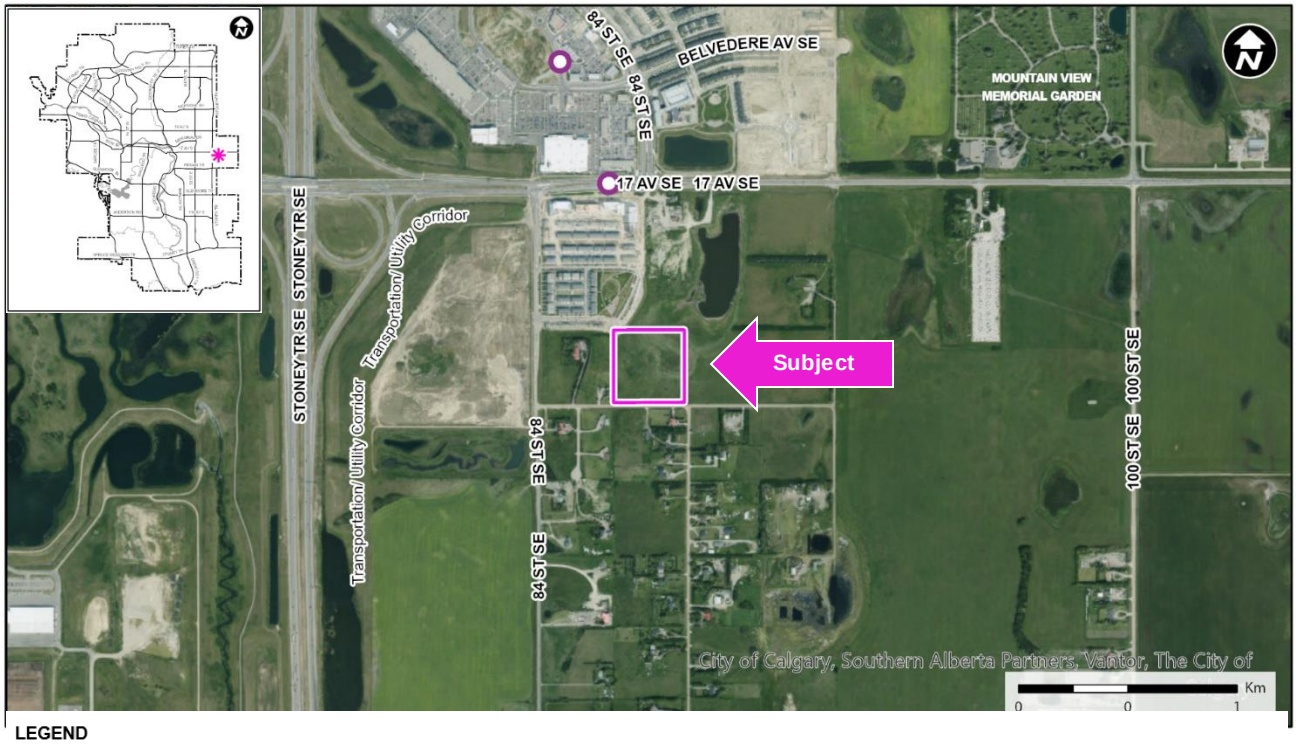
Map 1: Growth Application Location Map (Submitted 2023 Q4 to Current)



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Application Overview

GA2026-001: Belvedere East Springs



Growth Application at a Glance	
Area Structure Plan	Belvedere
Gross Area	± 3.86 hectares
Proposed Homes	± 309 homes
Commercial or Retail	± NA

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Table 1: Growth Application Criteria Evaluation Summary

Criteria	Administration Comments
Policy Alignment Favourable	• Contiguous with adjacent development to the north of the subject site. • Supports the continued build out of the Belvedere Area Structure Plan (ASP). • Favourably located to an MDP-identified Community Activity Centre, an Urban Main Street and Future Transit Corridor (17 Avenue S.E.), as well as the East Hills Shopping centre, and existing Max Purple BRT stops. • Favourably located in proximity to four schools, a recreation centre and a public library.

Market Supply and Demand
Moderate
	• The East Sector has three actively developing communities. As of 2025 May, the East Sector has:
	  ○ Four to five years of approved and serviced land; and
	  ○ 13 to 17 years of approved but not yet serviced land.
	• Overall, this is considered above target based on the Growth Application criteria for land supply.
	• The Growth Application increases land supply, but the existing total years of land supply are not significantly altered.

Finances and Infrastructure (Capital) Moderate	• No new capital investment is required to enable this Growth Application. • Additional infrastructure investment will also be required in future budget cycles to support ongoing growth in the Belvedere Area Structure Plan, including these lands. This includes but is not limited to contributions to the Cooperative Stormwater Management Initiative - CSMI ($10.0 million) the 17 Avenue S.E. Bus Rapid Transit - BRT ($209.5 million combined) and the Belvedere Permanent Emergency Response Station ($36.4 million). • The subject site leverages existing and previously funded capital infrastructure that is in varying stages of planning and delivery. Some enabling infrastructure elements are still in early stages of design that require ongoing coordination to advance servicing. Additionally, storm servicing is dependent on development of adjacent lands advancing, and delivery of capital infrastructure that will be staged over multiple years. Delays in infrastructure delivery and/or future investment approvals could result in development delays. • The Growth Application area is projected to contribute $2.4 million in off-site levies at full buildout to support investments in servicing infrastructure. • Recommendations for additional investment in Bus Rapid Transit (BRT) Infrastructure is anticipated to be brought forward in the 2027-2030 Business Plans and Budget based on the current pace of development in the area.

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Finances and Infrastructure (Operating) Favourable	• Favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs for the proposed Growth Application area.

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Evaluation Criteria Introduction

Growth Application evaluation criteria, application requirements and the review process are outlined for applicants and Calgarians at: www.calgary.ca/growthapplication

Policy Alignment

Guidance for how growth applications are evaluated against criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria strategically evaluates to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand, impact City infrastructure and are financially positive for The City and the local economy.

Market Supply and Demand

The City strives to maintain a healthy supply of land for housing, as set out in section 5.2.3 of the Municipal Development Plan. This helps to ensure there is sufficient land for development while avoiding overextending The City's ability to deliver infrastructure and services. As of 2025 May, there are 40 new communities in active development, with serviced land that can accommodate 84,208 homes, for seven to ten years of supply. A further 36,971 homes can be accommodated in approved but not yet serviced lands where Council has committed to funding future infrastructure. This provides an additional three to four years of supply. These amounts do not yet reflect the Growth Application decisions made by Council in 2026 March.

For more information, please consult the Suburban Residential Growth report and Attachment 4. The City acknowledges that supply varies through the development continuum and unforeseen external factors may affect land supply.

Finances and Infrastructure

These criteria evaluate the impact on The City's financial position by analyzing the anticipated costs (capital and operating) of the development proposed in the Growth Application, as well as the direct revenues (off-site levies, property tax, franchise fees, transit). This evaluation supports the development of financially sustainable communities where revenues are sufficient to cover City operating costs. The financial impact is isolated to the Growth Application being considered and does not reflect citywide growth.

While some infrastructure may be required initially to enable development to start, there is also additional infrastructure that will be needed as the community completes. New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure. Expansion in City infrastructure creates future financial obligations such as maintenance and renewal over its lifecycle.

Table 2 – Capital Infrastructure Benefitting the Growth Application

Capital Investment	Infrastructure Type	Total Estimated Cost ($M) [1]	Funded in 2023-2026 Budget ($M)	Funded in 2027-2030 Budget ($M)	Unfunded Remaining Required ($M)	Included in Off-site Levies Bylaw (Y/N)	Levy Eligible - % [2]
Funded Infrastructure, Either in Service or in Progress, to Enable the Growth Application Area							
Belvedere Feedermain Phase 1	Water	9.0	9.0	-	-	Y	100%
Belvedere Feedermain Phase 2	Water	18.0	18.0	-	-	Y	100%
Chestermere Water Meter Location & Transfer of 300 mm water main within City Municipal Bou	Water	1.4	1.4	-	-	Y	100%
Belvedere Storm & Connection to Cooperative Stormwater Management Initiative (CSMI)	Storm Water	40.0	5.0	35.0	-	N	100%
Stoney Trail/Memorial Drive Flyover	Mobility	105.0	105.0	-	-	Y	100%
Unfunded Infrastructure Required for Ongoing Growth in Belvedere, including the Growth Application							
Contribution to CSMI	Storm Water	30.0	8.0	12.0	10.0	Y	100%
MAX Purple BRT from Hubalta to 84 Street S.E.	Mobility	114.5	5.0	-	109.5	Y	51%
MAX Purple BRT from 84 Street E. to city limits	Mobility	100.0	-	-	100.0	Y	51%
Belvedere Feedermain Phase 3 [3]	Water	30.4	-	-	30.4	N	100%
Great Plains Sanitary Trunk Upgrades [3]	Sanitary	139.1	-	-	139.1	N	TBD
Belvedere Permanent Emergency Response Station	Fire & Emergency Response	41.7	5.3	-	36.4	Y	100%
Initial Investment Required to Enable Growth Application		**-**	**-**	**-**	**-**		
Total Cost		**629.1**	**156.7**	**47.0**	**425.4**		

[1] - These are total project costs, as of March 2026 that are required to complete the project and will need to be fully funded in the future. Costs are subject to change due to various factors (e.g., scope refinement, materials inflation).

[2] - Infrastructure listed under both 1H2024 and 2M2016 bylaws may use remaining 2M2016 funds towards the portion of capital cost not levied for under the 1H2024 bylaw. As a result, OSL eligibility for these infrastructures may be up to 100%.

[3] - These investments are not required to advance development in this Growth Application but lands will benefit from these future investment.

Table 2 General Notes:

- Table 2 includes all capital investments related to the full build out of the Growth Application. Rows shaded in blue identify unfunded investments that are needed upfront to enable development in the Growth Application. Unshaded rows identify investments that are already funded or are required to support the full build out of the growth application but will be triggered and brought forward in future budget cycles. Investments will provide benefit areas beyond the specific Growth Application and are not solely required by the Growth Application.

- The anticipated capital investments in this report are estimates and subject to change as projects progress through design, construction and procurement stages. Cost estimates may vary due to market conditions, material and contractor availability and the conceptual nature of some projects. While Administration has used the most current information available, these figures may differ from those in the Off-Site Levies Annual Report, as each reflects different timeframes.

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Table 3 – New Community Incremental Operating Cost Model Summary ($000s)

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Revenue	$ 144	$ 287	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431	$ 431
Less: Total Operating Costs	$ (20)	$ (24)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)	$ (26)
Net Balance	$ 124	$ 263	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405	$ 405

Table 3 General Notes:

- Total revenue reflects the estimated City portion of property taxes, franchise fee and transit revenues to be generated by the Growth Application area only, at prevailing tax rates, and is not implied to be additional unbudgeted tax revenue. Total operating costs reflect estimated incremental direct and indirect service level operating costs within the Growth Application area only, including Transit and Fire, and does not consider total citywide operating costs, operating costs of capital (lifecycle and maintenance), nor costs beyond the 15-year timeframe. This analysis is on a standalone basis and does not consider that anticipated citywide growth could shift to this area from others or vice versa (i.e., the growth cannot be assumed to necessarily be net new to Calgary).

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Table 4 – Investments Required

	Current Business Plans and Budget	Future Business Plans and Budgets ($M)			
	2023- 2026 ($M)	2027-2030 ($M)		2031+ ($M)	
	Approved	Pre- Approved	Requires Approval	Pre- Approved	Requires Approval
15 years Incremental Operating Investment	-	-	*0.07*	-	*0.31*
Capital Investment to Enable Growth Application- City Funded	-	-	-	-	-
Capital Investment to Enable Growth Application- Off-site Levy Funded	-	-	-	-	-
Capital Investment to Enable Growth Application - Utility Funded [1]	-	-	-	-	-
Total Capital Investment to Enable Growth Application	-	-	-	-	-
Capital Investment to Service Growth in the ASP Area - City Funded	2.46	-	*37.17*	-	*65.70*
Capital Investment to Service Growth in the ASP Area Off-site Levy Funded	112.85	-	*38.53*	-	*104.50*
Capital Investment to Service Growth in the ASP Area - Utility Funded [1]	41.40	*47.00*	-	-	*179.50*
Total Capital Investment to Facilitate Continued Growth in the Area	**156.70**	***47.00***	**75.70**	-	***349.70***
Total Investment (Operating & Capital)	**156.70**	***47.00***	***75.77***	***0.00***	***350.01***

[1] - These investments will be funded by self-supported debt to be repaid through off-site levies and/or user fees

Table 4 General Notes:

This table identifies the approved budget and future budget requirements to support the full build out of the Growth Application and/or to support continued growth in the Belvedere Area Structure Plan.

- This Growth Application leverages funded capital investments of $156.70 million in the current Business Plans and Budget and $47 million in the 2027-2030 Business Plans and Budgets to enable development.
- If this Growth Application is approved, the following additional estimated budget will be required
  - Tax-supported operating budget of $0.07 million in 2027-2030 and $0.03 million per year by the final build out year.
  - Capital budget of $75.70 million in 2027-2030 Business Plans and Budgets and a further $349.70 million in subsequent Business Plans and Budgets to facilitate continued growth in the area.

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Overview of New Community Land Supply

Growth Applications are an important step in enabling new community housing supply. Approval of a growth application has the effect of moving the subject lands from “Planned” to “Approved - Not Yet Serviced”. Once the infrastructure is delivered and available to development, the lands would move from “Approved – Not Yet Serviced” to “Approved – Serviced”. In cases where no City capital infrastructure is required, it is possible to move directly to “Approved – Serviced”.

Criteria 13 and 14 of the Growth Application evaluation criteria considers the citywide and sector land supply as a factor in the timing of investments. Administration will consider if the citywide level of serviced land supply is low (<3 years), in target range (3-5 years), above target (5-7 years), or high (>7 years).

The two charts that follow show the impact on land supply of moving forward with the **Belvedere East Springs Growth Application**, both in the East Sector and citywide. This is a relatively small Growth Application (309 homes), therefore the impact to supply is not significantly altered.

Figure 1: Belvedere East Springs and East Sector Land Supply (Homes)

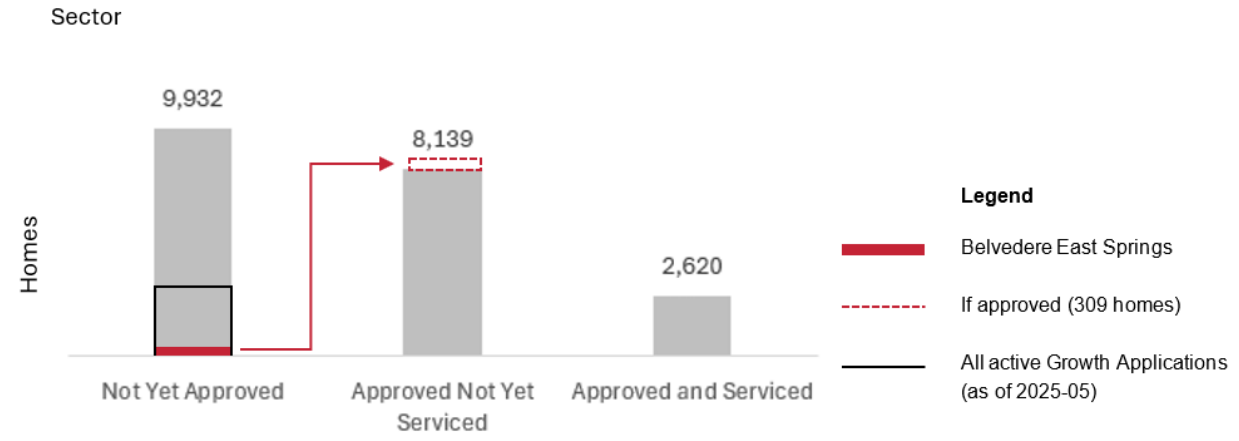
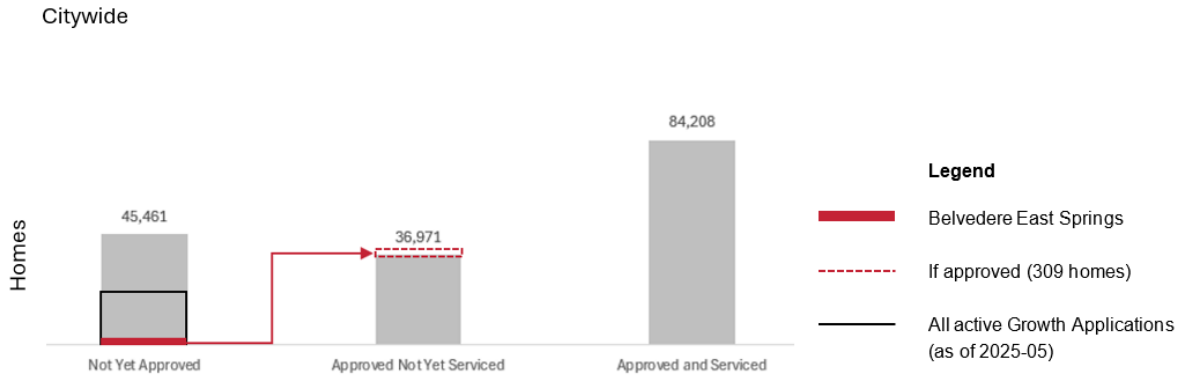


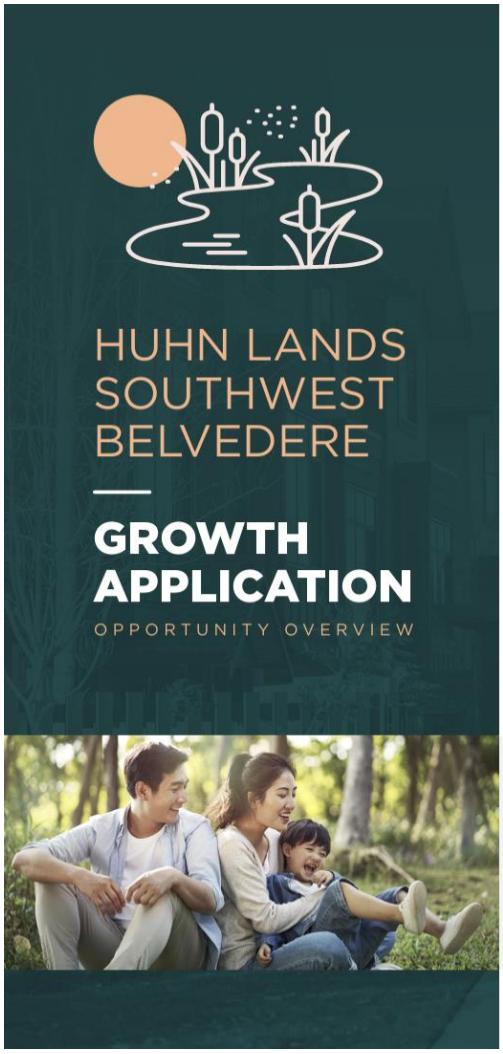
Figure 2: Belvedere East Springs and Citywide Land Supply (Homes)

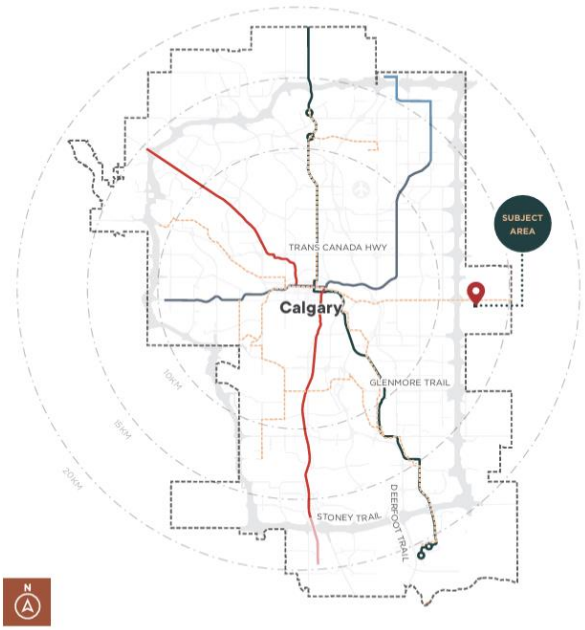


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Applicant Submission

This attachment provides the original application submission.





2.77 ha
Gross Developable Area

1.36 ha
Open Space Area

309 units
Residential Units

$478,406
Annual Taxes

$1.841 mil.
in Levies

$ 127 mil.
Investment at Buildout

This Growth Application has been prepared for the Subject Lands, herein referred to as the Huhn Lands on behalf of the landowner, Dr. Karen Huhn. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. The Huhn Lands are serviceable by funded infrastructure delivered through adjacent development and are located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.

HUHN LANDS SW BELVEDERE | GROWTH APPLICATION | DECEMBER 2025 1

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YOUR NEW HOME AWAITS...

The Huhn Lands provide an opportunity to progress with residential development in an active portion of the rapidly developing Belvedere ASP area, leveraging infrastructure investments that have already been made to support its growth. The proposed development will provide a concentration of multifamily housing in a location that will activate nearby open space and 5A network connections, while also significantly increasing density in a designated Transit Station Planning area, providing activity to a multitude of nearby businesses.





The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest greenfield development to downtown Calgary.

Future residents of the Huhn Lands will enjoy their connections not only to local shops and services, but will be directly connected to the International Avenue and further west to the core of the city via the MAX Purple BRT Line. Introducing a new node of high-density housing to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17th Avenue SE BRT, Memorial Drive Flyover, Highway 1 interchange at Garden Road, and – more locally – the realignment of 84th Street SE.

Anticipated Development Timeline:

The landowner is targeting an Outline Plan and Land Use Amendment submission in **Q2 2026**, with the intent of initiating building in 2028.

Q2 2026
Outline Plan and Land Use Submission

Q1 2027
Outline Plan and Land Use Approval

Q3 2027
Site Subdivision Approval

Q3 27 - Q2 28
Site Grading and Base Construction

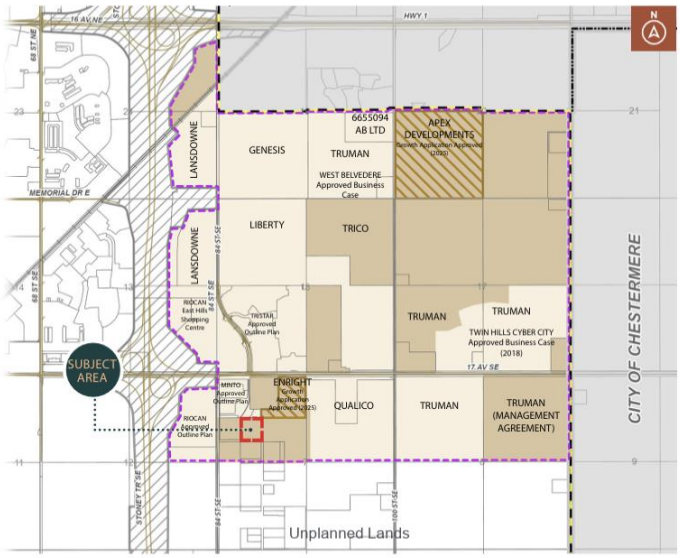
Q2 2028
Building Permits and Structural Construction

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THE GROWTH CONTEXT

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications under consideration as part of the 2024 mid-cycle budget deliberations, including on the adjacent lands, Belvedere is slotted to have more lands made available for growth than any other community, including the majority of new community capital funding.



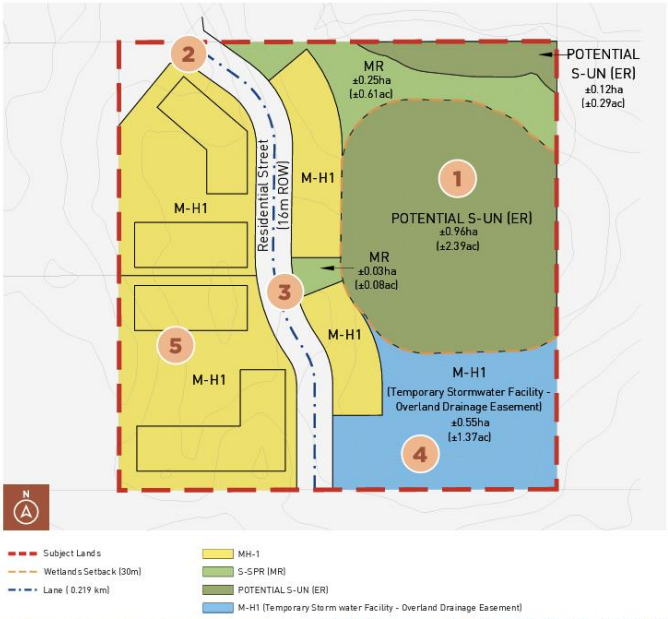


Belvedere ASP
Approved Lands
Requires Growth Application
Growth Application Under Review
Unplanned Lands
Municipal Boundary

ISC:UNRESTRICTED

LAND USE CONCEPT PLAN

1. Preservation and integration of natural features on site
2. Integration with existing residential development north of site
3. Extension of mobility infrastructure through site, in general alignment with the Belvedere ASP Growth Concept
4. Interim stormwater retention facility that complies with drainage requirements for site and surrounding area.
5. Medium density residential opportunities to support existing and planned employment areas and to offer a diversity of housing options to the City.









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Risks Analysis for Growth Applications

This attachment summarizes Administration identified risks and mitigations associated with approving, or not approving, new community Growth Applications.

Risks of Not Approving Growth Applications

Impact on Housing Availability and Prices

If land supply (via City investment into servicing) is insufficient to meet demand, housing prices can rise as availability declines. The Growth Application process considers serviced land supply to inform recommendations for new community development, aiming to avoid both increased prices that can arise from too little supply and the various risks described below that can arise from too much supply. However, many factors impact prices beyond serviced land supply in new communities. This risk cannot be mitigated by The City alone.

Business Confidence Risk

City investment makes new communities possible. This also means City investment priorities and timelines are one of several factors outside of a developer's control that affect their ability to plan and build. Developers and industry groups consistently advocate for predictable decisions around growth funding and capital infrastructure certainty in order to reduce development costs and delays, as well as increase confidence in deploying investment capital. The City mitigates this risk by clearly outlining Growth Application evaluation criteria, sharing servicing information with applicants and keeping communications open with applicants and industry working groups.

Risks of Approving Growth Applications

Dispersion of Demand

Investing in many new communities simultaneously means that demand and construction activity are spread across a wider area. This can result in increased costs, underutilized infrastructure, inefficient City services and delayed return on investment for both The City and developers. It also places more strain on City capital delivery teams and contractor capacity. The City works to mitigate this risk by maintaining appropriate levels of new community land supply and initiating services simultaneous with demand.

With 40 new communities in various stages of development, Calgary has significant new community capacity. With seven to ten years of serviced land supply, Calgary sits at double the three-to-five-year land supply target in Section 5.2.3 of the Municipal Development Plan (MDP).

Financial Importance of Strategic Growth

The MDP encourages balanced growth between new and established areas, acknowledging that both are critical while seeking to minimize long-term costs to The City and Calgarians. The 2020 MDP/Calgary Transportation Plan (CTP) update projected that achieving balanced growth would result in societal savings of $16.8 billion in capital costs over the next 60 years and annual operating cost savings of $260 million by 2070. Over the past five years, 69 per cent of new homes were built in new communities, with 31 per cent in established areas. Based on this trend, Calgary is not on track to realize the above savings.

Long-Term Investment Commitment

Approving a Growth Application begins a long-term commitment to the capital, operating and lifecycle investments needed to support the infrastructure and services new community residents

and businesses rely on. While off-site levies fund most of the infrastructure in new communities, they only fund a portion of long-term infrastructure needs and do not cover operating or lifecycle costs. The City must prepare for significant tax- and fee-supported operating and capital costs as these areas build out and mature. The City must also prioritize and trade-off investments in growth against all other City investments, including infrastructure lifecycle and maintenance.

At present, The City has already committed over $1.7 billion in as-yet unfunded infrastructure investments to support new community build out. This represents remaining unfunded servicing infrastructure but does not include other infrastructure required to fully build out communities such as libraries, recreation centres and lagging mobility infrastructure. It does not account for the significant long-term investments required to cover future lifecycle costs.

The New Community Incremental Operating Cost Model has helped inform better decisions on growth by comparing projected operating costs against property tax generation. However, the Model only reflects a portion of citywide operating costs over a 15-year timeframe. It is not a complete representation of a new community's lifetime operating cost.

Funding Expectation Risk

When Growth Applications investments are directed by Council "to be considered" in the budget prioritization process, developer expectations for funding approval increase. However, given multiple current Growth Applications and the existence of other City funding needs, Administration cannot guarantee all Growth Applications will ultimately be recommended for funding.

Administration works to mitigate this risk by considering financial capacity and citywide investment needs both before and after Infrastructure and Planning Committee. However, evolving Council priorities, the emergence of new investment needs and other as-yet unknown financial considerations mean this risk cannot be fully outlined until the budget is developed.

Application Approval Expectation Risk

While Growth Application approval supports advancement to further development stages, it is not endorsement of any other applications such as outline plans, land use or development permits.

Macroeconomic Risk

Canada faces various risks from tariffs, geopolitical uncertainty and shifting policy on immigration. This may impact new community growth through cost inflation, supply chain effects, materials availability, consumer confidence, interest rates and pace of growth. Approving capital and operating investments via Growth Applications commits The City to these costs without certainty of revenues. This risk is mitigated by monitoring supply and demand shifts, as well as by shifting capital delivery to align with development pace more closely where possible.

Environmental Risk

New communities have become more compact and their buildings more energy efficient. However, new communities typically still see higher emissions, increased environmental risks and greater loss of natural assets compared to redevelopment. A major driver of this is the higher reliance on motor vehicle travel in new communities. Mitigation opportunities are introduced later in the development process, in alignment with MDP, CTP and Area Structure Plan policies. A continued focus on compact development, the timely provision of transit service and investment in other viable sustainable travel options are essential to offsetting emissions.

Legislation Risk

While not yet approved, the Government of Alberta has publicly announced an intention through Bill 28 to amend the Municipal Government Act in several ways that will impact both costs and revenues associated with new community growth (such as the eligibility of fire trucks in off-site levies). This creates uncertainty risk. Administration is currently reviewing the potential impacts of Bill 28.

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Growth Application in Belvedere Area Structure Plan (Ward 9), GA2026-001

IP2026-0322

Infrastructure and Planning Committee | 2026 April 15

Previous Council Direction

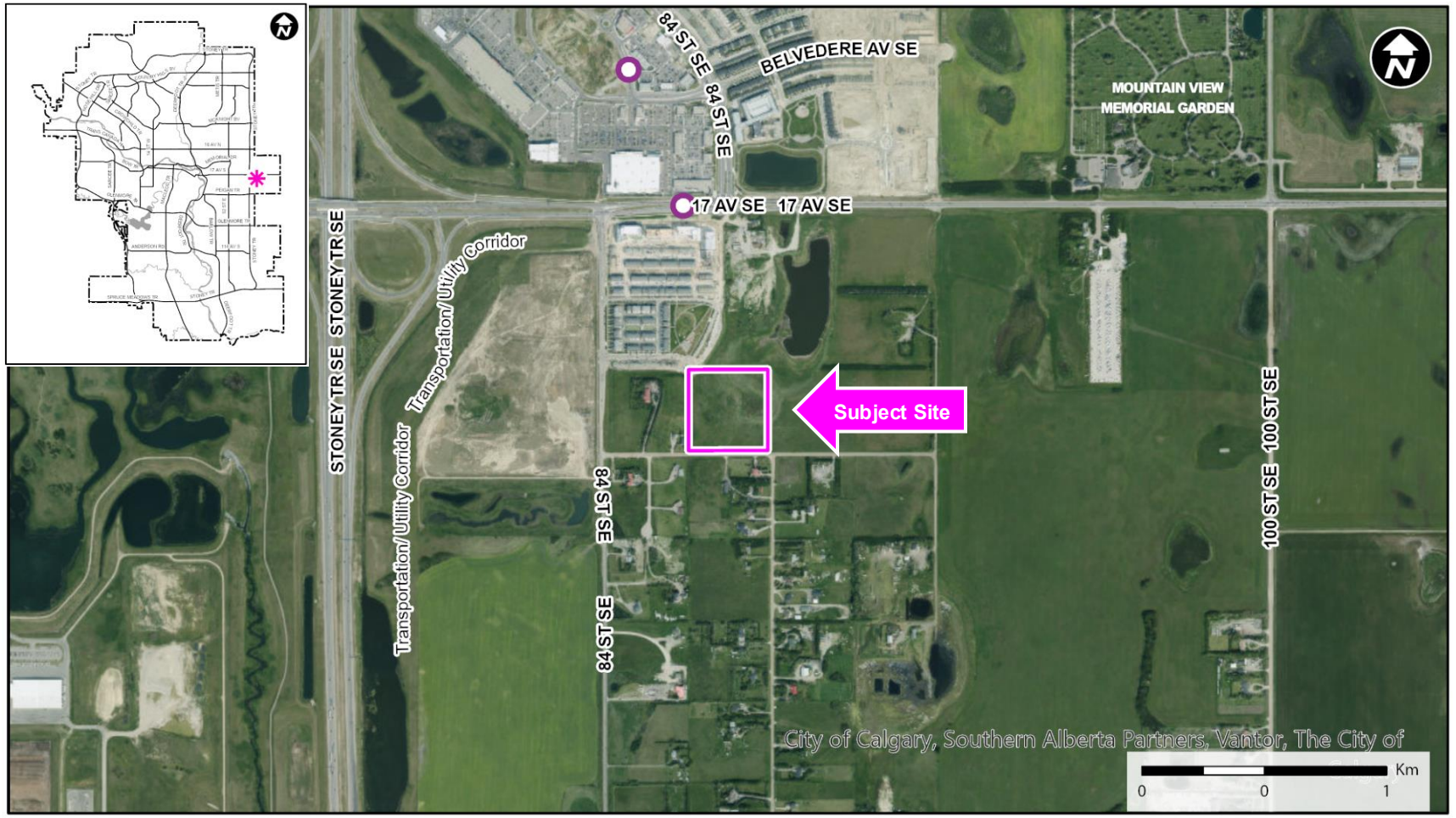
- This Growth Application area was previously submitted as a new community business case known as “Belvedere ASP - Huhn”
- In November 2020, that business case and eleven others were not approved by Council and were invited to resubmit during the next New Community Growth Strategy process (PFC2020-0963)

Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2026-001) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2026-001) in the prioritization of investments in future Business Plans and Budgets.

Growth Application Context Map



LEGEND

- Growth Application Area
- Max Purple BRT Stops

Growth Application:
Belvedere East Springs

Area Structure Plan:
Belvedere

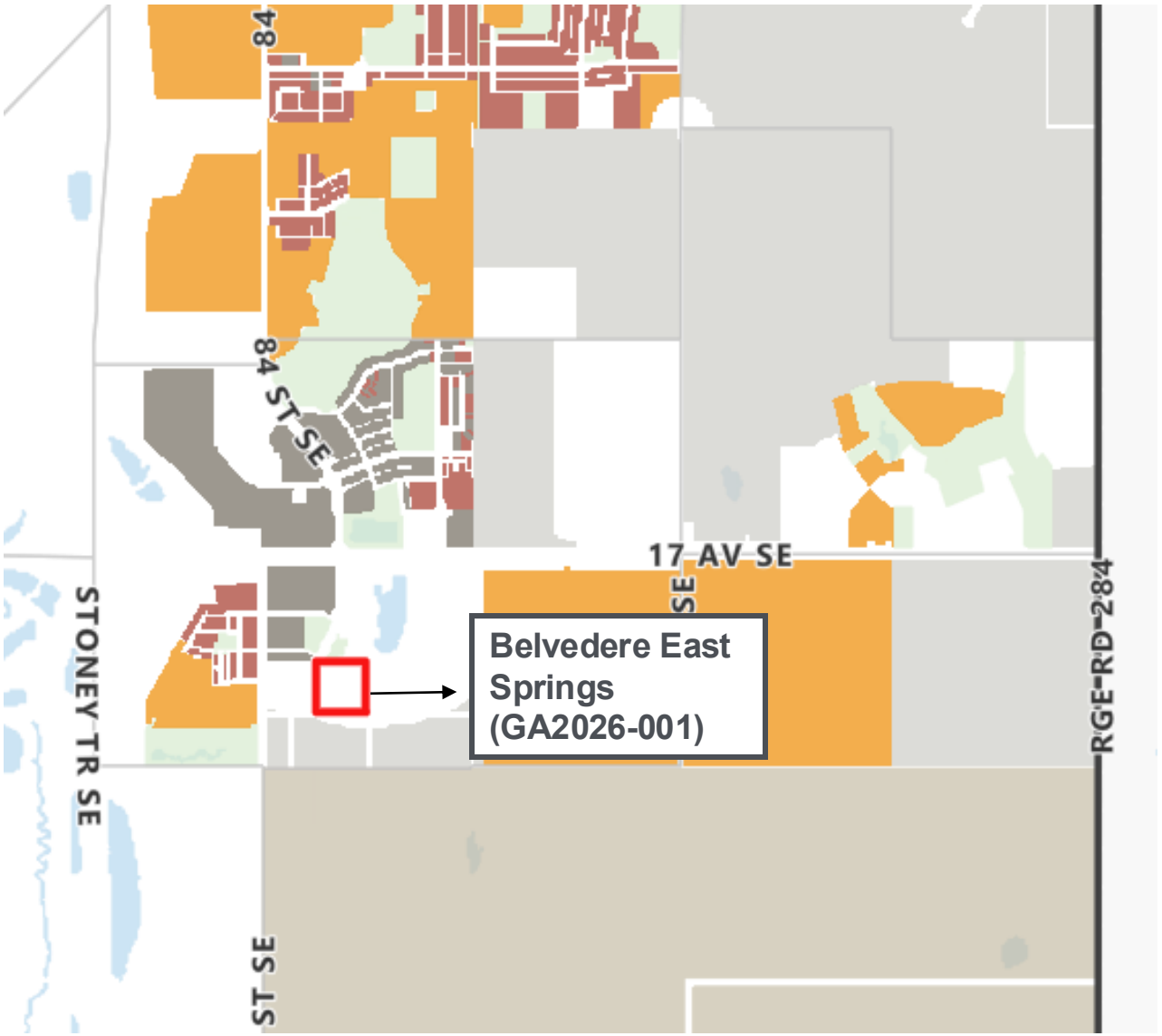
Community:
Community D

Gross Area:
±3.86 hectares

Proposed New Homes:
±309

Proposed Commercial/Retail
None

East Sector Land Supply Overview



Legend

- Approved and Serviced (2,620 homes)
- Approved, Not Yet Serviced (8,139 homes)
- Planned, Not Yet Approved (9,932 homes)
- Unplanned Land
- Built Out
- Belvedere East Springs Growth Application (309 homes)

Evaluation Overview

1. Policy Alignment

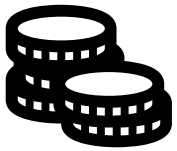
- Contiguous with adjacent development to the north
- Located close to an MDP-identified Community Activity Centre, Urban Main Street and Future Transit Corridor (17 Avenue SE) and the East Hills Shopping Centre
- Favourably located within 5 kilometers to four schools, a recreation facility (Bob Bahan Aquatic & Fitness Centre), and library (Forest Lawn Library)

2. Market Supply and Demand (as of May 2025)

- East Sector has three new communities at various stages of development
- Four to five years of approved and serviced land and additional 13-17 years of approved but not yet serviced land remaining
- The application would slightly increase overall supply

Evaluation Overview

3. Finances and Infrastructure



- Favourable New Community Operating Cost Model review
- Estimated $0.4M in annual revenue and $2.4M in off-site levies at full buildout
- **2027-2030 Business Plans and Budgets requires:**
  - Operating costs begin in 2028. Total three-year tax-supported incremental operating costs estimated at $69,730
  - No new initial capital required
  - $75.7M to facilitate continued growth in the area
- **2031+ Business Plans and Budgets would require:**
  - Annual tax-supported incremental operating costs estimated at $26,194 at full buildout
  - $349.7M to facilitate continued growth in the area

Risks Specific to the Growth Application

If approved by Council:

- **Timing Risk:** Delays in funded but not yet delivered infrastructure, as well as reliance on servicing through adjacent lands may affect the timing and pace of growth.

If not approved by Council:

- **Land Use & Market Risk:** Would leave serviced land undeveloped within an actively developing area of the Belvedere ASP, create land-use uncertainty and result in inefficient use of previously approved capital infrastructure.

Recommendation

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2026-001) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2026-001) in the prioritization of investments in future Business Plans and Budgets.

Operational Services Report to
Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0034

Playground Sites Levels of Service

PURPOSE

To seek Council direction on establishing a citywide, level of service for Parks and Open Spaces' playground sites to inform the 2027-2030 Service Plans and Budgets.

PREVIOUS COUNCIL DIRECTION

No previous direction

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to implement the Option 4 service level (100% of playground sites renewed) for the maintenance and renewal for all of Calgary's current playground sites;
2. Direct Administration to consider the required operating and capital investments needed to enable the Council directed level of service for playground sites in the prioritization of investments for the 2027-2030 Service Plans and Budgets; and
3. Direct Administration to return no later than Q2 of 2027 with a Playground Site Implementation Plan for the approved level of service (2027-2030 Business Plans and Budgets).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager of Operational Services concurs with this report.

HIGHLIGHTS

- Year-over-year, Calgarians continue to provide feedback on how important and impactful our city's public parks are to them and their families. Playground sites within these parks are key focal points for community enjoyment.
- This report is in alignment with Council's 2027-2030 Strategic Priorities, specifically the focus areas of: Reliable & Sustainable Infrastructure; Community Livability & Well-being; and Trusted & Collaborative Government; and guided by what matters to Calgarians - extensive public engagement was undertaken through *Connect: Calgary's Parks Plan* (detailing the planning, development and management decisions for Calgary's park system over the next 20 years), which directs a shift to a 'city of great play' emphasizing quality, equitable access and long-term sustainability.
- More than 54 per cent of The City's playgrounds are over 20 years old and nearing end of life. As assets age, safety risks increase, equipment failures become more frequent, replacement parts become unavailable and closures become inevitable.
- Parks and Open Spaces currently manage 1,172 playgrounds citywide, with more coming into our asset base every year.
- If current funding levels remain unchanged, by 2036 approximately 960 playgrounds – representing 82 per cent of Calgary's existing inventory – are projected to close.
- Administration recommends a customer-experience driven service level, supported by an annual investment of $1.5 million in operating and $19 million in capital funding to extend lifespan through increased maintenance and address the bow-wave of upcoming playground site renewals.

Playground Sites Levels of Service

DISCUSSION

Year-over-year, Calgarians continue to tell us (through corporate surveys, research and engagement) how important and impactful our city's public parks are to them and their families. The City's objective is to provide safe, high-quality park spaces that reflect both current and future community needs. This is in alignment with Council's 2027-2030 Strategic Priorities focus areas, which emphasize: well maintained and reliable City assets, facilities and parks; and measurable progress in reducing the current infrastructure deficit by renewing, upgrading and right-sizing aging infrastructure. In addition, through an extensive public engagement process *Connect: Calgary's Parks Plan* captures what Calgarians value about their park system and directs The City to focus on quality, equitable access and long-term sustainability – providing the right amenity, in the right place, at the right time for all Calgarians.

The City's playground network, managed by Parks and Open, currently includes 1,172 playgrounds. Historically, playground services have been funded to renew 10 to 12 playground sites annually, representing approximately $1.2 million dollars per year (Attachment 1). This investment rate supports less that 20 per cent of the renewal required for the current playground network. Moving into 2026, due to inflationary costs, the annual playground renewal is decreasing to 6 to 8 playground sites. Currently, more than 54 per cent of City playgrounds are over 20 years old and rated in "Fair" condition. As these assets continue to age, condition ratings decrease and safety risks increase.

The City manages risks through regular inspections and timely repairs. When a playground can no longer be safely maintained, it must be removed, renewed, or reimagined with different park amenities. The playground network faces a significant infrastructure deficit and a rapid decline in service levels at the current investment rate. By 2036 a high failure rate is anticipated, with the majority of City playgrounds (approximately 960) requiring removal.

Over the past decade, Calgarians have enjoyed a playground inventory that has grown by approximately 25 per cent, largely through developer-built playgrounds. Calgary has more playgrounds per 1,000 children than any comparable municipality. Administration receives significant concern from communities when playgrounds are required to be removed due to age and/or very poor condition rating.

To address the playground infrastructure deficit and subsequent decline in service level, Administration evaluated several service options, ensuring strategic alignment, while taking into consideration overall cost, impacts to Calgarians and their communities, opportunities to expand access to multifunctional park spaces and overall industry capacity. For details on the level of service options, see Attachment 2.

Administration recommends the service level within **Option 4**, which ensures all current playground sites will remain functional by investing in these sites and targeting a 90 to 95 per cent State of Good Repair for site amenities including playgrounds. This investment will enable the renewal and reimagining of playground and park amenities based on community input. It requires an annual investment of $1.5 million for operating and $19 million for capital beginning in 2027. This option aligns with Council's 2027-2030 Strategic Priorities and the operational actions within *Connect: Calgary's Parks Plan* by prioritizing quality, equitable access and multifunctional park spaces, while managing financial risk and reflecting what the playground industry can realistically deliver.

Operational Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0034

Playground Sites Levels of Service

EXTERNAL ENGAGEMENT AND COMMUNICATION

☒	Public engagement was undertaken	☒	Dialogue with interested parties was undertaken
☒	Public/interested parties were informed	☐	Public communication or engagement was not required

The *2025 Spring Survey of Calgarians* reported that 98 per cent of Calgarians listed parks and open spaces as either “very important” (79 per cent) or “somewhat important” (19 per cent) and thought The City should either invest more (50 per cent) or the same amount (48 per cent) in parks and open spaces.

In addition, Parks and Open Spaces conducts an annual *Pulse on Parks Survey* (2021 – present) to better understand Calgarians’ usage and perception of City parks. Data collection includes the frequency of usage in different seasons, usage of different amenities within parks, attitudes regarding park experiences and feedback on Customer Levels of Service measures providing the following insights:

- Overall, park visitation remains consistent (from the Pulse on Parks research conducted from 2021-2025) with 93 per cent of respondents having visited a park at least once within the past year.
- Parks receive high scores on most customer satisfaction metrics; seven-in-ten (72 per cent) offer high ratings on park furniture, equipment and structures being in good condition.
- High-quality park maintenance is the most desired improvement to parks. Specifically, when asked about the most important thing The City can do to improve park spaces to make them more enjoyable, maintenance, cleanliness and landscaping are rated highest (19 per cent), followed by having more amenities and facilities (16 per cent).

Further research and analysis – including an environmental scan of playground provision of similar jurisdictions worldwide and a review of available peer-reviewed playground research – was conducted to inform this report and its recommendations.

IMPLICATIONS

Social

Parks serve as important community gathering spaces that foster social connection and strengthen neighbourhoods. Consistent with the goals of *Connect*, addressing asset disparities supports more equitable access to play opportunities and helps build stronger, more connected communities across Calgary.

Environmental

Calgary’s parks system is a critical network of living infrastructure that supports biodiversity, climate resilience and environmental health. Investing in appropriate operations and renewal, specifically to playground sites, supports maintaining healthy, functional park spaces for current and future generations.

Operational Services Report to Infrastructure and Planning Committee 2026 April 15

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Playground Sites Levels of Service

Economic

High-quality parks contribute to vibrant, competitive cities and are associated with increased property values and stronger local economies. By supporting physical and mental health, well-maintained parks help reduce long-term social and health-related costs. Investing in preventative maintenance also mitigates the need for more costly capital rehabilitation of park spaces in the future. In alignment with *Connect,* the growth and redevelopment of Calgary's Park System through the goal of multifunctionality aims to allocate resources and investments across the park system more effectively, so that all Calgarians experience consistent parks standards.

Service and Financial Implications

Other:

Investment decisions over time will impact the ability to achieve the recommended level of service target for playground site quality. Any changes to funding levels will directly affect the target level of service in the stated time frame.

RISK

At current funding levels, Calgary's playground network is projected to experience significant deterioration and substantial decline in service levels, with the State of Good Repair projected to fail to approximately 27 per cent by 2031 and 19 per cent by 2036. The result is the playground network will experience a severe consequence of failure by 2036 requiring the removal of approximately 960 playgrounds due to safety concerns, significantly reducing playground availability across the city. It is important to note that an increased capital investment of $3.9M is required to achieve this outcome as the removal and site rehabilitation of this volume of playgrounds is currently unfunded.

Industry may not immediately be capable of delivering the increased level of service recommended within this report. Implementation of this option requires deliberate and sustained efforts over the coming years to increase both internal capacity and overall industry capacity to meet the associated service requirements.

There are reputational risks, particularly related to public confidence and satisfaction, associated with the removal of playground assets. However, the risks posed by safety-related incidents – specifically injuries to children – are significantly greater if aging playgrounds are not addressed through timely removal or renewal.

ATTACHMENT(S)

1. Attachment 1 – Background Report
2. Attachment 2 – Playground Sites Level of Service Options Chart
3. Attachment 3 – Map of City of Calgary Playgrounds and School Board Playgrounds
4. Attachment 4 – Map of City of Calgary Playgrounds
5. Attachment 5 – Playground Sites Levels of Service Presentation

Operational Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0034

Playground Sites Levels of Service

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Doug Morgan	Operational Services	Approve
Michael Thompson	Infrastructure Services	Inform
Les Tochor	Chief Financial Officer & CPFS	Inform
Debra Hamilton	Planning and Development Services	Inform
Kyle Ripley	Parks and Open Spaces	Approve
Kathy Davies Murphy	City & Regional Planning	Consult
Teresa Goldstein	Community Planning	Consult
Kerensa Fromherz	Public Spaces Delivery	Consult

Author: Amanda Theriault, Parks and Open Spaces, Operational Services Department



Playground Sites Level of Service

Background Report

April 2026



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Executive Summary

Calgary's playground network is aging faster than it is being renewed, creating increasing safety risks, unplanned removals and rising renewal (lifecycle) costs under current funding levels. This report recommends establishing a playground level of service by retaining all play spaces while balancing community needs, equitable access and long-term financial risk.

Current State

Park System

Our city has over 2,900 public parks, which provide Calgarians with a wide variety of experiences and opportunities. Year over year, Calgarians continue to list parks as 'very important' or 'somewhat important' (98 per cent, *2025 Spring Survey of Calgarians*); and 98 per cent of Calgarians think The City should invest more or the same in parks and open spaces. Through Parks and Open Spaces' annual *Pulse on Parks Survey* (2021 – present), park visitations have remained consistent, with 93 per cent of respondents reporting to have visited a Calgary park at least once within the past year. In addition to annual research, *Connect: Calgary's Parks Plan* was grounded by feedback from Calgarians, through an extensive public engagement process. *Connect* captures what Calgarians value about their park system, what they want to achieve over the next 20 years and places emphasis on quality, equitable access and long-term sustainability.

Playground Network

The City's playground network, managed by Parks and Open Spaces, includes 1,172 playgrounds. Historically, funding has supported the renewal of 10 to 12 playgrounds per year (approximately $1.2 million annually). At this rate, replacing the entire network would take about 125 years. More than 54 per cent of City playgrounds are over 20 years old and rated in "Fair" condition; as they continue to age, safety risks and incidents are expected to increase.

The City manages safety risks through regular inspections and timely repairs. When a playground can no longer be safely maintained it must be removed, renewed, or reimagine (right-size) with alternative park amenities. At current investment levels, the network faces a significant infrastructure deficit and a rapid decline in service. By 2036, a high failure rate is anticipated, with most City playgrounds (approximately 960) requiring attention.

Over the past decade, the inventory has grown by approximately 25 per cent, largely through developer-built playgrounds. Most new playgrounds are delivered by developers through the Development Approvals Process, as part of park and amenity requirements in new communities. The former *Open Space Plan* identified playgrounds as a desirable amenity, contributing to Calgary's current inventory.

Administration has received significant community pushback when aging playgrounds must be removed without corresponding renewal or reimagine investment. The issue is amplified by shifting

demographics—particularly in established neighbourhoods—creating a “city of playgrounds” rather than a “city of great play.”

At the end of 2025, The City complement is estimated to sit at 4.97 playgrounds per 1,000 children under 12[1]. This is referred to as the playground provision rate. When combined with the 312 playgrounds owned and operated by Calgary’s school boards[2], the city-wide provision rate increases to an estimated 6.29 playgrounds per 1,000 children—higher than most comparable jurisdictions in Canada, the United States, and Europe (Appendix A).

[1] Using 2021 Statistics Canada Population Data

[2] Including: Calgary Board of Education, Calgary Catholic School District, and FrancoSud - Parks Wayfinder Map.

Deterioration & Safety Concerns

Several factors impact playground equipment and fall surface safety and longevity. To a small degree this can be due to misuse, however most safety concerns arise from age and compounding environmental factors. As playgrounds age, maintenance costs increase and safety risks become more pronounced.





Repair Approach

Implementing timely playground repairs is the safest, most efficient and cost-effective approach to operate renew playground equipment and fall surfaces and to extend their functional life. The City manages safety risks associated with aging playground infrastructure through frequent playground inspections (seven times per year, per playground) to ensure compliance with the Canada Safety Association (CSA) guidelines, by Certified Operations Parks staff. These inspections immediately identify the need for maintenance, renewal or removal of unsafe equipment or fall surfaces.

Condition Assessment

The City relies on two primary metrics to assess playground condition and safety:

(1) Asset Condition Rating—which reflects how an asset deteriorates under a range of factors such as use and climate; and

(2) Age—the actual age of the playground.

Target conditions known as "State of Good Repair"

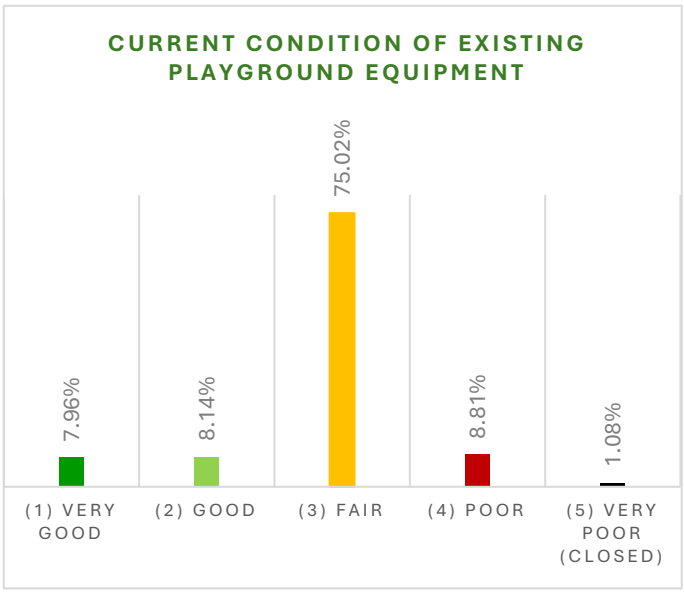
Very Good (ACR 1)	Good (ACR 2)	Fair (ACR 3)	Poor (ACR 4)	Very Poor (Closed) (ACR 5)
				
• New equipment • No visible wear, damage, or corrosion • Fully functional • No immediate maintenance required • Compliant with Safety Standards	• Close to New • Minor signs of wear or aging • Fully functional • No immediate maintenance required • Compliant with Safety Standards	• 5 to 18 years old • Moderate signs of wear or aging (fading) • Early signs of deterioration. • Maintenance required • Compliant with Safety Standards	• Over 19 years old • Significant wear, rust, or damage • Some parts non-functional • Maintenance or partial replacement required • Compliant with Safety Standards	• Over 19 years old • Components are unsafe or non-functional • Immediate removal or full replacement required • Does not comply with Safety Standards

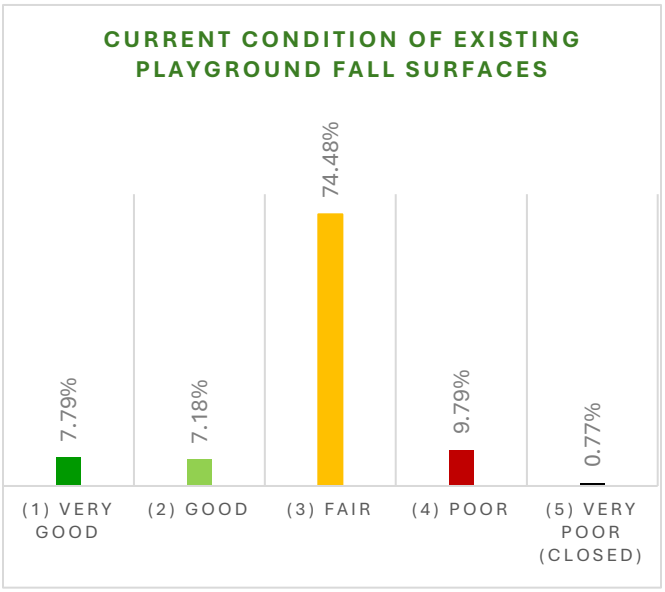
Parks and Open Spaces use a Condition-Based Management approach to determine playground assets require repair, replacement, or removal. During inspections, an Asset Condition Rating (ACR) is assigned to equipment and fall surfaces.

The 'State of Good Repair' is calculated by combining the percentages of playground equipment and fall surfaces with the Asset Condition Ratings of: Very Good (1), Good (2), and Fair (3). Currently, the 'State of Good Repair' for a Parks and Open Spaces' playground is 95 per cent. Playground equipment in Calgary typically lasts 25 to 30 years, while fall surfaces require more frequent replacement. As playgrounds age, their functionality and user appeal decline, maintenance costs rise and safety risks increase.

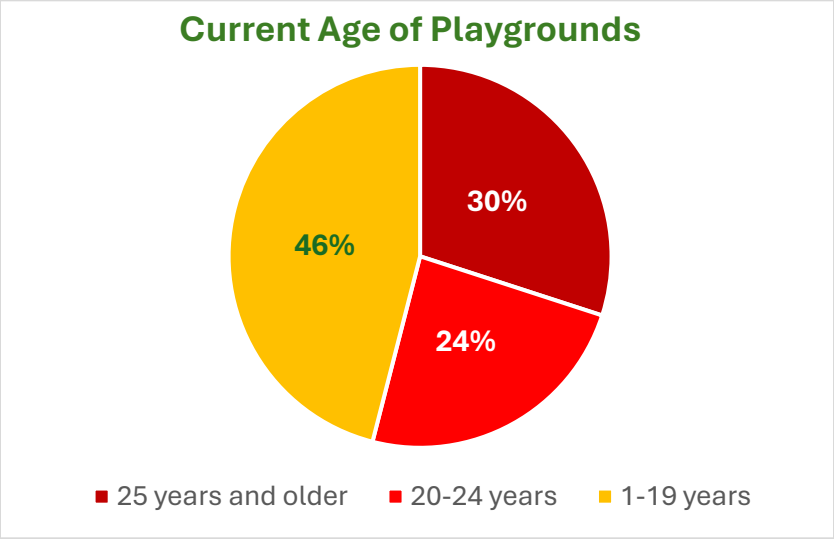
Current Condition

The current assessment of Parks and Open Spaces' playgrounds indicates 75.02 per cent of equipment and 74.48 per cent of fall surfaces are currently rated at an Asset Condition Rating of three or 'Fair', with an additional 8.81 per cent of playground equipment and 9.79 per cent of fall surfaces rated at an Asset Condition Rating of four or 'Poor'.





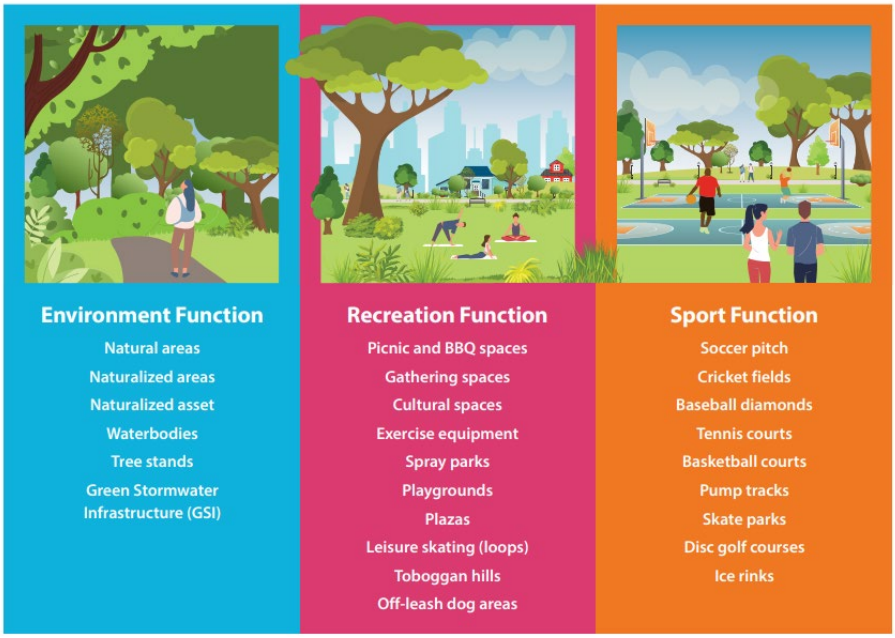
At the end of 2025, 351 Park and Open Spaces' 1,172 playgrounds (30 per cent), were more than 25 years old and should be considered for replacement. An additional 284 Park and Open Space playgrounds (24 per cent) were between 20 to 24 years old and will require replacement within the next five years. This equates to 54 per cent (or 635) of Parks and Open Space playgrounds are over 20 years old, as of the end of 2025. The average age metric refers to the combined age of all equipment and fall surfaces within a playground.



Alignment with Connect: Calgary's Parks Plan

The Council-approved *Connect: Calgary Parks Plan* provides policy direction on four key priorities: protecting and enhancing environmentally significant areas; connecting and growing the park system by adding additional functionality; providing parks that are welcoming for all Calgarians; and enhancing management and maintenance of park spaces.

The City creates multifunctional park spaces by locating at least two of the three primary park functions - Environment, Recreation, or Sport - within a 400-meter (five-minute) walk of Calgary residences. *Connect* has an established target for walking access to parks (from 63 per cent to 69 per cent by the year 2035), based on multifunctionality rather than specific amenities (e.g., playgrounds). The City's objective is to enhance access to parks for all Calgarians by providing a variety of amenities that support a variety of different ages, abilities and interests. In short, multifunctional park spaces with the right amenity, at the right time, for the right community in Calgary – enabling a 'city of great play.'

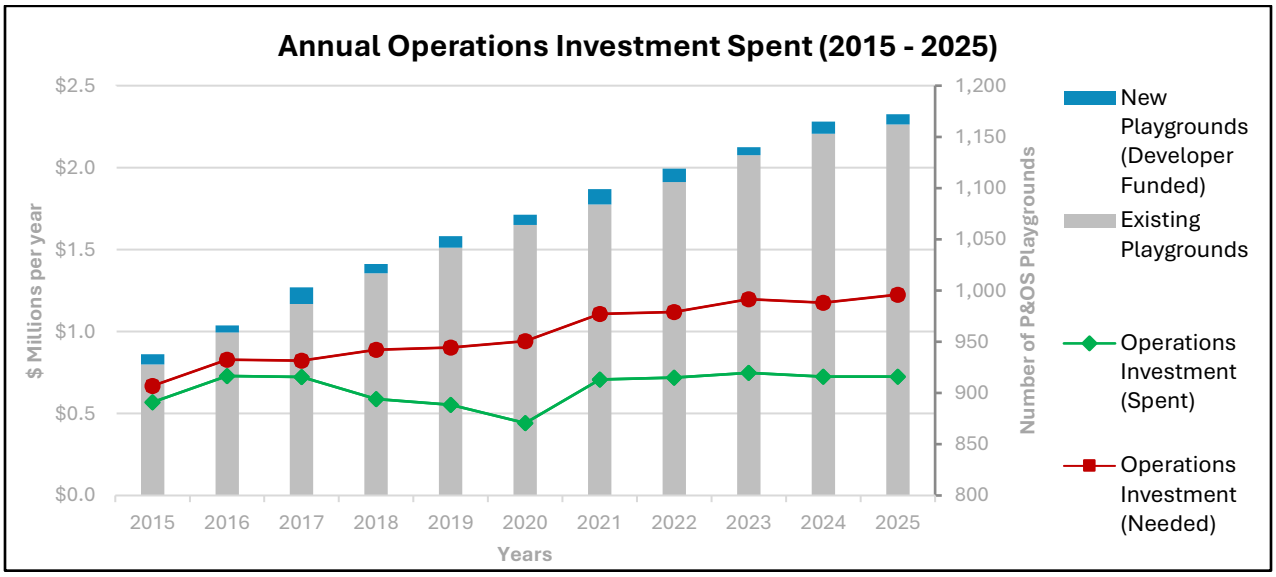


Current Investment

The operations and maintenance annual investment for playgrounds has remained static at $700,000 over the past decade, while the renewal investment has also remained stable at $1.2 million annually over the same timespan. Under current investment, by 2036, approximately 100 playgrounds would be replaced, with an estimated 960 playgrounds expected to be classified as unsafe and require removal or replacement.

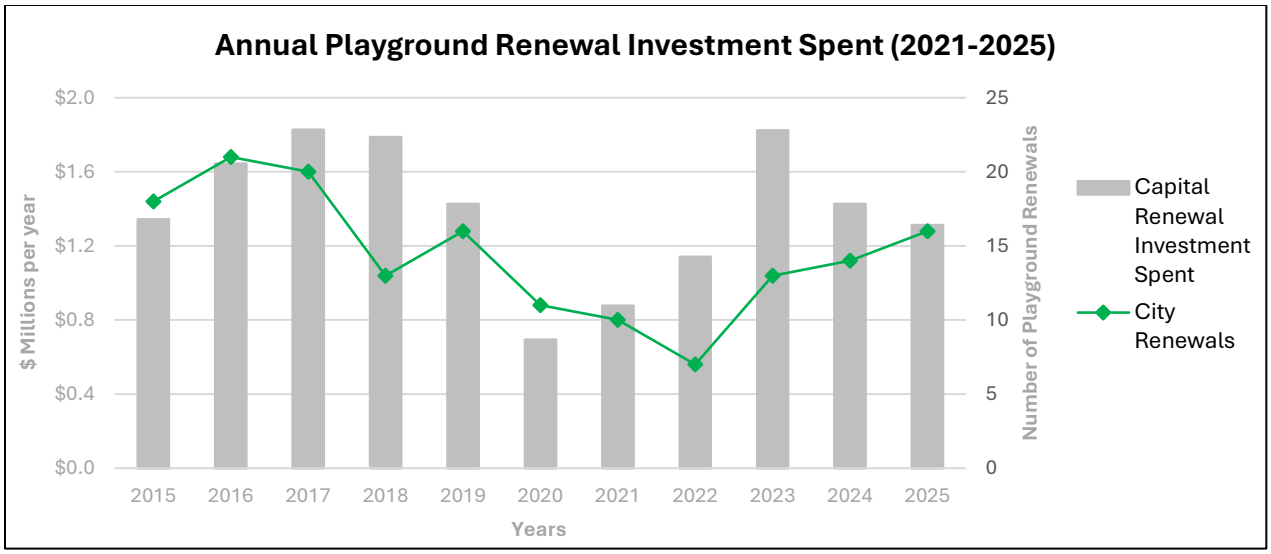
Operations and Maintenance

Over the past decade, constrained operations funding has resulted in the deferral of preventative maintenance. To maintain compliance with Canadian Safety Association (CSA) standards, Parks Infrastructure staff have been redirected to manage the growing playground inventory, contributing to chronic under-delivery across other core service areas, including playground fall-surface testing, preventative maintenance, fencing, signage and other park infrastructure. The chart below illustrates the delta between current operations spending and the investment required to meet core service levels.



Renewal

Parks and Open Spaces spend an average of $105,000 per playground replacement compared to $300,000 to $700,000 per playground for new developer-funded playground installations. As a result, the infrastructure gap for park assets, including playgrounds, continues to widen as funding levels fail to keep pace with asset deterioration and inflationary pressures.



Developer-funded installations, now cost upwards of $700,000 per playground, have increased the overall play standard, which current renewal funding is insufficient to sustain. To better align with rising costs, beginning in 2026 The City will allocate $150,000 per playground replacement within the existing $1.2 million annual renewal budget, reducing the annual replacement rate from 10-to-12 to six-to-eight playgrounds.

Aging playgrounds, worsening asset conditions and the ongoing addition of new playgrounds each year have collectively created a significant infrastructure deficit and increased risk of severe consequence of failure for these assets. Along with increasing per playground replacement, Parks and Open Spaces has begun to reimagine older playground sites with alternate amenities, when other playground amenities exist in proximity. In alignment with both Council's 2027-2030 Strategic Priorities and the approved operational actions within *Connect: Calgary's Parks Plan*, with the input from community members, reimagined playground sites enhance overall park use by expanding access to multifunctional park spaces and ensuring parks are welcoming for all Calgarians.

Recommended Playground Level of Service

Establishing a Playground Level of Service for Parks and Open Spaces' 1,172 playgrounds (with an estimated $265.5 million in equipment and fall surface replacement cost) will help improve user experience, maintain safety standards and define clear parameters for playground maintenance and replacement.

Achieving this requires increased investment funding and supports long-term financial stability. To address these challenges, several options were evaluated, taking into consideration: strategic alignment; available research, engagement data and community impact; industry best practices and guidelines; overall cost; and industry capacity. Administration is recommending the implementation of:

- A 90 – 95 per cent 'State of Good Repair' target for playgrounds (Asset Condition Ratings: Very Good (1), Good (2), and Fair (3)); and
- A provision of up to 5 playgrounds per 1,000 children.

The following section presents this analysis - from maintaining current investment levels to retaining current playground network.

Key terms:
Permanent removal: playgrounds removed from the inventory and converted to turf.
Temporary removal: playgrounds removed from the active inventory and converted to turf, while awaiting future renewal replacement capacity.
Reimagine (Right-Size): process of replacing a former playground with alternative park amenities.

Playground Level of Service Investment Options

Below are the Level of Service options and corresponding funding requirements.

NOTE: The below options do not include the additional 10-12 developer industry playgrounds constructed each year in new communities. Options 2 through 4 have investment levels that would support an increase in City and industry capacity to approximately 28 renewal playground replacements annually (~280 over the next 10 years); and align with Council's 2027-2030 Strategic Priorities and the approved operational actions within *Connect: Calgary's Parks Plan*.

Option 1: Base Funding

This service level anticipates 1.76 playgrounds per 1,000 children under 12 years of age and retains approximately 18 per cent of the current playground sites. It reduces playground oversupply through attrition, rather than purposeful or equitable distribution throughout The City; and does not align with Council's 2027-2030 Strategic Priorities or the approved operational actions within *Connect: Calgary's Parks Plan*.

Annual Investment:

- Operations:
  - $700,000
- Capital:
  - $5.8 million for playground sites renewal and permanent removal.

Impacts:

This investment option would permanently remove an estimated 960 playgrounds across Calgary by 2036. Without additional funding to renew or reimagine these spaces, the decommissioned sites would remain vacant. A playground State of Good Repair of 90 per cent is estimated to be achievable by 2036.

Option 2

This service level would see an estimated provision of up to 3 playgrounds per 1,000 children under 12 and retains approximately 60 per cent of the current playground sites. This option balances equitable access, asset condition, and long-term financial sustainability by reducing the total number of playgrounds while reinvesting in other high-quality park amenities, helping to increase access to multifunctional park spaces.

Annual Investment:

- Operations:
  - $1.5 million
- Capital:
  - $11 million for playground sites renewal, reimagine, and permanent removal.

Impacts:

This investment option would permanently remove an estimated 455 playgrounds across Calgary by 2036. Without additional funding to renew or reimagine these spaces, the decommissioned sites would remain vacant. The City's ability to raise and sustain to the playground State of Good Repair target of 90 to 95 per cent is estimated to be limited (between 43 to 49 per cent) by 2036.

Option 3

This service level would see an estimated provision of up to 4 playgrounds per 1,000 children under 12 and retains approximately 80 per cent of the current playground sites. This option preserves access across all communities and begins to stabilize future investment needs by reinvesting in higher-quality, multifunctional park spaces.

Annual Investment:

- Operations:
  - $1.5 million
- Capital:
  - $14.5 million for playground site renewal, reimagine, and permanent removal.

Impacts:

This investment option would permanently remove an estimated 220 playgrounds across Calgary by 2036. Without additional funding to renew or reimagine these spaces, the decommissioned sites would remain vacant. The City's ability to raise and sustain to the playground State of Good Repair target of 90 to 95 per cent is estimated to be limited (between 32 to 38 per cent) by 2036.

Option 4: Current Service Level

This service level retains our current playground site complement, with an estimated provision of up to 5 playgrounds per 1,000 children under 12. This option increases future renewal investment over the long-term as it will enable the renewal and reimagine all current playground sites based on community input.

Annual Investment: $19 million

- Operations:
  - $1.5 million
- Capital:
  - $19 million for playground sites renewal, reimagine, and temporary removal.

Impacts:

The City's ability to raise and sustain to the playground State of Good Repair target of 90 to 95 per cent is estimated to be limited (between 5 to 28 per cent) by 2036.

Impacts

Safety: Playgrounds present inherent safety risks, particularly for children. Calgary's playground inventory is aging, with 54 per cent of playgrounds now over 20 years old and nearing end of life. Older assets require increased maintenance and operational attention and are projected to need replacement in the next five to 10 years. Without timely replacement or removal, playground closures will continue to increase under current investment, driving reactive maintenance, operational strain and a higher risk of unscheduled playground removals, due to safety concerns.

Reputation: Safety-related incidents, particularly injuries to children, pose reputational and legal risks to The City. Ongoing unplanned removals, rising maintenance costs for aging assets, and reduced investment in replacements may also result in decreased playground use, diminishing community benefit, and lower public satisfaction.

Resident Dissatisfaction: Deteriorating playgrounds can create a perception of poor asset management and neglect of public infrastructure. This may reduce public confidence and make the city less attractive to residents, investors, businesses, and visitors who prioritize well-maintained amenities.

Funding: Stagnant funding has resulted in rising maintenance costs, increased risks of playground removals, and deferred replacement needs that compound the long-term infrastructure deficit. Over the past decade, operations and maintenance funding have remained unchanged, while annual investment in playground renewal has been fixed at $1.2 million. Current funding levels do not account for the growing number of aging playgrounds or the ongoing acceptance of new, developer-built playgrounds. As a result, the playground inventory faces a significant infrastructure deficit and an increased risk of severe consequences in the event of asset failure. Although the per-playground replacement will increase to $150,000 in 2026, this will further limit the total number of playground replacements that can be completed each year.

Operational: An aging playground inventory increases operational risk by placing additional demands on staff capacity and specialized expertise. Playground inspection is highly technical and can require up to one year for new inspectors to independently assess playground conditions accurately. Staff turnover, therefore, poses a significant risk to inspection quality and The City's ability to manage a growing and aging playground inventory.

Social Inequity: Significant disparities exist in playground distribution at the ward and community levels, resulting in uneven access to safe, modern play spaces—particularly in underserved areas. Addressing these gaps aligns with *Connect: Calgary's Parks Plan* by supporting equitable access to multifunctional play spaces, promoting child development and physical activity, and advancing livable, family-friendly communities.

Appendix A

Top 5 Canadian Municipalities: Playgrounds per 1,0000 Children						
Rank	City	Playgrounds (2024 Data)[3]	Population (2021 Census)	Child Population (2021 Census)	Playgrounds per 1000 population	Playgrounds per 1000 children
#1	Calgary	1,162	1,306,784[4]	235,855	0.89	4.93
#2	Ottawa	781	1,017,449	166,920	0.77	4.68
#3	Montreal	969	1,762,949	270,430	0.55	3.58
#4	Toronto	908	2,794,356	384,295	0.32	2.36
#5	Edmonton	424	1,010,899	184,115	0.42	2.30

Top 10 U.S Municipalities: Playgrounds per 1,000 Children						
Rank	City	Playgrounds (2025 Data)	Population (2025 Estimate)	Child Population (2025 Estimate 18%)	Playgrounds per 1000 population	Playgrounds per 1000 children
	Calgary	1,172	1,562,595[5]	268,700	0.75	4.36
#1	Chicago, IL	1,033	2,672,258	563,461	0.39	1.83
#2	Dallas, TX	381	1,313,550	320,888	0.29	1.19
#3	New York, NY	1,926	8,562,125	1,792,356	0.22	1.07
#4	Austin, TX	217	1,017,092	215,818	0.21	1.01
#5	Jacksonville, FL	236	1,000,696	236,926	0.24	1.00
#6	Houston, TX	502	2,283,151	571,580	0.22	0.88
#7	San Diego, CA	222	1,389,772	287,763	0.16	0.77
#8	Philadelphia, PA	275	1,599,611	357,734	0.17	0.77
#9	Charlotte-Mecklenburg County, NC	195	1,190,061	291,091	0.16	0.67
#10	Honolulu County, HI	147	1,014,704	220,570	0.14	0.67

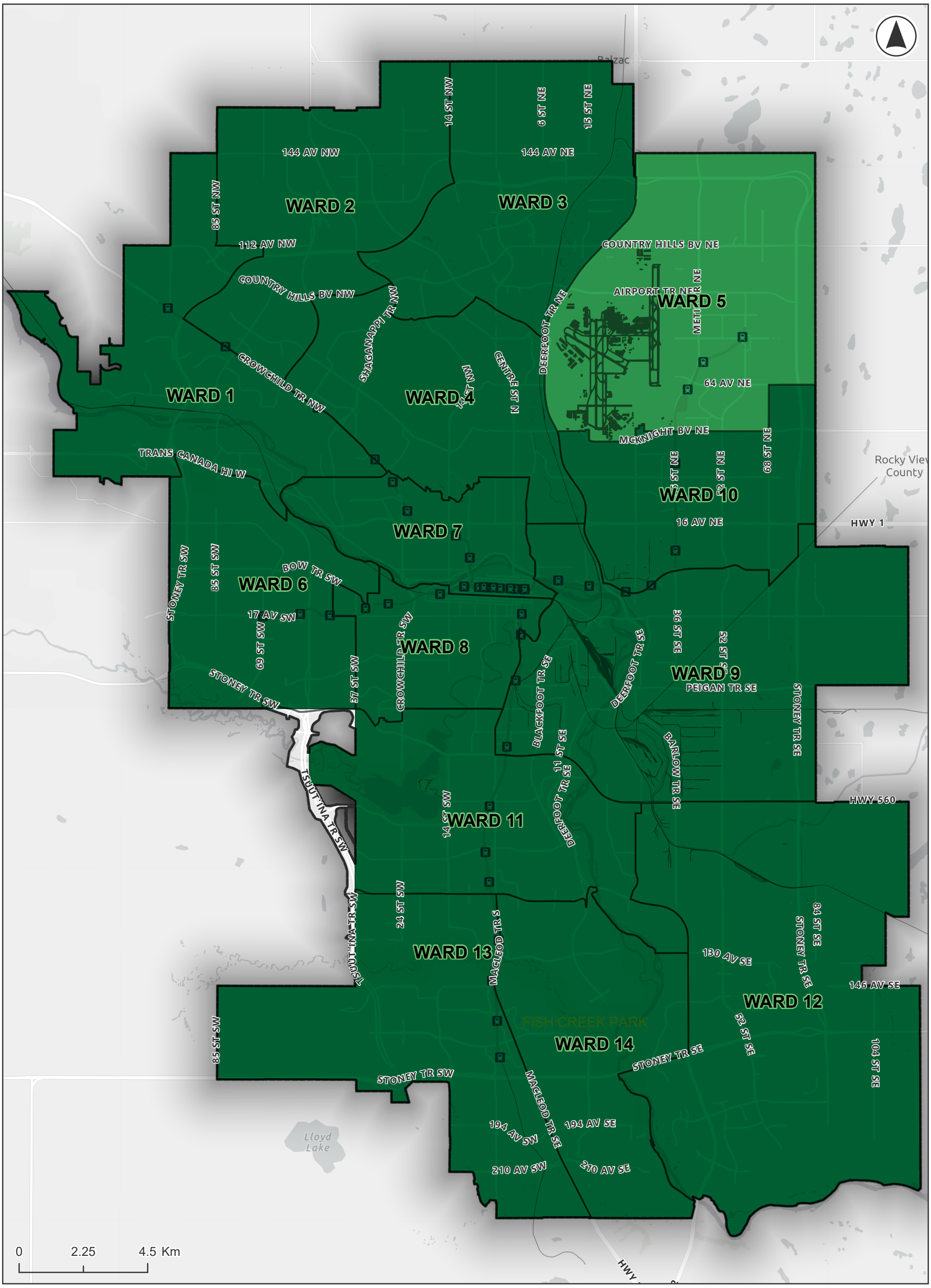
Top 5 European Municipalities: Playgrounds per 1,000 Children						
Rank	City	Playgrounds	Population (2025 Estimates)	Child Population (2025 Estimates)	Playgrounds per 1000 population	Playgrounds per 1000 children
	Calgary	1,172	1,562,595[6]	268,700	0.75	4.36
#1	Barcelona, Spain	900	1,702,547	N/A	0.53	NA
#2	Berlin, Germany	1,858	3,897,145	N/A	0.48	NA
#3	Vienna, Austria	700	2,032,739	N/A	0.34	NA
#4	Helsinki, Finland	200	687,441	N/A	0.29	NA
#5	Marseille, France	132	877,215	N/A	0.15	NA

[3] 2024 Canadian City Parks Report, Park People
[4] 2021 Statistics Canada Population Data
[5] Calgary and Region Economic Outlook 2025-2030
[6] Calgary and Region Economic Outlook 2025-2030

Playground Sites Level of Service Options Chart

	OPTION 1 Base Funding 18% of Playground Sites Retained	OPTION 2 60% of Playground Sites Retained	OPTION 3 80% of Playground Sites Retained	OPTION 4 Current Service Level 100% of Playground Sites Retained
PLAYGROUND SITES	212	717	952	1172
PERMANENT PLAYGROUND REMOVAL	960	455	220	0
ANNUAL OPERATIONS INVESTMENT	$700,000	$1.5 million	$1.5 million	$1.5 million
ANNUAL CAPITAL INVESTMENT	$5.8 million	$11 million	$14.5 million	$19 million
10-YEAR CAPITAL INVESTMENT REQUIRED	$58M	$110M	$145.5M	$190.5M

ISC:UNRESTRICTED

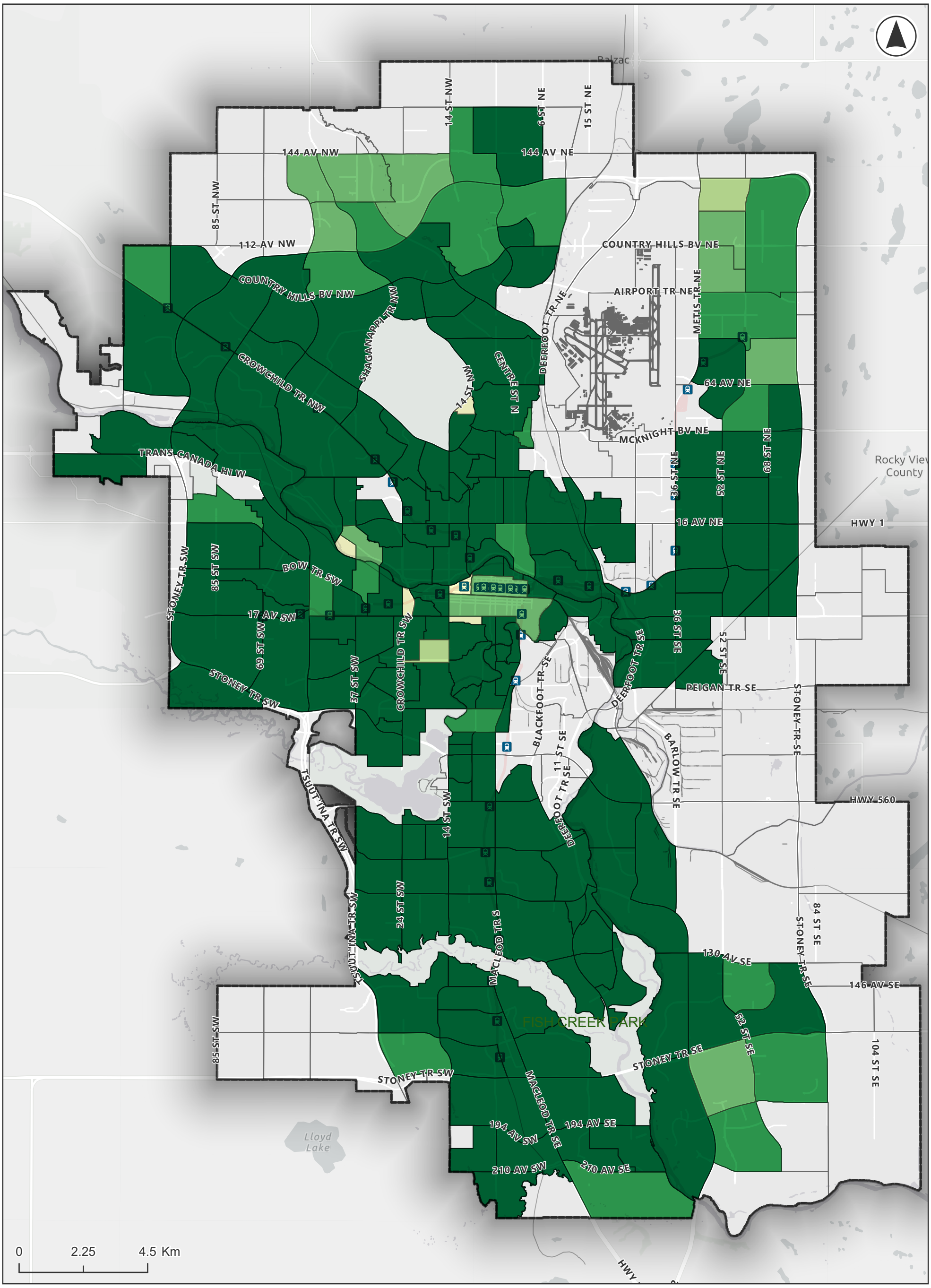


Number of Parks and School Playgrounds per 1,000 Children / Ward

- 0
- 0 - 2
- 2 - 3
- 3 - 4
- Greater than 4

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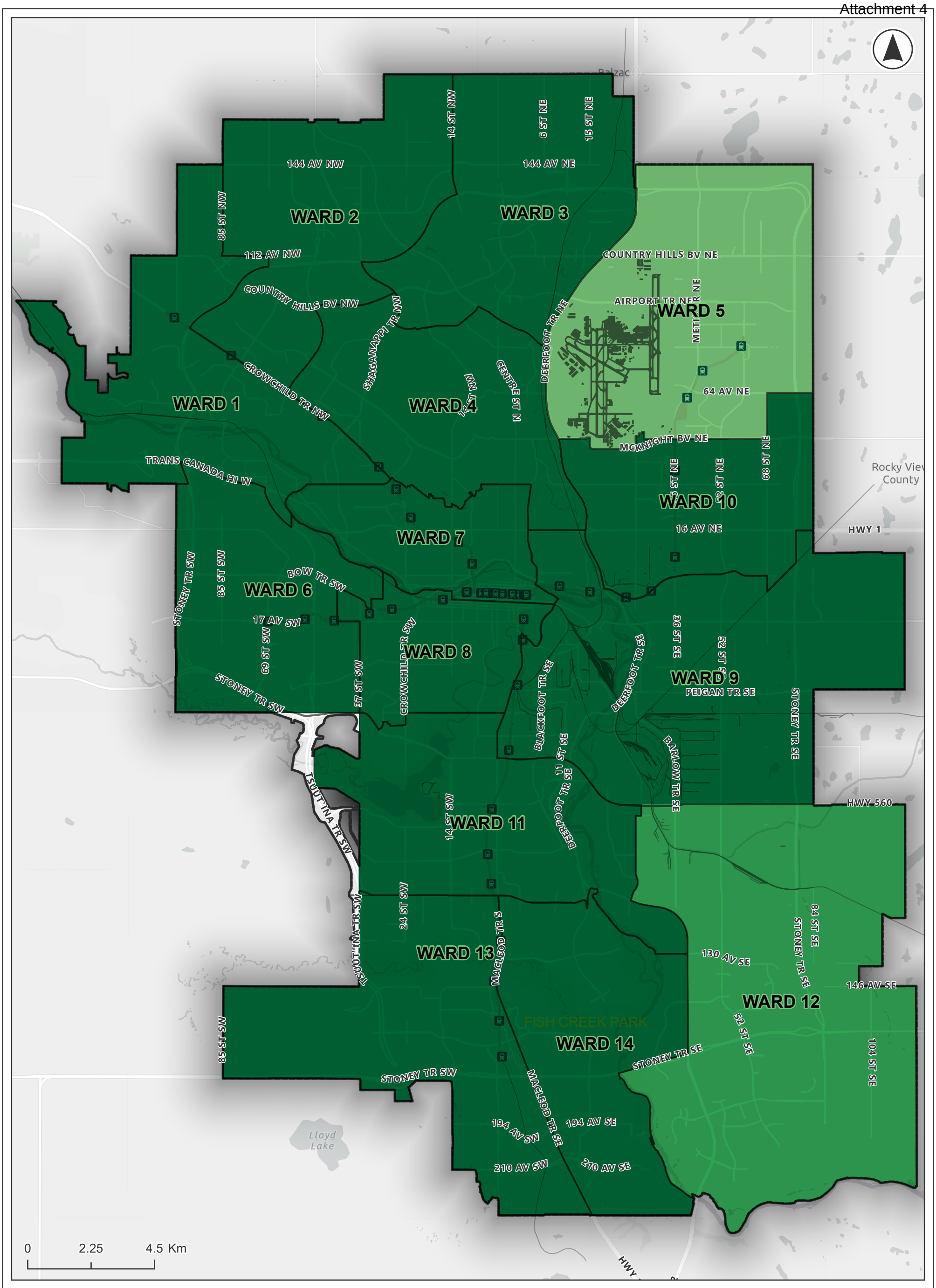


Number of Parks and School Playgrounds per 1,000 Children / Community

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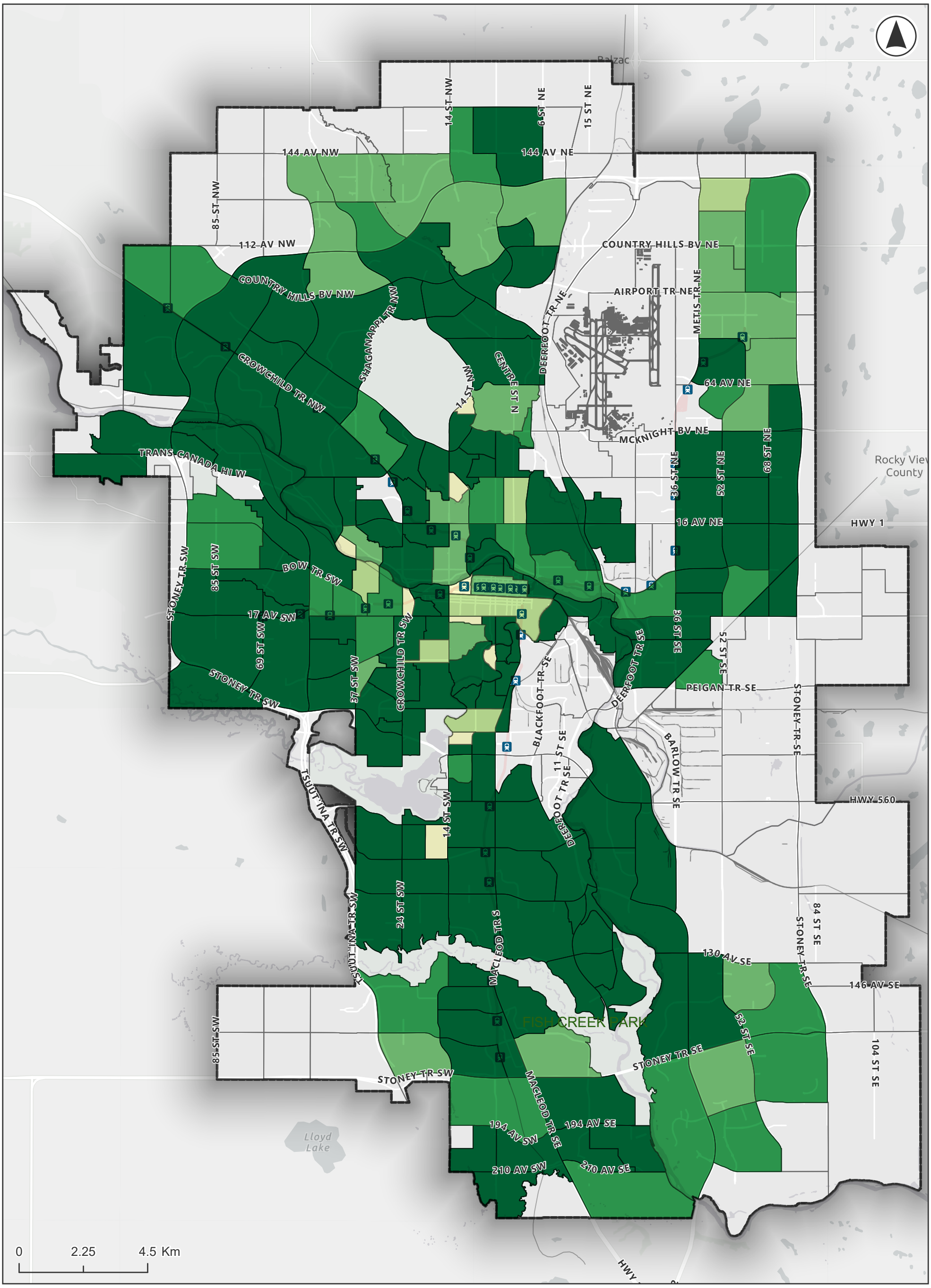


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Number of Playgrounds per 1,000 Children / Community

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ISC: UNRESTRICTED



Playground Sites Levels of Service

IP2026-0034

2026 April 15

Recommendations

That the Infrastructure and Planning Committee recommend that Council:

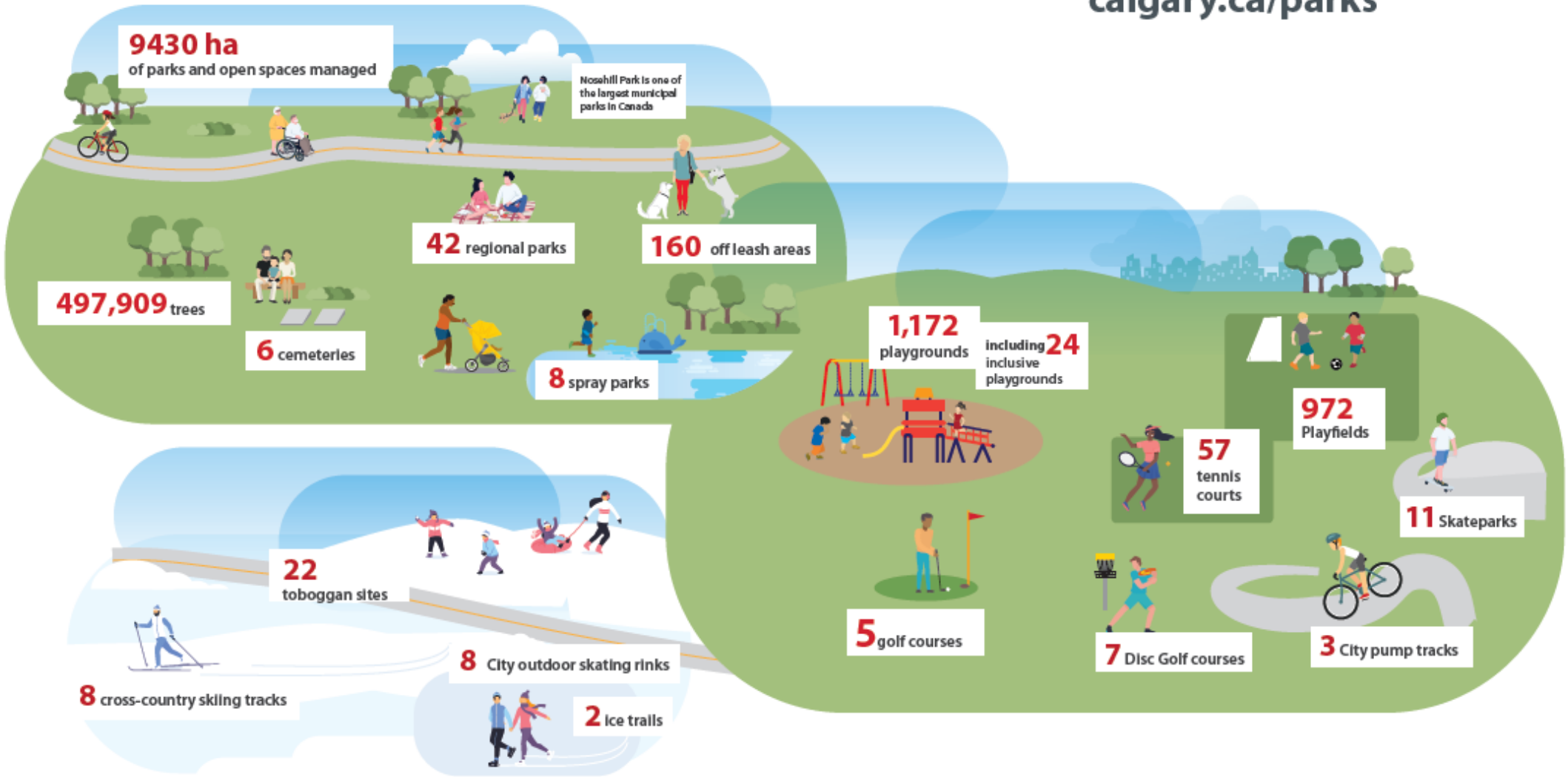
1. Direct Administration to implement the Option 4 service level for the maintenance and renewal for all of Calgary's current playground sites;

2. Direct Administration to consider the required operating and capital investments needed to enable the Council directed level of service for playground sites in the prioritization of investments for the 2027-2030 Service Plans and Budgets; and

3. Direct Administration to return no later than Q2 of 2027 with a Playground Site Implementation Plan for the approved level of service (2027-2030 Service Plans and Budgets).

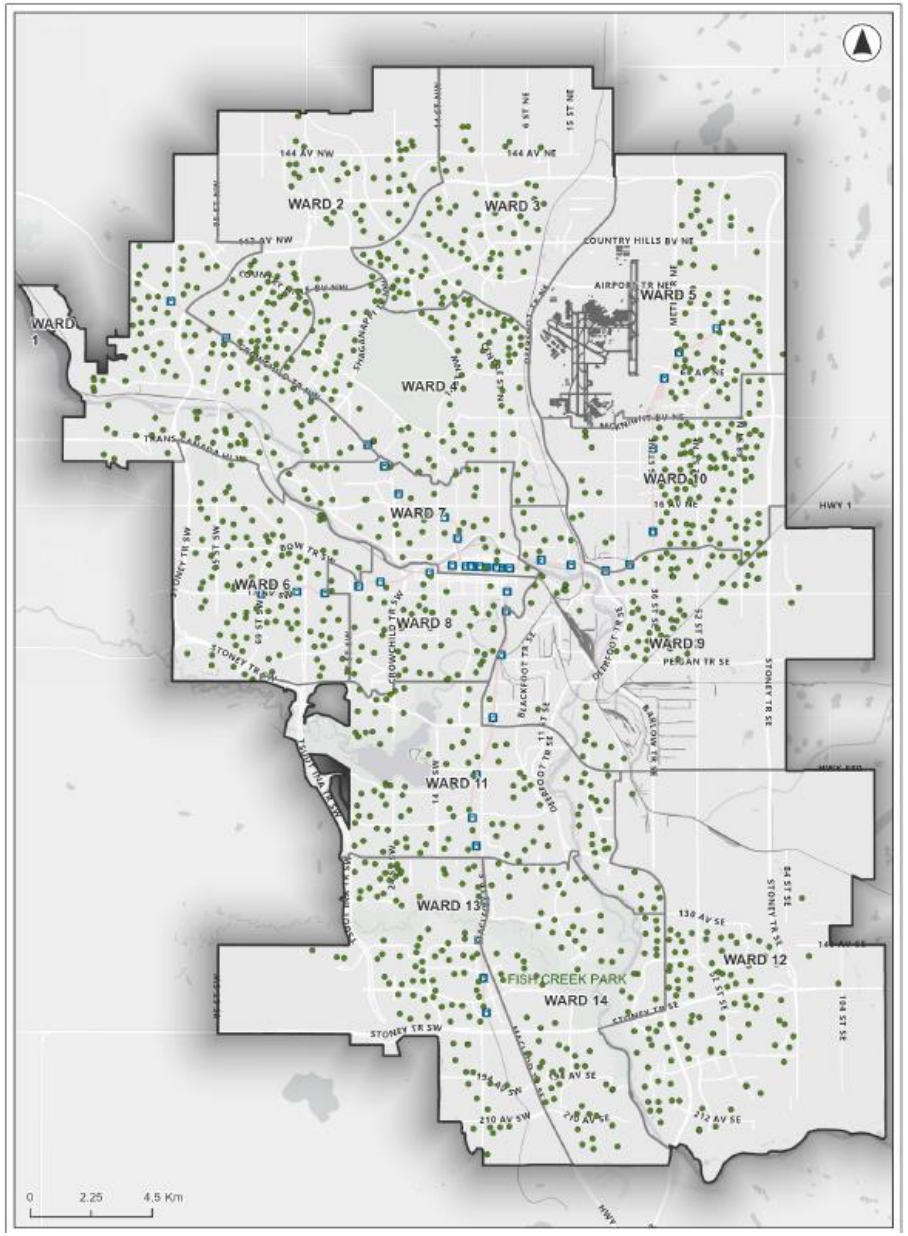
Calgary's parks in 2026

calgary.ca/parks



Playground Sites Level of Service

- 1,172 Sites citywide
- 25% Growth in 10 years
- 5 Playgrounds per 1,000 Children
- 1% Failure



Historical Funding

Current funding maintains playgrounds – it does not keep pace with renewal needs



Capital

- $1.2 Annually
- 7-10 Annual Renewals
- Supports 200 sites

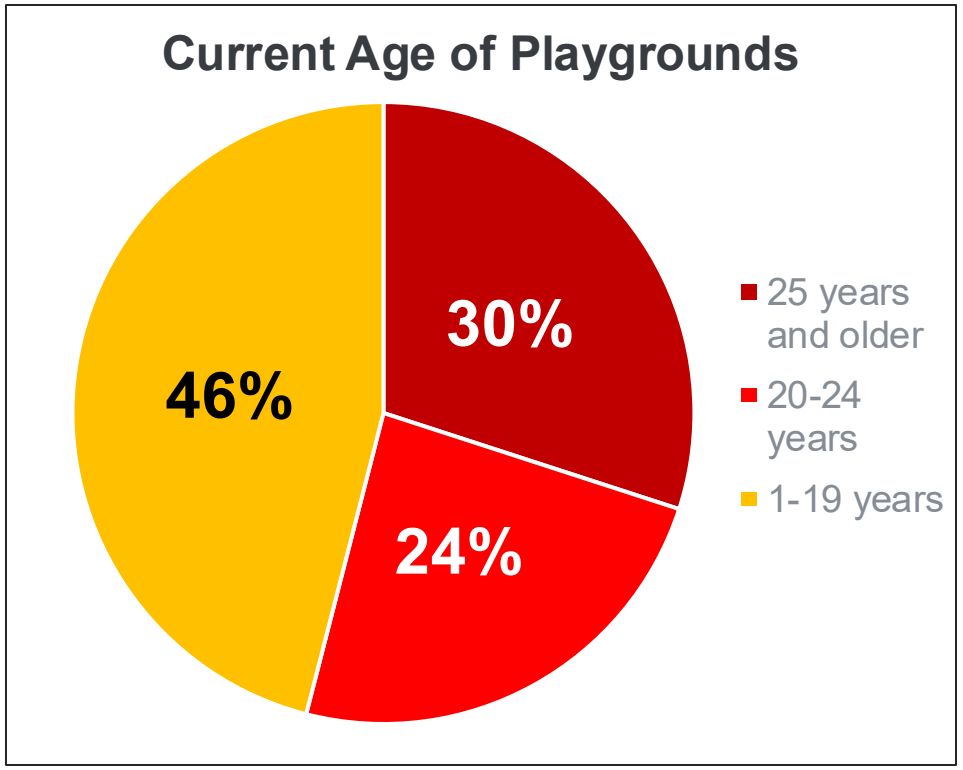


Operating

- $700K Annually
- Inspections
- Small repairs

Playground Infrastructure Indicators

AGE



Designed Lifespan: ~ 25 years

20 years or older: 54%

ASSET CONDITION RATING

Very Good (ACR 1) | **Good (ACR 2)** | **Fair (ACR 3)**





Public Satisfaction: safe, functional, well-maintained

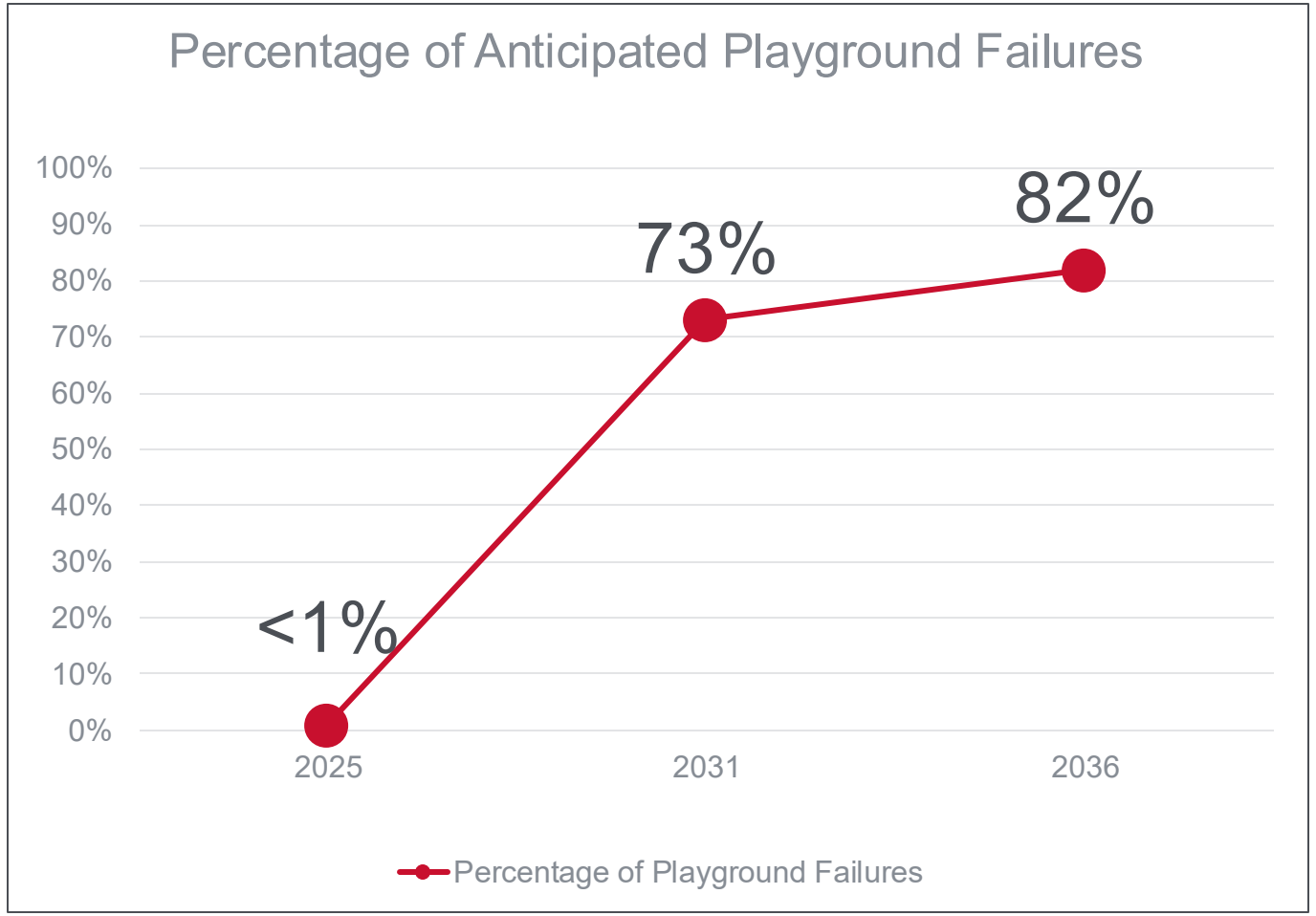
Poor (ACR 4) | **Very Poor (ACR 5)**




Public Dissatisfaction

Current Funding Impact

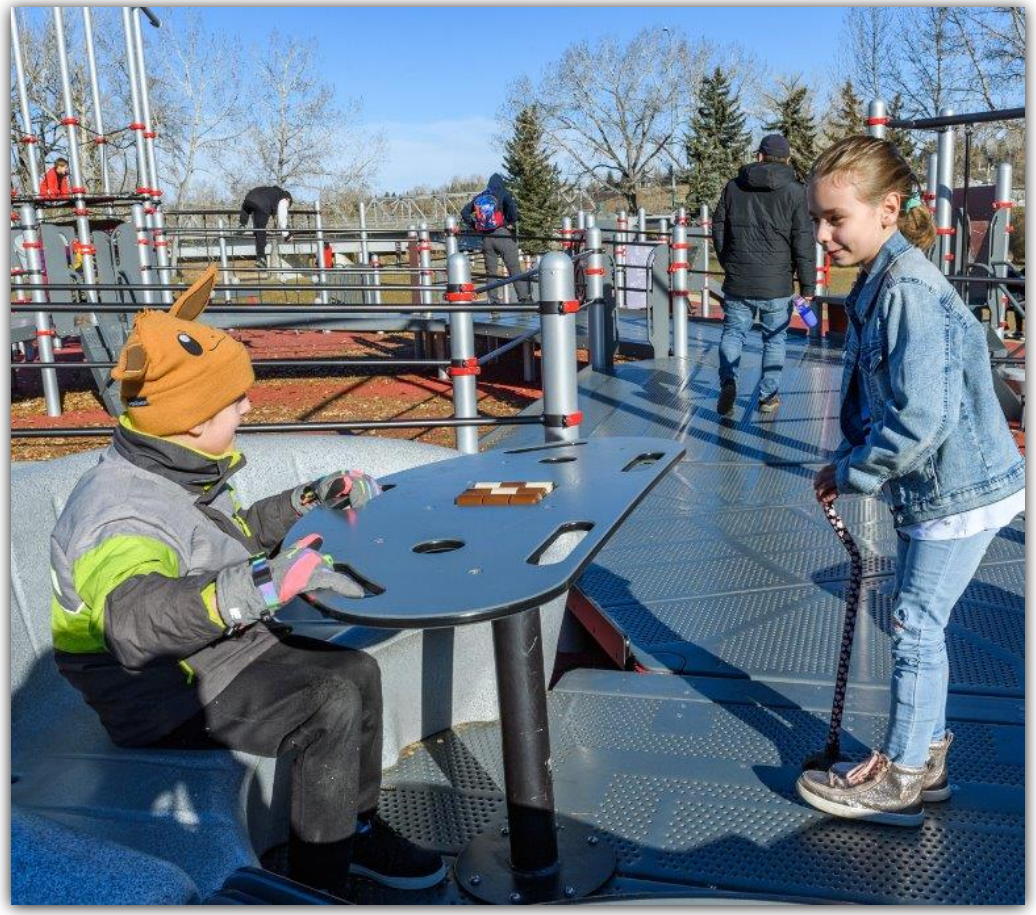
Without increased renewal investment, playground failures rise rapidly over time.





Playground Site Options

Renew



Reimagine



* Both options support safety, access, and long-term service quality

Guiding How We Make Choices



Guided by community input

Informed by demographics and accessibility

Supported by GIS and system data

Focused on long-term service quality, rather than short-term fixes.

Playground Site Service Level



Retain base funding Allow service levels to decline	Optimize to preserve quality	Increase investment Retain current service level (all playground sites)

Achieving Recommended Level of Service

	OPTION 1 Base Funding 18% of Playground Sites Retained	OPTION 2 60% of Playground Sites Retained	OPTION 3 80% of Playground Sites Retained	OPTION 4 Current Service Level 100% of Playground Sites Retained
PLAYGROUND SITES	212	717	952	1172
PERMANENT PLAYGROUND REMOVAL	960	455	220	0
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ANNUAL CAPITAL INVESTMENT	$5.8 million	$11 million	$14.5 million	$19 million
10-YEAR CAPITAL INVESTMENT REQUIRED	$58M	$110M	$145.5M	$190.5M

ADMINISTRATION'S RECOMMENDATION

*Note: Table does NOT account for New Developer Playgrounds (2026-2036)

Recommendations

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to implement the Option 4 service level for the maintenance and renewal for all of Calgary's current playground sites;

2. Direct Administration to consider the required operating and capital investments needed to enable the Council directed level of service for playground sites in the prioritization of investments for the 2027-2030 Service Plans and Budgets; and

3. Direct Administration to return no later than Q2 of 2027 with a Playground Site Implementation Plan for the approved level of service (2027-2030 Service Plans and Budgets).

Infrastructure Services Report to
Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0155

Corporate Capital Prioritization Framework

PURPOSE

The purpose of this report is to provide the Infrastructure and Planning Committee with an overview of The City's Corporate Capital Prioritization Framework, which is used to support transparent, evidence-based capital decision making. This report is being presented now to support ongoing discussions about capital investment needs leading up to the City-wide 10-year Capital Infrastructure Plan and the next business planning and budget cycle.

PREVIOUS COUNCIL DIRECTION

Date	Report Number	Description
2015 Nov 25	C2015-0855	Council directed that "Administration will review the prioritization of capital projects, taking a more corporate view of prioritization, understanding restricted funding sources. Rather than allocating funding to departments to apply to individual priority lists, the corporate priority list will be developed."

RECOMMENDATION:

That the Infrastructure & Planning Committee recommend that Council receive this report for the Corporate Record.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Michael Thompson concurs with the contents of this report.

HIGHLIGHTS

- In March, Administration presented 13 Capital Infrastructure Needs Assessments outlining the investments required to achieve current service objectives or performance targets, independent of financial or delivery constraints. This report builds on that, introducing the Corporate Capital Prioritization Framework ("The Framework") which will be used to prioritize needs for the City-wide 10-Year Capital Infrastructure Plan and the 2027-2030 Business Plans and Budgets.
- The Framework provides a clear, evidence-based way to evaluate and compare very different types of capital needs. It also supports transparency and trade-off discussions.
- Capital needs are prioritized using criteria that measure how each investment delivers service, manages risk, enables efficient operations and strengthens resilience.
- The Framework includes a required investment pathway to ensure that needs addressing high-consequence legal, regulatory, public safety or employee safety risks are clearly identified and advanced for funding recommendation.

Corporate Capital Prioritization Framework

DISCUSSION

City Council is responsible for setting strategic direction, approving service levels, and approving capital budgets, and therefore requires clear, consistent and defensible information to inform those decisions. Given the scale and diversity of capital infrastructure needs across the organization, Administration applies the Corporate Capital Prioritization Framework to support transparent decision-making, balance complex trade-offs and facilitate informed and impactful investment decisions.

The City has used a prioritization Framework for the last two four-year budget cycles, with regular reviews to ensure the methodology remains current. In early 2025 The City concluded an external consultant engagement that included a current-state review, benchmarking to leading practices and a jurisdictional scan of comparable North American cities. This review recognized that The City of Calgary has established itself as a leader in capital planning and prioritization.

The Framework provides a path from identifying capital needs to developing informed, City-wide funding recommendations. By applying a common evaluation approach across all potential capital projects and programs, the Framework enables capital investment opportunities to be assessed and compared in a consistent manner, using shared criteria. This approach to capital prioritization, using defined categories, risk-based pathways and multi-criteria evaluation to support strategic alignment and Council decisions, is increasingly common across municipalities.

The City of Vancouver uses a multi-criteria evaluation approach to assess capital projects and ensure they align with strategic priorities while remaining within financial limits. The City of Toronto organizes its capital plan around categories such as State of Good Repair, Legislative, and Service Improvement projects. Similarly, the City of Edmonton also applies a structured prioritization approach within its capital planning process that is informed by asset management practices. Projects are evaluated based on infrastructure conditions, lifecycle requirements, risk, and impacts to service levels.

The City of Calgary's process begins with services identifying and prioritizing capital needs within their own portfolios, informed by Council focus areas, service level requirements, public engagement, asset conditions, investments to facilitate growth, regulatory obligations, and risk considerations. This first stage ensures that subject matter experts closest to the assets and services are responsible for defining the problem to be addressed and for determining which opportunities are most important within their own areas.

A required investment pathway ensures that investments addressing high-consequence risks are identified and advanced for funding recommendation. Projects that are necessary to meet legal and regulatory requirements or protect public and employee safety are assessed through a defined risk-based process and validated using supporting evidence. This ensures that essential assets are not deprioritized due to funding constraints or competing benefits, providing confidence that the most critical needs of the city are addressed first.

A funding and financing review is conducted to understand the amount of available funding across the organization (tax-funding, developer levy funds, grants, debt, utility rates etc.), their sources, and any requirements for the budget cycle. This is an ongoing process that informs Administration's recommendations following the multi-criteria prioritization stage.

Corporate Capital Prioritization Framework

Meanwhile, capital needs are assessed using a second stage – or corporate – prioritization. Capital needs are assessed on how well they deliver service, manage risk, improve operational efficiency, and strengthen resilience. This approach places The City's key mandates and core purpose at the forefront, aligning essential criteria and measures to clarify how The City generates value across each area through its capital investments.

The multi-criteria prioritization approach reflects leading practice by recognizing that infrastructure decisions involve multiple dimensions and objectives and cannot be effectively compared using a single measure. For example, a project that significantly reduces safety risk may not deliver the same economic benefits as another project, while an investment that supports growth may place new demands on operating budgets. The Framework is designed to make these differences visible and comparable. This ensures that funding recommendations are not made in isolation but reflect the full range of impacts an investment may have.

Administration will use the framework to prioritize all 10-year capital infrastructure needs collected for both capital intensive and non-capital-intensive service areas. Project alignment and ideal sequencing to ensure efficiency are also factored in. This will culminate in the City-Wide 10-year Capital Infrastructure Plan. The sequenced and prioritized 10-Year Capital Infrastructure Plan informs the capital recommendations for the 4-year business plan and budget. In addition to the results of the prioritization, Administration considers Council's funding guidance, available funding sources and restrictions, and the impact on operating into the analysis, working to optimize all potential funding. The output is a list of recommended capital investments brought forward to Council that is evidence-based and aligned with strategic direction and approved funding limits.

Opportunities are categorized into four investment groups: Maintenance and Replacement, Growth, Service Enhancement, and Transformative. These groups are an evolution of the earlier "MUGS" classifications and make it easier to understand why an investment is being proposed and provide a shared language that helps distinguish between sustaining existing infrastructure, accommodating growth, improving service levels and advancing major initiatives that shape the long-term future of the city.

The Framework provides a foundation to evaluate disparate capital initiatives and helps inform Council as they make funding decisions. Council will have the opportunity to review, question and adjust the proposed capital budget.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- ☐ Public engagement was undertaken
- ☐ Public/interested parties were informed
- ☐ Dialogue with interested parties was undertaken
- ☒ Public communication or engagement was not required

Infrastructure Services Report to Infrastructure and Planning Committee 2026 April 15

ISC: UNRESTRICTED IP2026-0155

Corporate Capital Prioritization Framework

IMPLICATIONS

Social

The Framework helps ensure that social wellbeing is explicitly considered in capital decision-making. Investments are assessed for their ability to support equitable outcomes, contribute to complete communities, advance reconciliation, and enhance community vibrancy.

Environmental

The Framework ensures capital investments are evaluated for their contribution to climate adaptation and resilience, greenhouse gas reduction, protection of natural infrastructure, and responsible resource use.

Economic

The Framework supports The City's responsibility to steward public funds responsibly by strengthening the focus on value for money and long-term financial sustainability. Economic considerations such as economic resilience, job creation, and the ability to attract and retain investment are evaluated within the broader context of cost, risk, and lifecycle impacts.

Service and Financial Implications

No anticipated financial impact

RISK

1. Applying a corporate-wide multi-criteria prioritization process requires sustained effort, coordination and analytical capability. If timelines, training or governance oversight are insufficient, there is a risk that the Framework may be applied unevenly across the organization which could reduce confidence in its outputs. This risk is mitigated through regular review of the Framework performance and feedback to support continuous improvement and alignment with evolving needs.

ATTACHMENT(S)

1. Presentation – Corporate Capital Prioritization Framework IP2026-0155
2. Capital Prioritization Framework Target Outcomes, Categories & Criteria

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
General Manager Michael Thompson	Infrastructure Services	Approve
Director Ryan Vanderputten	Capital Planning & Business Services	Approve

Author: Capital Investment Planning, Capital Planning & Business Services



Corporate Capital Prioritization Framework

IP2026-0155
2026 April 15

Recommendation

That the Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

Capital Planning & Process Timeline

Feb 11 IPC

Corporate Asset Management Plan (CAMP) Update to IPC, Council

March 11 IPC

Progress Update on the 10-Year Capital Infrastructure Plan to IPC, Council

April 15 IPC

Corporate Capital Prioritization Framework to IPC, Council

May 7 IPC

Corporate Asset Management Plan and 10-Year Capital Infrastructure Plan to IPC, Council

May 26 Council

Council guidance on funding

July 28 Council

Council Review of Budget Proposals

Nov 10
Nov 23-27

Council Budget Presentation, Budget Deliberations Week

Why prioritize?

- Supports decision-making
- Identifies highest priorities
- Reduces risk
- Ensures strategic alignment

What outcomes are we trying to achieve?

Deliver Service

- Maintain Level of Service
- Enhance Level of Service
- Enables Growth

Manage Risk

- Compliance to Legal / Regulatory Change
- Manage Organizational Risk

Operate Efficiently

- Operational and Lifecycle Funding
- Modernizes Government Through Technology

Strengthen Resilience

- Improves Economic Resilience
- Improves Social Resilience
- Improves Climate & Environmental Outcomes

Council Focus Areas

- Reliable & Sustainable Infrastructure
- Safe City
- Functional Transportation Network
- Community Livability & Well-being
- Balanced Growth & Evolving Neighbourhoods
- Trusted & Collaborative Government

From vision to budget

Long-range City vision

imagineCalgary
Municipal Development Plan
Calgary Transportation Plan

Portfolio of plans

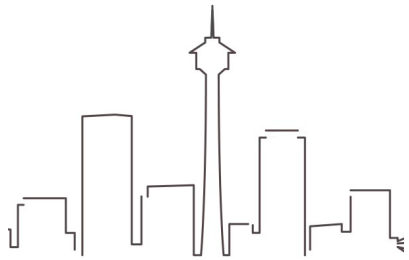
RouteAhead
GamePLAN

10-year Capital Infrastructure Plan

Capital Infrastructure Needs Assessments & combined City-wide Capital Infrastructure Plan

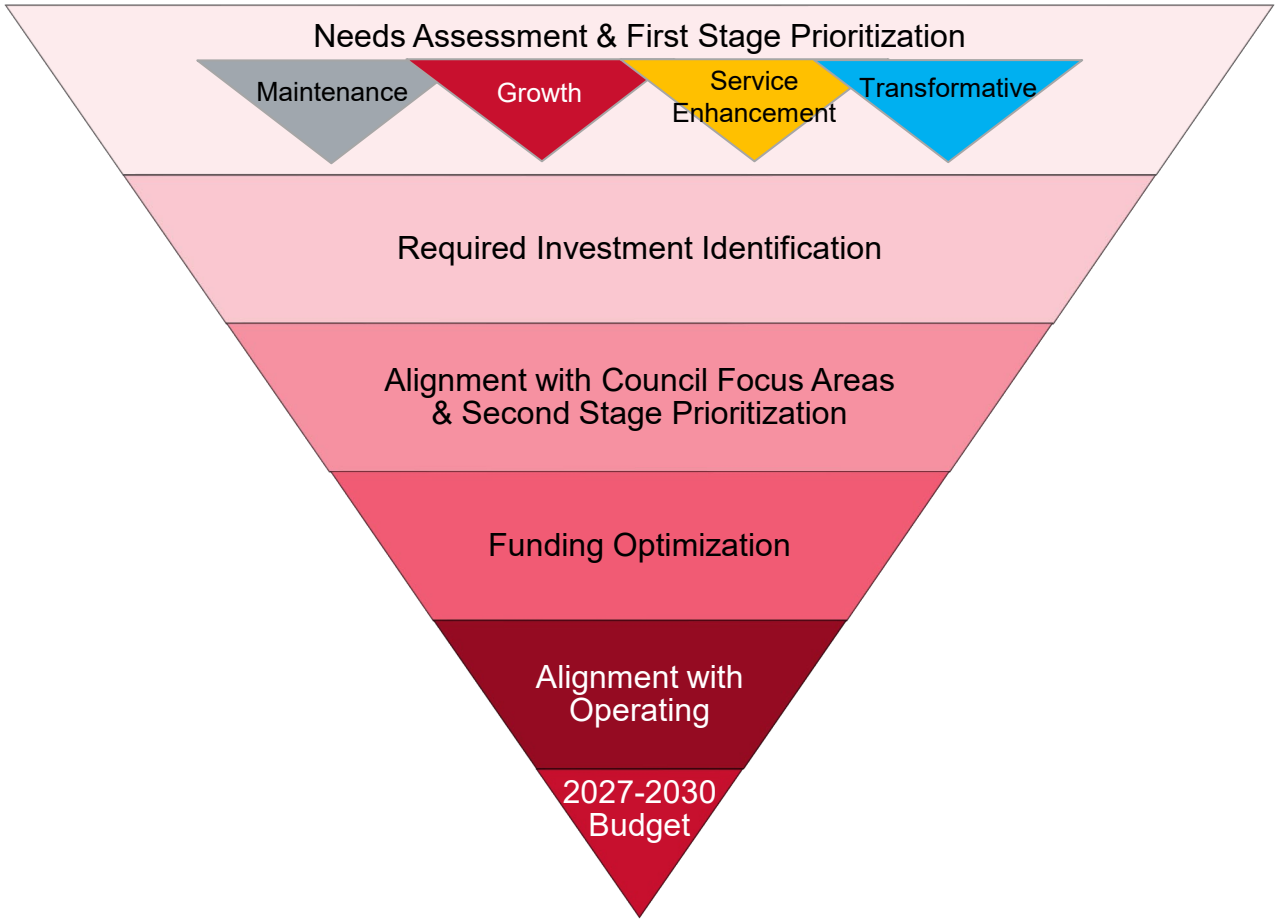
Business plans & budgets

Investment allocation



Reliable and sustainable services

Capital Planning & Prioritization Process



Recommendation

That the Infrastructure & Planning Committee recommend that Council receive this report for the Corporate Record.

Corporate Capital Prioritization Framework – Target Outcomes, Categories & Criteria

This attachment provides an overview and descriptions of each criterion being assessed in the Corporate Capital Prioritization Framework.

Target Outcomes

Target Outcome	Definition
Service Performance	The City strives to deliver public facing and enabling municipal services, meeting targeted service levels for residents and individuals.
Risk Management	The City strives to effectively manage risk arising from its assets and the services they provide.
Operational Efficiency	The City strives to modernize and improve the efficiency and effectiveness of its operations and available capital usage across its asset's lifecycle, to better deliver on its mandate and meet the needs of the public.
Economic, Social, and Climate & Environmental	The City strives to be a resilient City, through economic, social, and climate & environmental improvements.

Categories

Service Performance

Category	Definition
Maintain Level of Service	Investments that support an asset to maintain its existing levels of service and address any underperforming assets.
Enhance Level of Service	Investments that support an asset to improve on its existing levels of service.
Enables Growth	Investments that support the creation of new communities and grow established communities or industrial areas.

Risk Management

Category	Definition
Compliance to Legal/Regulatory Change	Investments necessary to meet The City's legal obligations arising from legislation, regulations, agreements, and laws.
Manage Organizational Risk	Investments to manage potential threats, vulnerabilities, and risks to the organization, its assets, and the services that are provided.

Operational Efficiency

Category	Definition
Operational and Lifecycle Funding	Investments that enhance the effectiveness of the organization's operating budget through improving lifecycle spending efficiency and optimizing use of funds throughout the lifecycle of a project or asset to ensure maximum value and longevity. This can also include the generation of new revenue streams for the organization and/or City Partners to bolster the operating budget and provide more financial flexibility.
Modernizes Government Through Technology	Investments that leverage the use of technology, data, and analytics to help The Corporation make better decisions, work smarter, provide efficient services, and facilitate innovation in service delivery. Technology investments can be used to mitigate risk – to proactively keep The City's assets, employees, customers, and residents safe.

Economic, Social, and Climate & Environmental

Category	Definition
Improves Economic Resilience	Investments that allow The City to stimulate economic growth and support its ability to recover from economic disruptions as it relates to jobs, Gross Domestic Product, workforce, and funding.
Improves Social Resilience	Investments that support equity and fairness for all peoples, cultures, and communities in The City, especially vulnerable populations.
Improves Climate & Environmental Outcomes	Investments that prevent and/or reduce negative climate and environmental impacts and support positive contributions to natural infrastructure.

Criteria

Category	Criteria	Definition
Maintain Level of Service	*Maintain Service Quality*	Describes how an investment helps The City to maintain currently defined service standards (i.e. acceptable Levels of Service) or address deficiencies or deviations from the currently defined Levels of Service. Investments in this area should help to sustain and align existing assets across The City to service needs or implement new assets in areas where service quality may be lacking. **Quality** is described as the level of performance being provided by services. Typically, this considers the ability to conform to requirements, comply with standards, processes, specifications of its service offering.

	Maintain Service Reliability	Describes how an investment supports The City in sustaining the reliability of its services over time. Investments in this category should demonstrate how they support the sustainment of performance over time to mitigate detrimental effects, as well as reductions or loss of service to customers. **Reliability** is described as the certainty with which a certain level of service performance can be provided and maintained over time.
	Maintain Condition	Describes how an investment impacts the condition or state of an existing asset to ensure effective asset health, functionality, efficiency, and lifespan. The City uses a 5-point condition rating scale to help determine and manage the state of assets across its portfolio. To support benefit evaluation, changes in condition grading have been used to help determine how an investment might generate value for The City's asset portfolio.
Enhance Level of Service	*Enhance Service Quality*	Describes how the investment helps The City to improve the quality of service being provided beyond the currently set service standards (i.e. Level of Service). Consider how the investment helps the asset(s) raise their performance, capacity, or capabilities to meet higher service requirements. **Quality** is described as the level of performance being provided by assets. Typically, this considers the ability to conform to requirements, comply with standards, processes, specifications of its service offering.
	Enhance Service Reliability	Describes how an investment supports The City in enhancing the reliability of its services over time. Investments in this category should demonstrate how they improve service reliability over time to mitigate detrimental effects, as well as reductions or loss of service to customers. **Reliability** is described as the certainty with which a certain level of service performance can be provided and maintained over time.
Enables Growth	*New Communities*	Investments that support the development and growth of new communities. This may involve the creation of physical structures such as roads, bridges, and other public facilities. The goal of these initiatives is to improve the quality of life of community members, stimulate economic activity, and promote sustainable development.
	Established Communities	Investments that support the renewal, improvement, and revitalization of existing established communities. These projects may involve the improvement, expansion, or modernization of physical structures such as roads, bridges, and other public facilities. The goal of these initiatives is to improve the quality of life for community

		members, stimulate economic activity, and promote sustainable development and growth throughout The City.
	Industrial	Investments that support the development and expansion of industrial areas. These projects aim to create new infrastructure or enhance existing industrial infrastructure and assets within a community or region to foster industrial growth and the development of new business. This involves the improvement, expansion, or modernization of physical structures such as factories, warehouses, transportation systems, and other industrial facilities. The goal of these initiatives is to stimulate industrial activity, create jobs, increase productivity, and promote sustainable industrial development.
Compliance to Legal/ Regulatory Change	*Addresses Legal or Regulatory Requirements*	Describes how the investment aligns and supports The City in addressing changing or new legal regulatory requirements. The City's legal or regulatory obligations can arise from sources such as: • Provincial or Federal legislation addressing service delivered by municipalities. • Provincial or Federal legislation, agreements, and court decisions. • Environmental Protection regulations. • Agreements and contracts already in place for future cycle years. • Provincial Occupational Health & Safety legislation. Capital investments qualify for these criteria if there is specific direction in legal or regulatory documents such as the Municipal Government Act (MGA), other provincial regulations and applicable law. This grouping is intended to consider value of work related to legal or regulatory needs that are important but do not meet the requirements to be classified as a "Required" investment.
Manage Organizational Risk	*Manage Organizational Risk*	Describes how an investment might manage down-side risks to the organization, its assets, and the services that The City provides. For this assessment, risk parameters are defined in alignment with The City's Corporate Impact Categories: • Workforce • Technology • External • Financial • Strategic • Operational
Operational and Lifecycle Funding	*Impact to Operating Funding*	Capital investments that have a positive net impact on The City's operating budget aligns well to these criteria, such as investments that will reduce future operating costs (e.g., spending to save, enhancing the life of assets, and reduced energy consumption).

		A Net Present Value (NPV) view of future operating costs and savings will be considered for these criteria.
	Improves Lifecycle Spending Efficiency	Capital investments that reduce the cost of owning an asset over its estimated useful life. This include projects that help to enhance the life of the asset, reduce the cost to operate or maintain it, or undertake work that is "spend to save" by nature.
	Generates Additional Revenue Streams for The City	Capital investments that increase the ability to generate revenue for The City through avenues such as user fees, taxes, and other sources.
Modernizes Government through Technology	*Modernizes Government through Technology*	Investments that leverage the use of technology, data, and analytics to help The Corporation make better decisions, work smarter, provide efficient services, and facilitate innovation in service delivery. Technology investments can be used to mitigate risk – to proactively keep The City's assets, employees, customers, and residents safe.
Improves Economic Resilience	*Encourages or Supports Job Creation*	Refers to investments that can spur growth during recovery (economic recovery and pandemic related recovery). Job creation / growth for each project will be estimated using the Calgary Regional Input-Output Model (CRIOM) model.
	Enhances Gross Domestic Product (GDP) Growth	Refers to investments that can spur growth during the recovery (economic recovery and pandemic related recovery). GDP for each project will be estimated using the Calgary Regional Input-Output Model (CRIOM) model.
	Enables Sustainable Economic Diversification	Diversifying an economy is a complex undertaking, requiring many actions by multiple interested parties over time. There may be opportunities for The City to build infrastructure that could support The City and Calgary Economic Development's four focus areas (Talent, Innovation, Place, Business Environment) and reduce some barriers to entry for established and emerging industries (e.g. Industrial, Agribusiness, Tourism, Creative, Life Sciences and Financial Services). Examples include roadway access for the logistics industry, facilities and renovations for start-up companies, or technology infrastructure that can support multiple industries.
	Attracts and/or Retains Talent	Describes how an opportunity is expected to attract and retain talent within The City of Calgary. Clear statements must be made to show how the investment will help the expansion of an existing business and attract future talent.
Improves Social Resilience	*Enables Equitable Outcomes for All*	Equitable new or retrofitted capital investments results in equal outcomes for all Calgarians regardless of gender, race, age, ability or socio-economic status or other identity factors. Equitable investments:

		▪ Removes barriers to equity deserving groups' participation in society or City services. ▪ Prioritizes the needs of communities or groups with constrained options (lack financial or alternative means) or may have been underserviced in the past. ▪ Collaborate with the community to ensure the proposed infrastructure is aligned with diverse and cultural community needs. ▪ Make purposeful or intentional efforts to engage with communities that account for power and privilege, particularly when an infrastructure project is considered high risk or socially undesirable. (Example: Prevents undesirable infrastructure from going into a lower income community due to potential lessened community resistance) Investments that enable individuals or groups who currently have less access or opportunity to benefit equally from City services will be weighted higher. The removal of barriers that impede access, which may include social, financial, language, culture, geographic and physical barriers. Incorporate universal design of products, environments, programs, and services so they are useable by all people, to the greatest extent possible without need for adaptation or specialized design.
	Advances Truth and Reconciliation	Capital investments advance truth and reconciliation with Indigenous and non-Indigenous Peoples and the project is completed in alignment with the Indigenous Policy. Capital investments align to these sub-criteria if it can prove that it will design, build, and operate in alignment with the Indigenous Policy.
	Facilitates Complete Communities	Targeted investment fosters distinctive and complete communities* with a strong sense of place (MDP 2.2.4) by identifying and addressing service gaps. Examples include, but are not limited to, increased mobility choices, access to recreational opportunities or cultural events and a range of housing choices. * A community is defined as a geographic area of between 5,000 and 20,000 residents that was planned comprehensively and developed over a period of time. Capital investments will qualify for these criteria if their scope aligns with one, or all, of the following criteria: ▪ Investment improves a resident's overall ability to connect and reach services and activities (i.e. reduces time and / or cost, increases connectivity for all residents). ▪ Investment improves the participation of individuals in the services offered by The City and community-based events. This means accessibility – the

		removal of barriers that prevent individuals and/or groups from fully participating, contributing, and benefiting from all the social, economic, cultural, spiritual, and political opportunities. The proposed investment aligns with MDP targets, Local Area Plan updates or established area growth strategies in new, currently developing or developed areas.
	Enhances Community Vibrancy & Cultural Diversity	Capital investments that demonstrate the advancement of community vibrancy and cultural development. This requires identifying how an investment strengthens and grows neighborhood vitality, supports community-based cultural expression, enables the advancement of cultural industries and tourism, and ensures the preservation of cultural heritage. Capital investments will qualify for these criteria if the scope identifies actions which support culture in any of its diverse forms. Examples include: ▪ Develop or sustain creative industries such as film, music production and recording, festivals and events, live performance, publishing etc. ▪ Support local artists and cultural groups, including creative organizations and ethnocultural associations/groups Conserve and celebrate Calgary's built, natural and Indigenous heritage. ▪ Projects that reinvigorate Centre City as the cultural heart of Calgary ▪ Invest in active and passive cultural uses of public spaces. ▪ Target cultural development in diverse or underrepresented communities ▪ Contribute to the growth of cultural or creative clusters and hubs. ▪ Build more sustainable, complete communities that are more accepting of different traditions and customs. ▪ Establish platforms for cultural innovation and expression at the neighborhood level to make cultural production and consumption accessible everywhere. ▪ Create spaces and places for public events throughout The City to incubate culture citywide, at all scales and sizes. ▪ Integrate a cultural lens in the planning stages in order to be sensitive to cultural needs and opportunities of communities
Supports Climate & Environmental	*Reduces Greenhouse Gas (GHG) Emissions*	Prioritization should assess how the investment impacts corporate and/or community-wide greenhouse gas emissions over the life cycle of the project (for new capital

		projects) or compared to business-as-usual (for retrofit capital projects). The City of Calgary aims for a reduction in community greenhouse gas (GHG) emissions in both the short and long term. Calgary's target is reduction to net zero GHG emissions by 2050. Capital investments can support this goal by reducing emissions below current levels and showing a pathway to net zero emissions for City buildings and operations. Capital investments will support these criteria by implementing some or all the following strategies: ▪ Design for energy conservation ▪ Contract for renewable and clean energy supply ▪ Include on-site or off-site renewable energy generation. ▪ Improve equipment efficiency at end of lifecycle replacement. ▪ Enable users of infrastructure to reduce their GHG emissions
	Protects, Restores or Facilitates the Construction of Natural Infrastructure	Natural infrastructure makes up the environmental systems critical to supporting biodiversity, sequestering carbon, reducing climate risk, and providing ecosystem services that enhance the wellbeing of Calgarians. Natural infrastructure should be preserved, restored, and maintained to enhance their health and function in the natural environment. Prioritization should assess whether natural infrastructure will be removed/destroyed and if there is a potential for adverse environmental effects on natural infrastructure. Conversely, if the project will lead to enhanced protection, restoration, or construction of natural infrastructure it would be positively contributing to The City's portfolio of natural infrastructure. Natural infrastructure includes grasslands, wetlands, forest, riparian areas, and trees. The City of Calgary has set restoration, biodiversity, and tree canopy targets, and the impact of a proposed project on the ability to meet these targets should be considered.
	Reduces Resource Consumption and Waste	Prioritization should assess how the investment reduces or minimizes the consumption of new resources and/or reduces the amount of waste generated (garbage, recyclables, compostables, and construction materials) throughout the life cycle of the project and/or compared to business as usual. Considerations may include the use of minimal, recycled, or renewable materials; designs and materials that are durable, repairable, or reusable; how the asset will be managed at end of life; and impacts on consumption of resources and/or waste generation in the community as a result of the investment.

		Consider the longevity (durability), quantity (including renewables) and toxicity of the material inputs required to design/build and use this asset over its lifecycle. Potential to reduce waste being produced when building, maintaining, and disposing of capital assets. This includes concepts like circular economy (reuse of waste materials from one sector for another, deconstruction of an asset at the end of its life, or the adaptability of the asset to be modified and suited for purpose (an example is moveable partition walls to change office configurations without demolition and renovation). Perhaps purpose of capital itself is waste minimization/diversion (landfill mining equipment, material handling, collection vehicles).
	Prevents Pollution	Prioritization should assess how the investment reduces or minimizes pollution or reduces the amount or toxicity generated throughout the life cycle of the project and/or compared to business-as-usual. Considerations may include the use of less toxic materials; technology designed to capture or treat pollution; and/or improving environmental quality as a result of the investment. Potential to prevent pollution to land, air, water from the capital asset – design/build, use, maintenance, disposal through reduce emissions or use of less toxic materials. If the purpose of capital itself is pollution prevention (air scrubbers, water purification, soil remediation, secondary containment systems, backfill/flow prevention) it could be prioritized here. There is an element of environmental emergency preparedness related to minimizing environmental impact from asset failure.

Infrastructure Services Report to
Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0261

Infrastructure Insights Report – Spring 2026

PURPOSE

The Infrastructure Insights Report highlights infrastructure projects that contribute to building a vibrant and resilient Calgary and the investments made to continuously improve and optimize service delivery and value for Calgarians. It provides updates on key pieces of work and summarizes how we are responding to challenges in delivering the infrastructure that Calgarians need.

PREVIOUS COUNCIL DIRECTION

There is no previous Council direction on the Infrastructure Insights Report.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council receive this report for the corporate record.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager of Infrastructure Services concurs with this report.

HIGHLIGHTS

- **Taking action today to protect the services people rely on**. This report highlights projects that improve reliability, reduce risk and extend asset life. It demonstrates how The City is repairing, renewing and strengthening existing infrastructure, so water, roads, transit, bridges and public spaces remain safe and reliable for Calgarians today and for decades to come.

- **Early, coordinated action is reducing high‑consequence risk and improving service reliability**. Aging infrastructure is a reality of a growing city. Projects in this report address known condition, capacity and redundancy gaps, reducing the likelihood of unplanned outages, closures or emergency funding requests.

- **The work underway supports growth while protecting current service levels.** Investments highlighted in the report support growth without overloading existing systems or compromising reliability for established communities.

DISCUSSION

This edition highlights projects that make daily life more reliable, reduce the risk of service disruption and extend City asset life. These investments support Council priorities and The City's strategic direction by protecting public safety, strengthening our transportation network,

improving public spaces and ensuring Calgarians can count on essential services as the city grows.

Detailed information is provided in Attachment 1: Infrastructure Insights Report Spring 2026 – IP2026-0261. The accompanying presentation is included as Attachment 2.

Project Highlights

Calgarians rely on City infrastructure every day for clean drinking water, safe wastewater treatment, safe roads and bridges, reliable transit and accessible public spaces. These systems are essential to daily life and a functioning city.

Recent infrastructure failures reinforced how interconnected Calgary's systems are and how quickly disruption can spread when high-consequence assets fail. The City is acting earlier, setting clearer priorities and making risk-based decisions. The focus is on maintaining and renewing existing infrastructure, adding backup options to critical systems and coordinating construction work to reduce repeated disruption in communities.

The following eight projects show how this approach is improving outcomes for Calgarians across the city:

- **North Calgary Water Servicing** (construction underway) - Construction is underway on a new 22-kilometre water feeder main that strengthens Calgary's drinking water system. This investment adds redundancy, helping maintain water service during maintenance or unexpected events, supporting reliable service as the city grows.

- **Fish Creek Wastewater Treatment Plant Upgrade** (construction and design underway) - Upgrades are restoring the plant's ability to operate as intended and meet current environmental standards. This work protects essential wastewater service and improves water quality released to the Bow River.

- **Haysboro Transit Storage Garage Expansion** (substantially complete) – Expanded indoor storage protects CTrain vehicles from weather-related wear, supports maintenance and helps improve service reliability, especially during peak travel times.

- **Country Hills Boulevard N.E. Widening** (construction underway) - Road widening is being coordinated with early underground utilities installation. This improves safety and traffic flow now, while avoiding road closures and minimizing construction impacts.

- **Mission Bridge Rehabilitation** (complete) - Early rehabilitation extended the life of this historic bridge, improved safety and accessibility and minimized construction impacts and disruption, improving the experience for people who use it every day.

- **Eau Claire Plaza Redesign** (Phase 1 complete) - The completed work improves access, supports events and everyday use and integrates flood protection into a key downtown gathering space.

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Infrastructure Insights Report – Spring 2026

- **South Bow River Pathway and Pumphouse Park Improvements** (substantially complete) - Rebuilding the pathway and park together improved safety and accessibility while strengthening a popular community space for everyday activity and events.

- **Douglas Fir Trail Stabilization** (slope stabilization and detailed design for long-term repair underway) - Work is stabilizing the highest‑risk section of slope to protect public safety while advancing the detailed design needed for long‑term repairs before the trail can safely reopen.

Across all projects, The City is coordinating work to reduce repeat construction, staging projects to limit closures where possible, and improving how information is shared with the public. Clear, timely communication helps people better understand what is happening and reduces frustration during construction.

Taken together, this work reflects a clear and consistent focus: looking after the infrastructure Calgary already has. By acting early, reducing risk and coordinating delivery, The City is protecting essential services and building a more reliable foundation for Calgary's future.

EXTERNAL ENGAGEMENT AND COMMUNICATION

☐	Public engagement was undertaken	☐	Dialogue with interested parties was undertaken
☐	Public/interested parties were informed	☒	Public communication or engagement was not required

The Infrastructure Insights Report is published for public use after the presentation to Council. Calgarians can access the report via calgary.ca/infrastructure-reports.

IMPLICATIONS

Social, Environmental, and Economic Implications

This report includes a variety of infrastructure projects that are creating a more accessible and resilient city for future generations. These projects demonstrate the range of work undertaken to improve our social, environmental, and economic resilience.

Service and Financial Implications

No anticipated financial impact

RISK

There are no risks associated with the recommendations.

Infrastructure Services Report to
Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0261

Infrastructure Insights Report – Spring 2026

ATTACHMENT(S)

1. Infrastructure Insights Report Spring 2026 – IP2026-0261
2. Presentation – IP2026-0261

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson	Infrastructure Services	Approve
Ryan Vanderputten	Infrastructure Services	Approve
Kerensa Fromherz	Infrastructure Services	Approve
Anne Cataford	Infrastructure Services	Approve
Sarah Huber	Infrastructure Services	Approve
Campbell Berry	Infrastructure Services	Approve
Wendy Tynan	Infrastructure Services	Approve
Doug Morgan	Operational Services	Approve
Sharon Fleming	Operational Services	Approve
David Duckworth	Chief Administrative Officer	Inform
Stuart Dalgleish	Chief Operating Officer	Inform
Les Tochor	Corporate Planning & Financial Services	Inform
Jill Floen	Law, Legislative Services & Security	Inform
Jennifer Kapala	People Innovation & Collaboration Services	Inform
Katie Black	Community Services	Inform
Debra Hamilton	Planning & Development Services	Inform

Author: Afolabi Soaga, Infrastructure Services

Calgary

IP2026-0261
Attachment 1



Infrastructure Insights Report

Spring 2026



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Land acknowledgement

The City of Calgary sits on land that has long been a place of gathering, connection and shared responsibility. Long before it was called Calgary, Indigenous Nations knew this place by many names. In Blackfoot, it's Moh-kinstsis. The Îethka Nakoda Wîcastabi First Nations call it Wicispa Oyade. The Tsuut'ina Nation knows it as Guts-ists-I. The Métis refer to the area as Otos-kwunee.

We acknowledge that we live, work and build on the traditional territories of the Blackfoot Nations of the Siksika, Piikani and Kainai First Nations; the Îethka Nakoda Wîcastabi First Nations, comprised of the Chiniki, Bearspaw and Goodstoney First Nations; and the Tsuut'ina First Nation. Calgary is also homeland to the historic Northwest Métis and the Otipemisiwak Métis Government, Métis Nation Battle River Territory.

We offer our gratitude to the Indigenous Peoples who have cared for these lands and waters for generations and who continue to shape this place today. As stewards of Calgary's infrastructure, we recognize that the land itself guides how we maintain, repair and renew essential services. Our commitment to safety, reliability and risk reduction is rooted in respect for the land's history and the communities that have sustained it. Through ongoing maintenance and thoughtful repair, we strive to honor the past and build a resilient future for all who call Calgary home.



Message from the General Manager of Infrastructure Services

Calgarians count on safe, reliable infrastructure every day. That includes clean drinking water, wastewater treatment, waste and recycling services, reliable roads and transit, and well-run public spaces.

In 2026, our focus is clear. We are repairing, maintaining and renewing the assets we have. We're adding backup options in critical systems, so the city can keep running when something breaks. We'll make risk-based decisions, even when the right long-term choice requires short-term disruption.

The Bearspaw South Feeder Main failures reinforced what is at stake when high-consequence infrastructure fails. Council received the independent review findings and Administration has presented an implementation plan that sets out how we will adjust our approach to risk, move faster where possible, and strengthen our structure and systems.

In this report, you will see projects that highlight reliability, reduce risk and extend asset life. You will also see how we are coordinating work to reduce repeat disruption and deliver more predictability in established communities where construction impacts are harder to absorb.



We will be transparent about infrastructure conditions, priorities, timelines and progress. Calgarians deserve clear information about what is changing, why it matters and what to expect next.

Thank you for your continued support as we deliver the infrastructure Calgary relies on today and will need for decades to come.



Michael Thompson, P.Eng., MBA
General Manager, Infrastructure Services

Building Calgary's infrastructure: The big picture

Calgarians have been clear that infrastructure remains their top priority. People expect reliable service, safe systems and responsible use of public dollars.

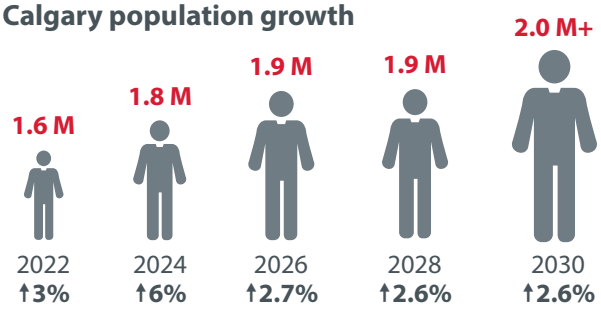
A growing city with aging infrastructure

Calgary is growing faster than almost any city in Canada. At the same time, many critical assets are reaching the age where maintenance, repair or replacement is needed. Water pipes, bridges, roads, facilities and parks built decades ago are showing signs of wear. This is normal for a maturing city and requires focused asset management and disciplined reinvestment practices.

Infrastructure is a connected system. When one part fails, the impacts can ripple across neighbourhoods, businesses, and the economy. The Bearspaw South Feeder Main failures showed how quickly those impacts can spread.

In mid-2025 reporting, about 11 per cent of assets were in poor or very poor condition.

Calgary population growth



Source: The City of Calgary, Calgary and Region Economic Outlook 2025-2030

Infrastructure, traffic and roads *remained the top concern for Calgarians in 2025. In the fall survey of Calgarians,* ***39 per cent said it was their most pressing issue****.*

Up from 33 per cent in spring 2025 and 35 per cent in fall 2024





What we are doing now

To protect reliable service and support growth, we're taking additional steps to plan and deliver work more clearly and consistently:

- **Updating our corporate asset management plan and how we prioritize capital investments**: We're updating condition information and reporting through our Corporate Asset Management Plan (IP2026-0183). The new data will reflect the most recent inspections, maintenance actions and changes in how we manage risk. We're also revising the Corporate Capital Prioritization Framework (IP2026-0155), so decisions reflect risk, condition, service impacts and timing. This helps Council make informed trade-offs.
- **Building a clearer long-term view**: We're developing a rolling 10-year Capital Infrastructure Plan (IP2026-0251) that brings needs together across services and shows what is required, when and why. This improves transparency, helps inform future budget decisions and strengthens funding advocacy efforts.
- **Supporting businesses while we build**: As construction activity increases to deliver The City's growing capital program, the Business-Friendly Construction Policy (IP2026-0200) formalizes a consistent approach to supporting business vitality and customer access during construction. The goal is to make sure customers can still reach the front door and businesses can stay open as we build the infrastructure our city needs.
- **Strengthening transparency and accountability through the Capital Projects Map:** The City's Capital Projects Map provides a clear, public view of select major capital projects across Calgary. By showing where work is happening and sharing high-level status information, the map helps improve transparency, set clear expectations, and ensure consistent information is available to Council, interested parties and the public. It's one tool among several that supports clearer communication about infrastructure investment and delivery.

> **Please note:** This map is updated quarterly and not all capital projects are listed on the map. We're continuing to add projects, with the goal of including all eligible projects to keep Calgarians informed. For detailed individual project information, users are encouraged to visit the project's webpage. A detailed list of the projects featured on the Capital Projects Map and their status is included in the Appendix.

This report highlights how these shifts show up in real projects. In 2026, we are repairing, maintaining and renewing the assets we have. By focusing on early action and continuous improvement, we are better positioned to protect Calgarians, support growth and deliver reliable, safe services for years to come.







Infrastructure project highlights

1 Enhancing north Calgary water service

Delivering reliable drinking water for a growing Calgary

Budget

$533 million

Location

Northwest Calgary

Wards

1, 2 and 3

Status

Feeder main construction is underway and is expected to be complete by the end of 2028. By the end of 2029, all facilities will be complete, tested and operational. We're reviewing opportunities to accelerate the schedule.

Breaking the work into stages helps manage risk, co-ordinate construction across communities and keep the water system operating safely through the build.

Background

Clean, safe drinking water is something Calgarians expect to be there every time they turn on the tap. As more people move to northwest Calgary, the demand on the existing water system is growing. To support new homes and businesses and to keep water flowing, the system needs more capacity and backup options. Without these improvements, water service could be less reliable in the future.

What's improving

We are upgrading the water system in northwest Calgary to handle growing demand. This project adds a new feeder main and supporting facilities, which increases how much water the system can deliver.

This investment also adds backup routes for water. That means, if a pipe or pump station is shut down for repairs or emergency, water can still reach homes and businesses.

Together, these improvements make the water system stronger, more reliable and better prepared for future growth.

Outcomes for Calgarians

- **Reliable water you can count on**
  Once complete, the system will deliver 100 million litres of clean drinking water every day to northwest Calgary, supporting homes, businesses and community services.
- **Reduced risk during emergencies**
  Adding a new feeder main increases redundancy, meaning Calgary can keep water flowing if another feeder main is temporarily out of service. This reduces the risk of widespread disruption and strengthens the entire city network.
- **Growth without strain**
  This project contributes to ensuring new homes and businesses can be built in north Calgary without putting pressure on existing water infrastructure. It's a proactive investment that supports growth while protecting current service levels.

DID YOU KNOW?

Built from more than 1,400 individually welded sections, the feeder main stretches 22 kilometres – longer than 200 football fields laid end to end.

Project scope

- A 22-kilometre feeder main running from the Bearspaw Water Treatment Plant to north Calgary.
- Ten support facilities, including pump stations, reservoir expansions, and system connections.
- Upgrades that allow water to be moved where it's needed when it's needed.

This project creates a more flexible, reliable system that can respond to changing conditions, whether that's population growth, peak demand or infrastructure repairs.

Learn more

calgary.ca/NorthCalgaryWaterServicing

The North Calgary Water Servicing Project is about getting ahead of growth, reducing system risk, and making sure clean drinking water is there when Calgarians need it for decades to come. ~ Melanie Gray, Program Manager





Infrastructure project highlights

2 Upgrading Fish Creek Wastewater Treatment Plant

Modernizing wastewater infrastructure to support growth and environmental stewardship

Budget

$823 million

Location

1905 153 Ave. S.E.

Ward

14

Status

Construction is underway and expected to be complete by the end of 2030.

Background

Every time you flush, shower or do laundry, Calgary's wastewater system goes to work behind the scenes. The Fish Creek Wastewater Treatment Plant plays a big role in that, serving hundreds of thousands of people in south Calgary. But right now, the treatment plant, built in the 1960s, can only run at 30 per cent of its full capacity. Completing these critical upgrades will change that.

What's improving

The City is upgrading the treatment processes for regulatory compliance, so that the plant can run at full capacity again, protecting essential services Calgarians rely on every day. The project will help the system meet today's environmental standards and support a growing city.

Outcomes for Calgarians

- **Reliable service you don't have to think about**
  Once complete, the upgraded plant will be able to operate at full capacity again, supporting approximately 280,000 Calgarians, including homes, businesses, and future growth in south Calgary, even during peak flows.
- **Lower risk, higher confidence**
  Right now, operating at reduced capacity leaves less room to respond to unexpected events. The upgrades restore that safety margin, reducing the risk of system strain. The project is being delivered in clearly defined phases, with early work focused on power, controls, and core treatment systems.
- **Stronger protection for the Bow River**
  New treatment processes significantly reduce ammonia released into the river (which can harm fish and aquatic life). This is a measurable improvement, and it directly supports healthier waterways for everyone who enjoys them.



Building trust through transparency

This project faced an early challenge: community trust.

Residents had previously been told the plant would be shut down once another facility was built. As Calgary continued to grow, that plan changed. Upgrading the existing plant became the most responsible option, but the shift created understandable questions and concern.

To rebuild trust, The City focused on clear, proactive and transparent communication. We explained why the decision changed, what risks existed if upgrades did not happen and how the work would protect the river and essential services.

In February 2025, nearly 100 community members attended an in-person information session that included a presentation and open question and answer opportunity. Questions focused on how the plant works and what the upgrades would do — building growing understanding and acceptance.

In fall 2025, residents were invited on a guided tour of the plant to see operations firsthand and speak directly with the project team.

As a result, the project is moving forward with strong community understanding, positive feedback from the Community Association and Ward office.

Thank you so much for the tour… I especially appreciated the expertise of your staff, who were so willing to answer all our questions. The work your team does is one of the most critical, yet hidden, services in our city. It was exciting to see how Calgary is using the latest bioengineering technology to innovate and plan for the future. ~ Darren Way, President, Parkland Community Association



Project scope

The project adds and upgrades key systems that make treatment more effective and dependable, including:

- Building new wastewater treatment, solids processing, odour control, energy recovery and support facilities.
- Upgrading existing treatment, disinfection, digestion and clarification systems to improve performance and extend asset life.
- Expanding and modifying sludge handling, storage and processing infrastructure.
- Improving plant electrical, power distribution and control systems, including new and upgraded buildings.

These upgrades make the system more resilient, easier to operate and meet today's more stringent environmental standards.

Learn more

calgary.ca/FishCreekPlantUpgrade

DID YOU KNOW?

The treatment plant turns waste into energy. It captures methane gas from the treatment process and uses it to heat on-site buildings, reducing energy use and emissions. The upgrade adds wastewater heat recovery, which will capture warmth from treated water to heat new buildings — one of the first systems of its kind in Alberta.

Note: This low-carbon technology was made possible through funding support from the Government of Alberta through the Emissions Reductions Alberta program.







Infrastructure project highlights

3

Improving the South Bow River Pathway and Pumphouse Park

Making it safer and easier to walk and wheel along the Bow River, while strengthening a key community space

Budget

$4.54 million

Location

2140 Pumphouse Ave. S.W.

Ward

8

Status

Substantially complete and open to the public; minor work planned for spring 2026.

By reinvesting in aging infrastructure, The City improved safety, accessibility and long term community value along one of Calgary's busiest river pathways. ~ Shannon Dore, Project Manager

Background

Pumphouse Park is an established community space in Sunalta, home to the Pumphouse Theatre, a mature tree canopy and the South Bow River Pathway. On any given day, people walk, wheel and cycle along the river. Theatregoers arrive for rehearsals and performances. Neighbours stop to rest, meet friends or pass through on their way downtown.

Over time, heavy use and age took their toll on the South Bow River Pathway. Built years ago, the narrow, aging route no longer met today's safety and accessibility standards for the growing number of people using it. The park lacked the infrastructure needed to comfortably support gatherings, performances and community events.

What's improving

The City rebuilt and widened the South Bow River Pathway to make it safer, more accessible and comfortable for people walking and wheeling. At the same time, the project upgraded Pumphouse Park to enhance the space as a destination. New seating, picnic areas, firepits and event-ready amenities support everyday use and community gatherings. Electrical and water connections make it easier to host festivals and performances, while upgrades around the Pumphouse Theatre improve access, lighting and the arrival experience for audiences.

By renewing the pathway and park together, The City delivered multiple improvements in one coordinated project, extending the life of existing infrastructure while creating a more flexible, welcoming public.



Outcomes for Calgarians

- **Safer, more accessible travel**
  The rebuilt pathway removes narrow sections and uneven surfaces, making it safer and more comfortable for people walking and wheeling through Pumphouse Park.
- **Stronger connections**
  By rebuilding the pathway through the park and improving how internal park paths link to it, the project removes gaps and bottlenecks. People can now travel more smoothly between neighbourhoods and across the Bow River corridor without breaking their trip.
- **A more vibrant community space**
  New amenities and services support everything from daily recreation to theatre audiences and community gatherings, making Pumphouse Park a more welcoming and flexible public space.

Project scope

- Rebuilt and widened the South Bow River pathway.
- Realigned and improved pathway connections throughout the park.
- Added new electrical and water connections to support festivals and events.
- Upgraded Pumphouse Theatre infrastructure, including new seating, entry walkway, bike racks and lighting.
- Installed new recreation amenities, including lounge seating, firepits and picnic areas with BBQs and benches.
- Upgraded asphalt parking lot with 15 new parking spaces and additional gravel stalls.

These upgrades improve safety, connectivity and flexibility, helping the park serve both regular users and special events.

Learn more

calgary.ca/PumphousePark

DID YOU KNOW?

Before it was a theatre, Pumphouse Theatre was Calgary's main water pumping station in 1913. When it faced demolition decades later, local youth and artists stepped in to save it. Today, that same red-brick building powers Calgary's arts scene, hosting performances in the 65-seat Joyce Doolittle Theatre and the 315-seat Victor Mitchell Theatre.







Infrastructure project highlights

4

Expanding Haysboro Storage Garage

Protecting transit assets to continue providing great service to Calgarians

Budget

$30.5 million

Location

Southwest Calgary, near Heritage CTrain Station

Ward

11

Status

Substantially complete (December 2025)

Project background

Reliable CTrain service depends on what happens when trains are not on the tracks. Calgary Transit needs enough space to store and service its light rail transit (LRT) CTrain cars between peak periods, overnight and during maintenance.

The Haysboro Storage Garage opened in 1984. It was built for three-car CTrain vehicles and could only store 30 CTrain cars indoors. Over the past 42 years, service continued to grow and The City introduced four-car trains. With more trains, the need for more indoor storage increased. Outdoor storage exposes vehicles to severe weather, which increases wear, raises maintenance costs and can reduce how often vehicles are available for service.



What's improving

The City expanded the Haysboro Storage Garage to store more CTrain cars and support both three-car and four-car trains. The expanded garage can store 76 CTrain cars, with 58 stored indoors. More indoor storage helps protect vehicles from the elements, extend their life and supports more reliable service.

The new building improves working conditions for operators and includes sustainability features that reduce energy and water use. The building's energy performance exceeds the National Energy Code for Buildings requirement by 30 per cent.

Outcomes for Calgarians

- **More reliable CTrain service**
  More indoor storage helps keep vehicles in better condition, which supports more dependable service.
- **More capacity when demand is high**
  The expanded garage supports three-car and four-car trains, which helps Calgary Transit move more customers during busy periods and major events.
- **Lower operating and energy impacts**
  A high performance building reduces energy and water use, helping lower operating costs and environmental impact.
- **A better fit for the community**
  The new garage replaces an aging structure with a brighter, more modern building that improves the look and function of the site.

Project scope

- Demolished the former Turner Storage Building.
- Constructed 2,380 m^2 of new building space.
- Installed 500 metres of new track and a new traction power substation.
- Expanded operator facilities and support spaces.
- Built a durable exterior with updated architectural design.
- Added rooftop solar panels to generate electricity.
- Included efficient lighting, water fixtures and features that reduce light pollution.

DID YOU KNOW?

To meet City stormwater requirements, the project includes an above-ground stormwater pipe running the length of the building. At full capacity, it can hold up to 45,000 litres of water; that's about 200 bathtubs full of water.







Infrastructure project highlights

5

Widening Country Hills Boulevard N.E.

Building a safer road today, while preparing water infrastructure for tomorrow

Budget

$19 million

Location

Northeast Calgary

Ward

5

Status

Construction is underway and is expected to be completed by October 2026.

Background

Country Hills Boulevard is a busy and growing corridor, facing increased traffic demand in northeast Calgary. As nearby neighbourhoods and businesses grow, the road – and the infrastructure beneath it – need to keep up. This project is doing more than widening a road. It's a coordinated upgrade that improves traffic safety, travel reliability and long-term water resiliency.

DID YOU KNOW?

Every day, more than 24,000 drivers use Country Hills Boulevard N.E., roughly the population of a small town. Careful construction staging helps keep traffic moving while crews rebuild the corridor safely.

What's improving

Instead of widening the road first and digging it up again later, The City is doing the hard work once. By widening Country Hills Boulevard N.E. and pre-installing a segment of future water feeder main at the same time, crews are avoiding excavating the pavement again in the future. This means fewer disruptions for drivers and businesses, lower long-term costs and better protection for the finished roadway.

Nearby pavement restoration is being coordinated alongside this work, so all major construction in the area happens together, not in repeated waves over multiple years.

Outcomes for Calgarians

- **Safer, more reliable travel**
  Widening this section of Country Hills Boulevard N.E. from two lanes to six improves traffic flow, reduces congestion and makes the corridor safer as volumes continue to grow. Upgraded intersections and new traffic signals help traffic move more predictably.
- **Fewer future disruptions**
  Installing underground utilities now, before the road is finished, means Calgarians won't face avoidable lane closures or construction again to support future water servicing. This reduces long-term inconvenience and protects the public's investment in the roadway.
- **Stronger water infrastructure**
  New water systems support long-term servicing and improve resilience, helping the area better manage growth and weather events. The feeder main segment installed as part of this project will connect into the future system in later years.
- **Better walking and wheeling connections**
  New sidewalks and pathways improve safety and accessibility for people walking and wheeling, connecting communities and making the corridor more usable for everyone.

This project is about thinking ahead: improving how people move today, while quietly putting future-ready water infrastructure in place. By coordinating work across roads, utilities and public spaces, The City is delivering more value, less disruption and a corridor built to last. ~ Peter Rudolf, Project Manager

Project scope

- Widening 800 metres of Country Hills Boulevard N.E., between Barlow Trail and 36 Street N.E., increasing from two lanes to six.
- Pre-installing 700 metres of future water feeder main.
- Moving overhead power and communications lines underground.
- Adding storm drains and utility lines.
- Installing streetlighting and upgrading intersections with traffic signals.
- Building new sidewalks, pathways and landscaping.

These upgrades create a corridor that's safer on the surface and future-ready below it.

Learn more

calgary.ca/CountryHillsWidening









Infrastructure project highlights

6

Rehabilitating Mission Bridge

Adding decades of life to one of Calgary's most historic bridges

Budget

$17.8 million

Location

Along 4 St. S.W. at the south end of the Mission District

Ward

8

Status

Complete

Background

Mission Bridge has been carrying Calgarians across the Elbow River for more than a century. First opened in 1915, it's one of Calgary's oldest concrete bridges, and an essential link for people driving, walking and wheeling through the Mission area.

To keep this historic structure safe and reliable, The City completed major rehabilitation that restores the bridge, improves accessibility and extends its service life for decades to come.

What's improved

Rather than waiting for maintenance needs to become emergencies, The City acted early. Regular inspections identified areas of concrete deterioration that needed repair to ensure the bridge could continue operating safely. By rehabilitating the bridge now, The City avoided higher cost, greater disruption and safety risks that come with unplanned closures or full replacement.

At the same time, the project took the opportunity to modernize how the bridge works for people today, not just fix what was broken.

Outcomes for Calgarians

- **A safer, more reliable bridge**
  Structural and concrete repairs have extended Mission Bridge's life by about 35 years, ensuring it remains a dependable crossing for future generations.
- **Better for walking, wheeling and driving**
  The bridge now features wider multi-use pathways on both sides, standardized traffic lane widths, improved lighting and safer connections, making it easier and more comfortable for everyone to use.
- **Minimized construction impacts**
  While construction is always disruptive, the project was carefully staged to limit impacts. A six-month full closure, bookended by partial closures, allowed crews to complete work efficiently and avoid repeated construction over multiple years.

Project scope

- Structural and concrete repairs to the bridge.
- Wider multi-use pathways on both east and west sides.
- Standardized traffic lane widths.
- Lighting and traffic signal upgrades.
- Reconstructed retaining wall along the Elbow River pathway.
- Resurfaced pavement from Mission Road to Macleod Trail.

Completing this work together reduced future disruption and ensured the entire area works better together, not just the bridge itself.

Learn more

calgary.ca/MissionBridgeRehab

The Mission Bridge Rehabilitation project shows the value of looking after what we already have. By acting early, we preserved a historic structure, improved safety, and accessibility, and ensured this vital crossing continues to serve Calgarians for decades to come. ~ Max Lacroix, Project Manager

DID YOU KNOW?

The Mission Bridge you cross today is the third version of this structure. The first was built of wood in 1887 and lasted about 10 years. The second was a steel truss bridge that served for about 17 years. The current concrete bridge, built in 1915, is still standing today, making it one of the oldest concrete bridges in Alberta, thanks to ongoing maintenance and timely rehabilitation.

Improving Calgarians experience during construction

As part of this project. The City tested low-cost ways to make construction easier to navigate for people who live, work and travel in the area. We used a human-centred approach. That means we listened to what people found confusing or frustrating, then tested practical ideas on site and adjusted based on feedback.

The biggest takeaway was simple. Clear, timely information reduces uncertainty. When people understand what is happening, what has been completed and what comes next, they feel more confident moving through the area during construction.

A simple "progress tracker" sign was the most effective idea tested. It helped people understand what was happening and reduced frustration. In participant feedback, people rated their construction experience 63 per cent higher when the tracker was in place. We're now exploring how to use this approach on other infrastructure projects.









Infrastructure project highlights

7

Redesigning Eau Claire Plaza

Reshaping Calgary's riverfront into a safer, more vibrant place to gather

Budget

$46.5 million

Location

Downtown

Ward

7

Status

Complete

Background

Eau Claire Plaza sits at one of Calgary's most scenic crossroads, where downtown meets the Bow River. This project marks the final piece of the Eau Claire Area Improvements Program. The redesign transforms the plaza into a welcoming, flexible space for everyday use and major events. It improves access, strengthens flood protection and reconnects people to the river, giving them more reasons to spend time downtown.

What's improved

Before the redesign, the plaza was underused and hard to access. It had limited space for events and was vulnerable to flooding.

Today, Eau Claire Plaza is an accessible, multi-use space that supports daily activity and events of up to 4,000 people. The plaza connects more clearly to the Bow River pathway network and surrounding downtown streets.

We rebuilt the plaza alongside flood protection improvements, so Calgarians gain a better public space and stronger protection for the downtown core. Flood protection is part of how we reduce high-consequence risk in critical areas.

Outcomes for Calgarians

- **A space designed for people**
  The redesigned plaza is fully accessible and inclusive, with features that invite people of all ages and abilities to gather, play, rest and connect, in every season.
- **Safer, clearer connections**
  Improved walking and cycling routes link Eau Claire Plaza to RiverWalk, Prince's Island Park and downtown streets.
- **Reduced flood risk where it matters most**
  Integrated flood protection significantly reduces risk to Calgary's downtown areas near the river, protecting businesses, public spaces and major destinations.
- **A stronger downtown experience**
  The plaza supports events, recreation, and everyday use, helping draw people downtown, boosting vibrancy, tourism and supporting nearby businesses.

Project scope

- A fully accessible promenade.
- New gathering and event spaces.
- A mist-based water feature that cools without standing water.
- An urban beach and inclusive play areas.
- Preserved and restored heritage elements, including the Lumber Company building and the Olympic Arch.
- Safer, clearer walking and cycling links to downtown and surrounding parks.
- Major flood protection infrastructure integrated into the design.

These elements create a space that is welcoming on the surface and resilient underneath.

Learn more

calgary.ca/EauClairePlaza

The Eau Claire Plaza redesign shows what's possible when landscape, placemaking, flood resilience, mobility and heritage are planned together. It's a landmark that enriches daily life while shaping a resilient future for Calgary.
~ Trent Workman, Project Manager

DID YOU KNOW?

The Olympic Arch was created for Calgary's 1988 Winter Olympics. More than 35 years later, it was restored with input from original architect, Fredrick Valentine. The arch now serves as a gateway to Eau Claire Plaza.



Infrastructure project highlights

8 Stabilizing Douglas Fir Trail

Reducing slope risk now while building a clear plan for a safe, long-term reopening

Budget

- $1.5 million (slope stabilization and detailed design for long-term repair).
- Construction funding needed for broader trail repairs.

Location

Edworthy Park, along the south bank of the Bow River.

Ward

8

Status

Slope stabilization started in September 2025 and is expected to be complete by October 2026. Detailed design for the broader repairs is underway. A reopening timeline will be confirmed once construction funding is approved.



Background

Douglas Fir Trail is one of Calgary's most popular hiking routes. It offers a steep, forested trail experience along the Bow River, without leaving the city. Its dramatic terrain is also what makes it vulnerable.

The trail sits on a very steep slope made of loose soil and weak rock. Over time, water seepage, erosion and natural wear have damaged sections of the trail and reduced slope stability. Slope movement has affected the trail since it was built in the 1960s, and some sections have faced repeated closures and repairs over the years. Part of the trail closed in November 2023 because it was no longer safe.

In 2024-2025, we completed an assessment of the full 1.5-kilometre trail to understand long-term conditions and what it will take to safely reopen the trail. The assessment confirmed more work is needed before the trail can reopen for long-term use.

What's improving

Instead of repairing small sections as they fail, The City is taking a measured, evidence-based approach.

First, we are stabilizing a high-risk 150-metre section of slope above the Bow River Regional Pathway. This work targets the most urgent safety risk and reduces the chance of slope materials reaching the pathway below.

At the same time, we're completing detailed design for long-term repairs. This design work will define what needs to be built, where it should go and what it will cost. This supports an informed funding decision and it sets up the next phase to address root causes like drainage and erosion.

DID YOU KNOW?

Some of the Douglas Fir trees along the trail are up to 500 years old and can reach up to seven-and-a-half feet in diameter. The steep, unstable slope makes some trees lean at odd angles, which is why some people call this area the drunken forest.

Outcomes for Calgarians

- **Safety comes first**
  Stabilizing the highest-risk section helps protect trail users, construction crews and people using the Bow River Regional Pathway below. Monthly monitoring continues throughout construction.
- **A clearer path to reopening**
  Detailed design will define the repairs needed for a safe, durable reopening of the trail, rather than repeated closures and repairs.
- **Protecting a sensitive natural area**
  Stabilization and future design work will reduce erosion, improve drainage, and limit further damage to the environment.



Project scope

The project includes two connected workstreams:

1. **Slope stabilization (funded and underway)**

- Stabilizing a 150-metre section of steep slope.
- Improving drainage to reduce washouts in the area.
- Installing slope monitoring equipment.
- Restoring habitat through tree planting and landscaping in disturbed areas.

2. **Planning for long-term trail repairs (design funded, construction funding needed)**

- Complete detailed design for broader Douglas Fir Trail repairs.
- Consider small trail realignments to safer areas where washouts are recurring.
- Improve drainage to reduce future erosion and protect the natural look of the trail.
- Renaturalize damaged areas and discourage informal side trails.
- Public engagement planned for summer 2026.

This approach reduces safety risk and creates a clear, evidence-based plan for what comes next.

Learn more

calgary.ca/DouglasFirTrail

The Douglas Fir Trail is a special place within our city, and we are working to ensure it remains safe for Calgarians. Our immediate focus is the highest risk areas, but we will provide a thoughtful long-term solution for the overall trail, so we can reopen and cherish it in a way that is safe, durable, and respectful of its natural setting. ~ Max Lacroix, Project Manager



Partnering with industry to deliver at scale

Calgary is entering a period of unprecedented infrastructure investment, investing billions of dollars over the next four years. Delivering safely, quickly and responsibly at this scale requires strong partnerships with industry. Success requires collaboration that is grounded in trust, transparency and shared accountability.

To meet the demands of the years ahead, we are changing how we work with the construction industry and shallow utility providers. This includes:

- Strengthening joint planning earlier in the project lifecycle.
- Shortening decision making cycles, where risks are well-understood.
- Focusing on outcomes for Calgarians.
- Moving faster where risk is high, without trading safety for speed.
- Only dig once – early coordination of all construction projects in one area to reduce prolonged construction impacts to a community.

Safety remains non-negotiable. Increased hazard reporting and site inspections across City projects show a stronger reporting culture, better visibility into risks and fewer serious incidents. We expect a culture where anyone, City staff or contractor, can raise concern and pause work if something does not feel right.

Transparency is central to our approach. The City will be clearer on priorities, coordination requirements, timelines and risk. In return, we're asking industry partners to provide early, candid input on how we're performing.

Together, we'll keep improving how we plan, build and deliver the infrastructure Calgary needs now and into the future.

Ongoing dialogue with industry and shallow utility providers is a key part of the approach. Through the **Infrastructure Advisory Committee** and the **Shallow Utility Committee**, senior leaders from Infrastructure Services and the construction industry discuss priorities, shared challenges and opportunities to improve how we plan and deliver work together. This forum helps build trust, encourage innovation and surface issues early, when they can be addressed.

Appendix

Capital Projects Map: Project status snapshot

Table is current as of Nov. 4, 2025. See the map at **calgary.ca/capitalprojectsmap**

Service	Project	Budget	Schedule	Scope
City Planning & Policy	90th Avenue/Acadia Drive S.E. mobility improvements	Green	Green	Green
	1st Street S.E. revitalization	Green	Yellow	Green
	Stephen Avenue Revitalization Project	Green	Green	Green
	Spruce Drive pathway improvements	Green	Green	Green
	Revitalize 8th Street S.W.	Green	Green	Green
	Eau Claire Plaza redesign	Green	Green	Green
Economic Development & Tourism	Scotia Place (Calgary Event Centre)	Green	Green	Green
Fire & Emergency Response	Varsity Multi-Service Redevelopment	Green	Green	Green
	Cornerstone Multi-Service Development	Green	Yellow	Green
	Walden Fire Station and Library	Green	Yellow	Green
Parks and Open Spaces	Cowboys Park improvements	Green	Green	Green
	West Confederation wetland restoration	Green	Green	Green
	Big Marlborough Park Master Plan	Green	Green	Green
	Beaumont Circus improvements	Green	Green	Green
	Seton Regional Park	Green	Green	Green
Public Transit	52nd Street East Bus Rapid Transit Functional Planning Study	Green	Green	Green
	Shaganappi Trail Transit Study	Green	Green	Green
	144 Avenue North Bus Rapid Transit (BRT) Functional Planning Study	Green	Green	Green
	Battery Electric Bus (BEB) infrastructure only	Green	Green	Green
	North Central Bus Rapid Transit	Green	Green	Green
	MAX Purple East Functional Planning Study	Green	Green	Green
	South Central Bus Maintenance and Storage Facility Feasibility Study	Green	Green	Green
Recreation Opportunities	Calgary Soccer Centre dome and artficial turf field upgrade	Green	Green	Green
	Rocky Ridge Athletic Park	Green	Green	Green
	Glenmore Twin Arena	Green	Green	Green

Legend:

Budget status	
Green	On budget
Yellow	Within 20 per cent of approved budget

Schedule status	
Green	On schedule
Yellow	Within 20 per cent of approved schedule

Scope status	
Green	No significant out of scope elements

Service	Project	Budget	Schedule	Scope
Recreation Opportunities	Belmont Fieldhouse and Library	Green	Green	Green
	Foothills Multisport Fieldhouse & Athletic Park redevelopment	Green	Green	Green
Sidewalks & Pathways	Bridgeland Main Streets	Green	Yellow	Green
	Ward 9 and Marlborough Park Connections	Green	Green	Green
	14th Street N.W.– Berkshire Boulevard N.W. to Country Hills Boulevard N.W. (Missing link)	Green	Green	Green
	Crescent Road 2nd to 3rd Street N.W.	Green	Green	Green
	Kensington/Sunnyside Mobility Improvements Project	Green	Green	Green
	19th Street streetscape improvements	Green	Green	Green
	Bridgeland Active Modes improvements	Green	Green	Green
	RiverWalk West	Green	Green	Green
	Marda Loop Main Streets	Green	Green	Green
	16th Avenue N.W. at 29th Street N.W. pedestrian overpass	Green	Green	Green
	Ward 5 Connections	Green	Green	Green
	S.W. Neighbourhood streets and pathways	Green	Green	Green
	Ward 10 Connections	Green	Green	Green
Stormwater Management	Discovery Ridge dam safety	Green	Green	Green
	Storm Outfall B5 Oil & Grit Separator – Upstream of new B152 Outfall	Green	Green	Green
	UD Upper Plateau Separation	Green	Green	Green
	Deer Ridge Storm Trunk Drainage Improvement Project	Green	Green	Green
	Sunnyside Flood Barrier	Green	Green	Green
	Providence Storm Trunk	Green	Green	Green
	Gladstone Connect	Green	Green	Green
	Hanson Ranch wetland improvements	Green	Green	Green
	Keystone Storm Trunk (144th Ave N.W.)	Green	Green	Green
	Duck Pond restoration	Green	Green	Green
	Meadowview Park Community Drainage Improvement Project	Green	Green	Green

Legend:

Budget status	
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Schedule status	
Green	On schedule
Yellow	Within 20 per cent of approved schedule

Scope status	
Green	No significant out of scope elements

Service	Project	Budget	Schedule	Scope
Streets	Macleod Trail median barrier	Green	Green	Green
	Noise Barrier Program	Green	Green	Green
	14th Avenue N.W. reconstruction and mobility improvements	Green	Green	Green
	Noise Barrier Lifecycle Replacement Program – Locations 4 and 5	Green	Green	Green
	Country Hills Boulevard N.E. twinning (Barlow Trail to 36th Street)	Green	Green	Green
	Mission Bridge rehabilitation	Green	Green	Green
	Memorial Drive extension	Green	Green	Green
	Red Line LRT South Extension Functional Planning Study	Green	Green	Green
	17th Ave. S.W. (2nd St. to 14th St.) sidewalk, pavement and streetscape improvements	Green	Green	Green
	144th Avenue N.W. improvements	Green	Green	Green
	Crowchild over Glenmore Bridge rehabilitation	Green	Green	Green
	14th Street ramp to westbound Glenmore Trail bridge overpass	Green	Green	Green
	4th Avenue Flyover rehabilitation	Green	Green	Green
	14th St. S.W. reconstruction (Anderson Rd. – Canyon Meadows Dr.)	Green	Green	Green
Waste & Recycling	Spyhill Waste Management Facility Cell No. 7 construction	Green	Green	Green
	Spyhill dam safety improvements	Yellow	Green	Green
	Shepard WMF Master Plan updates	Green	Green	Green
	Compost facility expansion	Green	Yellow	Green
	East Calgary Waste Management Facility Landfill Cells Construction Phase 7 Cells 10-12 South	Green	Green	Green
	Waste and Recycling support spaces	Yellow	Yellow	Green
	Spyhill Waste Management Facility Landfill Gas System Expansion Phase 2 Cells 15-20	Green	Green	Green
	East Calgary-West boundary drainage, fence and road	Green	Green	Green
	Spyhill Waste Management Facility Phase 3 Cell 8	Green	Green	Green
	Southeast Calgary Odour Monitoring Project	Green	Green	Green
	Shepard 52nd St. stormwater management	Green	Green	Green

Legend:

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Schedule status	
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Scope status	
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Service	Project	Budget	Schedule	Scope
Waste & Recycling	East Calgary WMF Master Plan updates	Green	Green	Green
	Shepard Waste Management Facility landfill gas system ring header expansion	Green	Green	Green
Wastewater Collection & Treatment	Bonnybrook Wastewater Treatment Plant Retrofit and Improvement Project	Green	Green	Green
	Roxboro, Erlton and Mission sewer upgrades	Green	Green	Green
	East Calgary Sanitary Lift Station improvements	Green	Green	Green
	South Catchment Wastewater Treatment Plant Upgrade/Expansion Implementation Plan	Green	Green	Green
	Altadore sewer upgrades	Green	Green	Green
	Bonnybrook Wastewater Treatment Plant E Expansion Study	Green	Green	Green
	Penbrooke Sanitary Trunk upgrade	Green	Green	Green
	Nose Creek Sanitary Sewer Trunk (Phase B Contract 4)	Green	Green	Green
	Inglewood Sanitary Trunk	Green	Green	Green
	Belvedere Sanitary Trunk – East Basin	Green	Green	Green
	Trans Canada Sanitary Trunk	Green	Green	Green
	Palliser Sanitary Lift Station EIC upgrade	Green	Green	Green
	Fish Creek Wastewater Treatment Plant heating system upgrades	Green	Green	Green
	Bonnybrook Dewatering Facility upgrades	Green	Green	Green
	McKenzie Sanitary Siphon upgrade	Green	Green	Green
	Fish Creek West Sanitary Trunk	Green	Green	Green
	Bonnybrook Wastewater Treatment Plant expansion land acquisition	Green	Green	Green
	Shepard lagoons piping modifications	Green	Yellow	Green
	Pine Creek Wastewater Treatment Plant upgrades – Phase 1	Green	Green	Green

Legend:

Budget status	
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Schedule status	
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Scope status	
Green	No significant out of scope elements

Service	Project	Budget	Schedule	Scope
Water Treatment & Supply	Crestmont Feeder Main	Green	Green	Green
	North Calgary water servicing	Green	Green	Green
	Mountain View Pump Station capacity upgrades	Green	Green	Green
	Fluoridation re-introduction	Green	Green	Green
	Valley Ridge Pump Station Upgrade Feasibility Study	Green	Green	Green
	CV-BP WTP power utility planning	Green	Green	Green
	Water Treatment plants optimization and capacity upgrades	Green	Green	Green
	CV-Glenmore Power Utility Plan	Green	Green	Green
	Chestermere 17th Ave. water meter chamber	Green	Yellow	Green
	Bearspaw RAW 2 Pump Station upgrades	Green	Green	Green
	Glenmore Dechlorination System upgrade	Green	Green	Green
	South Calgary water servicing feeder main	Green	Green	Green
	Gladstone Connect 4th Ave. water upgrades	Green	Green	Green
	Electrical upgrade for Glenmore Water Treatment Plant	Green	Green	Green
	210th Avenue pump station	Green	Green	Green
	Glenmore Water Treatment Plant – reservoir and high lift pump station	Green	Green	Green
	East Belvedere water feeder main	Green	Green	Green
	Anderson TsuuTina water meter chamber EIC upgrade	Green	Green	Green
	Starlight Pump Station – Phase 3	Green	Green	Green

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Schedule status	
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Scope status	
Green	No significant out of scope elements



Infrastructure Insights Report – Spring 2026

April 15, 2026

Recommendation

That the Infrastructure and Planning Committee recommend that Council receive this report for the corporate record.



We’re taking action today



Water and Wastewater Utilities



Transit & Mobility



Public Spaces and Pathways

Water & wastewater utilities



North Calgary Water Servicing



Fish Creek Wastewater Treatment Plant Upgrades

Transit & mobility



Haysboro Transit Storage Garage



Country Hills Boulevard Widening



Mission Bridge Rehabilitation

Public spaces & pathways



Eau Claire Plaza Redesign



South Bow River Pathway & Pumphouse Park



Douglas Fir Trail Stabilization

Doing things differently



Image: Drone conducting an inspection and condition assessment of the Glenmore Dam.

Recommendation

That the Infrastructure and Planning Committee recommend that Council receive this report for the corporate record.

