

Stakeholder and Survey Response

Engagement overview

We hosted a survey on The City of Calgary's (The City) Engage Portal from February 24 to March 10, 2021. We wanted to learn about the potential benefits and challenges of the proposed changes from faith-based organizations, developers and property owners, adjacent community associations and area businesses.

We emailed an introduction to the project and link to the survey to faith-based organizations and adjacent community associations. Targeted LinkedIn advertisements and Bold signs were used to inform area businesses of the project and survey. Emails were sent to the National Association for Industrial and Office Parks (NAIOP), Building Industry and Land Development (BILD) Calgary Region; and Building Owners and Managers Association (BOMA) notifying them of the project and survey. An article about the engagement was included in Dispatch, the Planning and Development e-newsletter for the development industry.

What we asked

We asked the following questions in our survey:

- Please select the response that best describes you.
 - I am a business owner in the Airport Vicinity Protection Area Noise Exposure Forecast 35 contour area
 - I am a property owner/developer/manager in the AVPA NEF 35 contour area
 - I represent a faith-based organization
 - I represent a community association adjacent to the AVPA NEF 35 contour area
 - I work in the AVPA NEF 35 contour area
- What effect do you think lifting the restriction to allow halls, auditoriums and places of worship in the NEF 35 contour area will have?
- Is there any other information you'd like to share about lifting this restriction?
- Could the project team contact you to better understand your comments and keep you up to date on this potential change?
- Stakeholders who responded 'yes' to the last were also asked to provide their contact information if they were open to the project team reaching out to further discuss their responses. We had a total of eight follow-up conversations with stakeholders.

What we heard

- In general, feedback from both the survey and follow-up discussions was positive and focussed on increased flexibility and development opportunities.
- For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Summary of Input

Please select the response that best describes you.

Response	Total
I am a business owner in the AVPA NEF 35 contour area	0
I am a property owner/developer/manager in the AVPA NEF 35 contour area	5
I represent a faith-based organization	6
I represent a community association adjacent to the AVPA NEF 35 contour area	2
I work in the AVPA NEF 35 contour area	1

What effect do you think lifting the restriction to allow halls, auditoriums and places of worship in the NEF 35 contour area will have?

Theme	Description
Benefits to faith-based organizations	The changes will make it easier for faith-based organizations to find space for their facilities and will give them greater flexibility when expanding.
Benefits to communities	The proposed changes will benefit neighbouring communities, bringing facilities covered by the change closer to where people live.
No impact	Will not likely see an impact from the proposed changes.
Business impacts	The increase in uses may create increased competition for rental spaces but may also mean increased exposure for local businesses due to increased traffic.

Is there any other information you'd like to share about lifting this restriction?

Theme	Description
Changes to AVPA restrictions required	The proposed changes were overdue, and the AVPA restrictions do not reflect modern aviation technology, building codes and other standards.

Noise	The changes may lead to an increase in noise complaints. Questions regarding the accuracy of noise measurements.
Economic benefits	The changes will allow increased investment and better use of lands impacted by the proposed changes.

Could the project team contact you to better understand your comments and keep you up to date on this potential change?

Yes	8
No	6

Verbatim Comments

Verbatim comments presented here include all feedback, suggestions, comments and messages that were collected online through the engagement described in this report.

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 submissions remains. No other edits to the feedback have been made, and the verbatim comments are as received.

What effect do you think lifting the restriction to allow halls, auditoriums and places of worship in the NEF 35 contour area will have?

You will be able to enhance the programing and offering of these facilities while being close to the residential and other uses and will help to create a better live, work and play communities along the noise contours
None, we already have several churches, businesses and a community centre within the NEF 35 contour.
No effect. In Leduc, they get virtually no negative feedback from residents every year and they're directly under the flightpath.
Nothing but good. The restrictions were too much. By opening new opportunities for development will be good.
Excellent idea and long overdue. It will be very positive for the neighboring community.

It would potentially create more competition in terms of rentals of existing spaces. However, new communities without facilities would benefit from the lifting of restrictions if they were allowed closer to their residences.
Not really any
a few faith-based organizations may seek to find placement within the area
I believe the effect will be entirely positive. Places of worship currently have an extremely difficult time finding locations to meet in the NE of the city since the current NEF restrictions encompass so much of the quadrant. This requires people of faith to travel far outside of their neighbourhood in order to find a house of worship. I believe this will also be a benefit to the businesses in the NE that will experience increased exposure and patronage when halls, auditoriums & PoW are nearby.
When we feel we have a need to purchase land in these areas it may give us more flexibility.
Faith-based groups will have additional lands to consider when looking for a new property for a place of worship even though noise impact would be a problem.
One of the biggest issues faith communities face in the City of Calgary is trying to find property for a building or an approved rental location. Lifting this restriction would greatly benefit the faith community by providing more options.
This will allow our community to consider purchasing property closer to airport and major road corridors for future expansion. Will allow us more flexibility in expanding in the future.

Is there any other information you'd like to share about lifting this restriction?

We all know what will happen. People will complain post development even if they knew about the noise. This is a pattern of behavior we have seen when residential properties are located near existing train tracks, or near transportation utility corridors.
It will also be beneficial to adjust the location of NEF 25 contour. We own 154 acres. Portion falls into NEF 25 and portion into NEF 30 - 35. Changes will help in better programming of lands within and along the boundary of the NEF.
The only comment I would make is that these contours are only as good as the measurement practices used to define them. You have the 35 to 40 as the highest contour, but when a 767 takes off or a 737 crosses from one runway over our neighbourhood, the noise readings are 70 decibels in Mayland Heights. Even right now as I write this, the noise decibel reading for Mayland Heights is 50 db, so not sure how these contours are determined or what the standard is to ensure that noise is maintained.
These restrictions are serious overkill and there should be relaxations on residential in the area as well.
It's about time. Technology in aircraft, noise reduction in construction and design are significantly improved from what they were when the standards were established.

This change will stimulate growth in the area with new capital investments, jobs, broader categories of land use, and better utilization of the lands which will benefit from this change.

Given that these NEF contours have not been significantly adjusted since they were implemented 40 years ago, it is proper for these restrictions to be updated to reflect advancements in aviation technology, building codes, as well as the needs of our city's residents.