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CONSULTING

A line-art illustration of a porch. On the left, there is a window with shutters and a door. In the center, two wooden rocking chairs are positioned. On the right, there is a railing and a large tree. The background is a simple line drawing of a house structure.

What We Heard Report Colts Crossing Conceptual Scheme Town of Diamond Valley:

Colts Crossing reflects the community's
strong connection to ranching.

JANUARY 2024

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WHY PUBLIC ENGAGEMENT

Why Is Public Engagement Important?

Public and community engagement provides the opportunity for focused conversations, allowing a structured step-by-step method of leading people through phases of reflection, allowing them to process experiences as a group. Public engagement allows residents to be heard, provide feedback and inspiration for projects, and stay informed about what's happening in their community. Through a multi-pronged approach, the engagement strategy offers a variety of ways for residents and stakeholders to get involved.

What Can Participants Take Away?

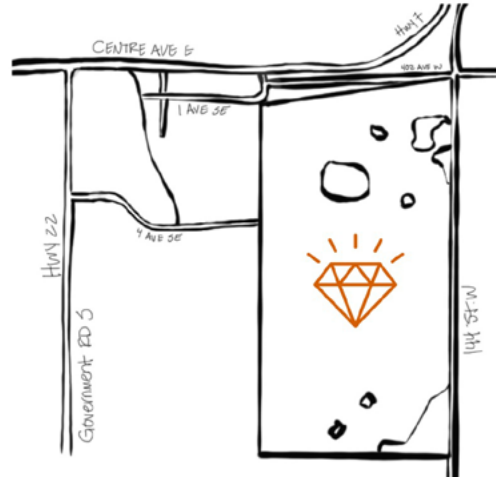
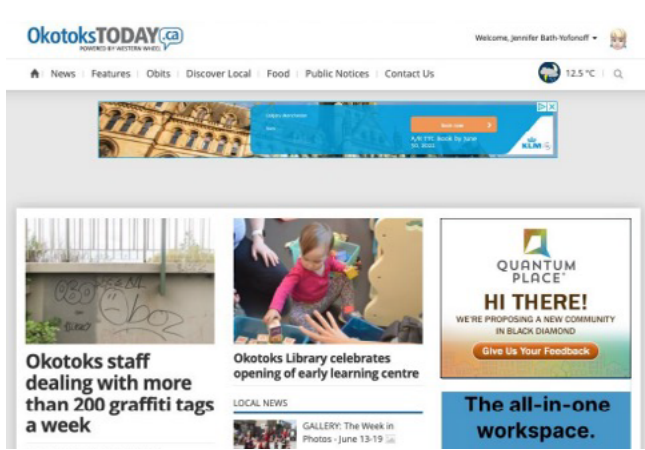
Public engagement is centred around the idea that those who have the potential to be impacted by an issue or decision should be given the opportunity to be informed and provide feedback. Through engagement, residents and stakeholders can be knowledgeable about a project and follow along with every step of the project journey. If there are concerns surrounding an aspect of the project, engagement allows for participants to have dialogue with the Project Team and provides platforms for feedback.



ENGAGEMENT PLAN

In early 2022, the engagement plan was revised to include varying levels of engagement for the project that the Town and stakeholders can participate in. These included an online survey and a key stakeholder meeting and visioning session. The survey was advertised on the project website, on site, the local newspaper the Western Wheel and in the local e-newsletter OkotoksToday.ca. The link to the survey was also shared on the project website and on local Facebook pages.

For the stakeholder meeting and visioning session, the Town of Diamond Valley Administration provided us with a number of stakeholders to invite to two different sessions. Due to lack of interest, only one session was held.



THE ONLINE SURVEY

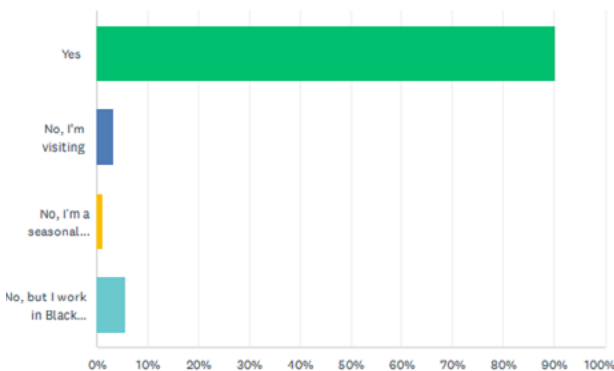
The survey was available online through the project webpage (<https://qpengage.ca/project/black-diamond/>) from June 15, 2022, to August 1, 2022. Participants were asked to give their perspectives and input regarding the proposed development.

Surveys are a great research method for reaching a broader demographic of people. Convenience is one of the greatest strengths of the survey, as it allowed participants to log in at their leisure at any time of day and provide feedback at their own pace. Answers from the survey can be found in Appendix I.

309 individuals participated in the survey. 90% of participants are full-time residents of the Diamond Valley and over 45% of them have been living in the community for more than 10 years.

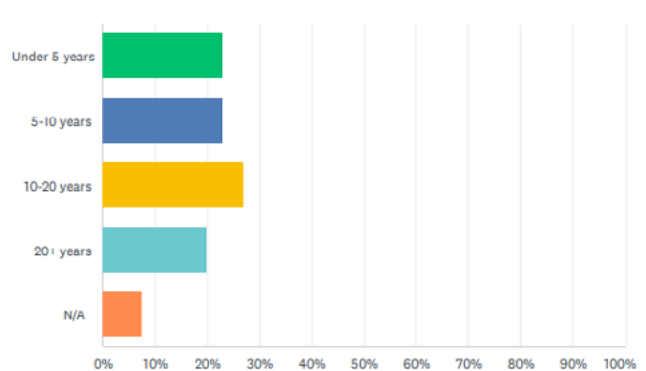
Q1 Do you live in Diamond Valley full time?

Answered: 307 Skipped: 2



Q2 How long have you lived in Diamond Valley?

Answered: 306 Skipped: 3



The main themes of the questions posed within the survey are outlined below:

- Town and Community Character;
- Housing Diversity and Diversity;
- Employment Opportunities;
- Open space and Recreational Amenities; and
- Transportation and Connectivity.

Town's & Community Character

The survey demonstrates that the residents appreciate the current character of the town as a peaceful small town that ties in with the surrounding natural environment. Respondents would like to see the new development aligned with the character of the town.

What Respondents Like About Town	What Respondents Want in New Community
<ul style="list-style-type: none"> • History and art • Proximity to nature • Peaceful and small-town feeling • Affordable housing • Easy access to services and amenities 	<ul style="list-style-type: none"> • Housing Diversity • Architectural consistency, mountain architecture • More public arts • Well-connectivity • Kids and family-friendly

Housing Diversity & Density

The survey shows that more than 50% of the participants stated that affordable housing options including ownership and rental opportunities are missing in the town. Approximately, 30% of participants asked for more semi-detached and townhouse options.

What Respondents Want	Respondents Concerns
<ul style="list-style-type: none"> • More housing options for mature living • More attainable single detached housing options • More options for low-income families 	<ul style="list-style-type: none"> • Losing the small town feel due to over population • Town sprawl • Water supply

Employment Opportunities

Increasing local employment opportunities is among the top 3 priorities for respondents. Over 55% of respondents indicated the need for more employment opportunities. The respondents were also asked about the types of business and services that they like to see in the town and the types of business they would not like to see.

What Respondents Want	Respondents Concerns
<ul style="list-style-type: none"> • More local pubs and restaurants • Grocery stores • Focus on tourism and art 	<ul style="list-style-type: none"> • Big box retail



Open Space and Recreational Amenities

More than 85% of the participants expressed the importance of parks and open space and were looking for more recreational amenities in the new community. There were also several comments regarding a new school site. Even though schools are not currently at capacity, it was suggested to consider a school site for future growth.

What Respondents Want	Respondents Concerns
<ul style="list-style-type: none">• Trails and bike tracks• Dog parks• Sport fields, Skate Park• Indoor recreational centre	<ul style="list-style-type: none">• Wildlife

Transportation & Connectivity

The participants are interested in well-connected community which is bike and pedestrian friendly. The main concern of the participants is possible congestion on adjacent roads

What Respondents Want	Respondents Concerns
<ul style="list-style-type: none">• Bike and pedestrian friendly community• Adequate parking for residents• Right width for streets• Good connections to main roads	<ul style="list-style-type: none">• Congestion on Hwy 7 & 22• Traffic and noise



KEY STAKEHOLDER MEETING & VISIONING WORKSHOP

The project team developed an initial concept plan based on the Preliminary Serving Strategy report. The initial concept plan was shared and discussed with stakeholders through a virtual meeting on June 21, 2022, to provide an interactive platform for visioning and idea sharing. The presentation is available in Appendix II. Town Administration provided a list of people that should be invited to the meeting to provide early input into the concept.

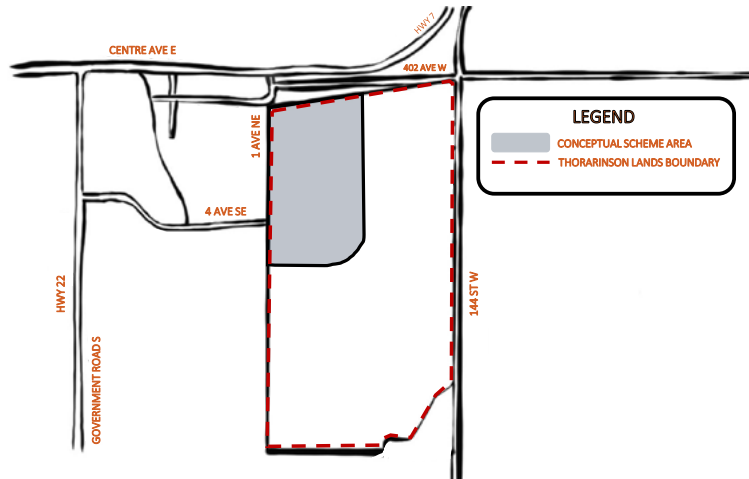
At the beginning of the meeting, the project team provided some background information about the proposed development and the Council approved Terms of Reference. The project team outlined the community goals according to the Terms of Reference. The team described the site and its context for the proposed Conceptual Scheme. The team also discussed proposed uses, including residential, parks and open space, commercial industrial flex along with illustration of the road classification for the community.

Public Input

After providing educational information about the proposed Conceptual Scheme, the project team explained the Conceptual Scheme area and the proposed land uses at a high-level. The team asked participants to share their comments regarding the proposed Conceptual Scheme

THE SITE

- 300 Acres
- Commercial/Industrial
- Residential
- Open Space
- Pathways
- Potential School Site



Those in attendance provided the following comments:

Sustainability	Small-Town Feel	Connectivity
<ul style="list-style-type: none"> • Green Building • Dark Sky compliant • Alternative energy 	<ul style="list-style-type: none"> • No big box retail • More local business 	<ul style="list-style-type: none"> • Pathway Connection • Connections to other communities • Connection to open spaces • Walkability



Those in attendance provided the following comments:

Sustainability	Small-Town Feel	Connectivity	Housing
<ul style="list-style-type: none"> • Green Building • Dark Sky compliant • Alternative energy 	<ul style="list-style-type: none"> • No big box retail • More local business 	<ul style="list-style-type: none"> • Pathway connection • Connections to other communities • Connection to open spaces • Walkability 	<ul style="list-style-type: none"> • Affordability • Mixture of housing style • Higher density • Smaller size of housing

Amenities	Commercial	Growth	Utilities
<ul style="list-style-type: none"> • Indoor pool • Community hall 	<ul style="list-style-type: none"> • More commercial area to reduce the residential tax rate • Commercial land acts as a gateway and should reflect the town's character 	<ul style="list-style-type: none"> • Concerns about the amount of available land for development considering the amalgamation. 	<ul style="list-style-type: none"> • Stormwater management • Water supply



INTEGRATION OF INPUT INTO SUBMITTED CONCEPTUAL SCHEME

After receiving and reviewing the comments, the project team refined the Concept Plan accordingly. The table below shows how the public inputs are integrated into the Concept Plan.

Feedback Theme	Integration
Character	<ul style="list-style-type: none"> The Colts Crossing community will be developed through 4 stages (Phases). Each phase will require it's own Conceptual Scheme. This will allow for growth to occur over time and with Council's direction and purview. This will also allow for market absorption to occur over time. The Conceptual Scheme and proposed land use allows for a variety of single detached, semi-detached, duplex and townhome development to occur responding to the need for more housing diversity and attainable housing. The visioning kit has proposed American farmhouse, contemporary heritage, and rustic farmhouse as the architectural vernacular in keeping with current market trends but also the heritage and history of the community.
Employment Opportunity	<ul style="list-style-type: none"> The plan considers commercial and industrial flex areas to accommodate and provide economic growth opportunities, retail and other much needed services. The commercial area will help to improve the commercial/residential tax rate split.
Housing Diversity	<ul style="list-style-type: none"> The plan provides a variety of different housing types within the overall Concept Plan and within Stage (Phase) 1 Conceptual Scheme. Housing variety includes single detached housing accommodating a variety of lot sizes, semi-detached, townhouses as well as multi-residential opportunities in later phases of the community's development.
Affordability	<ul style="list-style-type: none"> The Plan has considered the diversity of housing types, in addition to introducing smaller lots with less width to make them more attainable. While tenure cannot be considered within a land use decision, the land use variety can provide greater opportunity for rental homes to be available.
Amenities	<ul style="list-style-type: none"> The Plan provides a wide variety of open spaces and parks throughout the community. The Plan proposes an area that can accommodate a future school site. If a school is not required, the area can be used for other amenities like sports fields.
Connectivity	<ul style="list-style-type: none"> The proposed community is connected to surrounding areas with accesses from the north, east and west side of the development. The different areas of plan are internally connected through an extensive network of streets and pedestrian/bike pathways. The City of Calgary's complete streets guidelines were used as a basis to ensure that multi-modal transportation is accommodated.
Transportation	<ul style="list-style-type: none"> A Transportation Impact Assessment (TIA) has been completed to determine road right-of-way classification and sizing. Recommendations have been made for any required off-site improvements to avoid any congestion at later stages of the community's development.
Utilities/ Infrastructure	<ul style="list-style-type: none"> A Master Site Servicing study has been completed and has considered water, wastewater, stormwater management and shallow utilities. The developer is responsible to build this infrastructure so that the Town's infrastructure will operate effectively in the long-term.





Skatepark

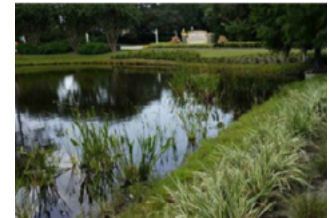
Picnic Space



Industrial Farmhouse Inspiration



Stormwater Pond Lookout



Berm Planting

ATTRIBUTE TABLE

Community Symbol Plan

Human Systems	Symbol	Description
Streetscapes		Streetscapes refers to the boulevard and landscape treatment along all roadways within the community. This includes line assignment trees, but also any unique pedestrian treatments and roundabout design.
Parks and Municipal Reserves		Parks and municipal reserves are public park spaces.
Joint Use Sites		The Joint Use Site is the location where a public school will be constructed.

Architecture Systems	Symbol	Description
Entry Features		Entry Features refers to major features placed at the gateways of the community, as well as any smaller features throughout the community to enhance branding and community theming, including columns and markers.
Pavilions and Shade Structures		Pavilions and Shade Structures refers to organized spaces within or independent of other spaces. These may include covered seating areas, picnic sites, lookouts, and shade structures. These spaces vary in scale and function.
Trails, Pathways and Wayfinding		Trails refers to spaces which are uniquely designed to be traveled through, including any trail space allotted within Oldman Creek, and pedestrian paths through the community, as well as closely associated features.
Playgrounds		Playgrounds are structures and spaces for children and adolescents to play in a programmed environment. Typical post and platform playgrounds are conventional, but this also includes natural play and activity spaces.

Natural Systems	Symbol	Description
PUL and ER Space		PUL, and ER Space refers to any other Environmental Reserve or naturalized PUL site which isn't specifically named above.
Storm Water Management Facilities		Storm Water Management Facilities are those areas, as designated, designed to manage stormwater from within the community.

LEGEND

- Custom Estate
- Estate
- Single Detached
- Multi-Residential
- Rear Lane Semi-Detached
- Rear Lane Townhomes
- Commercial/Industrial
- Park/Open Space (MR)
- Ponds (SWM)
- PUL
- Conceptual Scheme Area

N.T.S.



OPEN HOUSE FOR REVISED CONCEPT

The project team developed a revised concept plan based on feedback provided by Diamond Valley administration and input gleaned from the initial survey and stakeholder meeting. The revised concept was shared and discussed with the public through an in-person Open House on November 28, 2023 at the Flare N' Derrick Community Hall. The concept and key information were displayed on boards mounted on easels and set up around the community hall. A digital version of the content from the boards are available in Appendix III.

The Open House gave visitors the opportunity to review the boards and interact with the project team facilitating the event. The boards displayed information on application context, timelines, staging, programming, land use typologies, design principles for the concept plan, and so forth. It is estimated that at least 150 visitors attended the Open House.

Those in attendance were asked to provide their feedback, questions and comments via post-it notes. The feedback was put on a wall and if people were in agreement with the comment people could add dots to indicate that this comment or questions was also something they were thinking. The team responded to inquiries and collected all responses.

The main themes of the responses collected are outlined below:

- Concerns that the Future Development would Fiscally Impact the Town;
- Open Space and Recreation;
- Traffic Congestion and Safety;
- Servicing Infrastructure;
- Residential Needs; and
- Design and Construction of Colts Crossing.

FISCAL CONCERNS OF FUTURE DEVELOPMENT

Will servicing upgrades required for this future development result in higher taxes?

It will not result in higher taxes – in fact, the new population of the Colts Crossing community will increase the tax base of the town and will be sharing these servicing costs with the current residents of Diamond Valley.

A municipal fiscal impact assessment has been undertaken to evaluate the financial impacts of the Colts Crossing development on the Town of Diamond Valley and its taxpayers. The assessment has indicated that in the long term, the Colts Crossing development will have a net positive fiscal impact on the Town.

Who is paying for this new infrastructure?

Any new infrastructure required within the plan area will be paid for by the developer. The developer will also contribute to infrastructure upgrades that are required outside of the plan area through offsite levies. Offsite levies are for larger infrastructure projects that the municipality has either paid for or anticipates and all development must contribute in accordance with the approved offsite levy bylaw.





OPEN SPACE AND RECREATION

How does this plan respect the natural environment?

A Biophysical Impact Assessment (BIA) was completed for the site to identify environmental sensitivities (including wetlands). This report accounts for wildlife, vegetation, and habitat features. Although the wetlands are to be removed, the BIA identifies recommendations to protect biophysical site features and wildlife prior to development (and during construction). The area is primarily cultivated agricultural land so minimal cumulative environmental effects in the region are anticipated.

Residents want to see naturalized areas and not just landscaped open spaces.

Per Black Diamond's previously adopted Terms of Reference (2021), the Concept Plan in this Conceptual Scheme will identify the need and location of public open spaces as well as natural areas. Architectural controls will be developed that will encourage a natural look and feel to the parks and open spaces such as the incorporation of native grasses and plants.

Residents want usable community open spaces to meet and congregate.

An objective of this Conceptual Scheme is to develop a comprehensive recreation network – including trails, recreation facilities, open space, and parks that residents can access. Further information is available on the engagement boards available in Appendix III.

Could the stormwater pond be turned to a lake people could use?

The pond in the Stage 1 Conceptual Scheme area is intended for stormwater purposes – meaning it collects runoff from rain, melted snow and so forth. Furthermore, levels are subject to change and water quality cannot be guaranteed. There is no plan to make this pond recreational.

What will happen to the existing wetland?

A Biophysical Impact Assessment determined the location and condition of ephemeral water bodies in the project area. Wetlands that need to be modified due to development will be required to be removed and compensation paid in accordance with provincial guidelines.

Residents want to see more details on walking and biking path concepts.

Bike and pedestrian connectivity will be an important feature of the Colt's Crossing community. All streets will have sidewalks and will accommodate pedestrian and bicycle connections throughout. The pathway system in the plan area will be developed to facilitate a safe and convenient pedestrian experience.

The pathways within the parks and open space are conceptual at this time. They are meant to indicate overall community connectivity. However, parks within the Stage 1 Conceptual Scheme area will be optimized to provide walking space accessible to residents and visitors. The central open space in Stage 1 will include a public park with ample pathway and trail space. They will be planned in greater detail at the subdivision stage when the type of amenities planned for the open spaces have been determined.





TRAFFIC CONGESTION AND SAFETY

The connection to Highway 7 could present safety concerns, as Highway 7 already feels congested and dangerous.

A Traffic Impact Assessment (TIA) was conducted for the Colt's Crossing community which acknowledges that standard urban design left and right turn bays are warranted for the Highway 7 and 6 Street intersection due to the existing and future traffic levels. Signalization of this intersection is also within the Town's long-term plan.

Could a ring road be included to mitigate congestion issues?

The TIA has not indicated that a ring road is necessary for this development.

Will existing traffic congestion around Diamond Valley worsen due to new development?

While some increases in traffic may be expected, the Traffic Impact Assessment (TIA) that was completed for the project indicates that all study roadways are expected to continue functioning within their existing capacity at full build out of the community except for some sections of Highway 7 and 144 Street. Future recommendations for these sections include traffic monitoring and potentially paving.

Residents do not want to see a "15-minute city" develop.

The Colt's Crossing community is intended to provide residents of Diamond Valley with a complete community with amenities that residents could walk, bike, or drive to without restricting their ability to go elsewhere to satisfy their needs and wants.

Traffic is currently dangerous around 4 Avenue SE. Drivers already ignore the 30km/hr speed limit – will this new development make this issue worse?

Any potential increase in traffic around 4 Avenue SE due to this development has the potential to slow traffic – thus mitigating speeding.



Some residents of Diamond Crescent are concerned with future construction traffic coming from 6 Street E during the future development stage.

Construction will be minimized to collector roads like 6 Street E, and attempted to keep the majority of construction traffic within the area of subdivision will be made.

Some current residents of Diamond Crescent are concerned with the shift in housing density between their homes and the future development on the other side of the street.

The future residential development on the other side of 6 Street E facing Diamond Crescent will be single-detached and semi-detached residential districts. This would mean that the density would be similar in form and scale to existing development within Diamond Crescent.

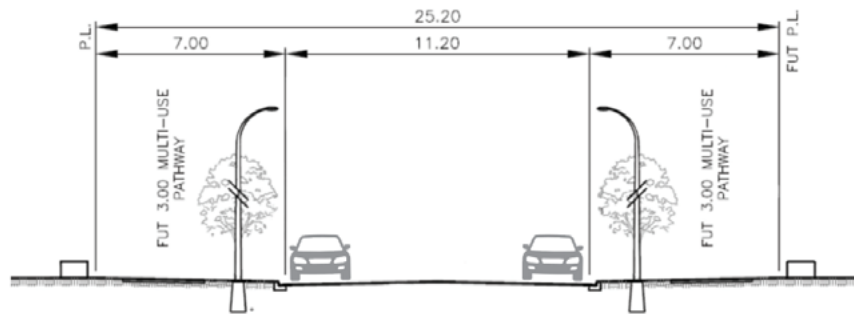
Some residents do not like housing products backing onto 6 Street E.

Through iterative discussion with Town administration, the configuration of housing products has been amended to eliminate residential products backing onto 6 Street E in Stage 1. However, future stages identify some residential products that back onto this street.

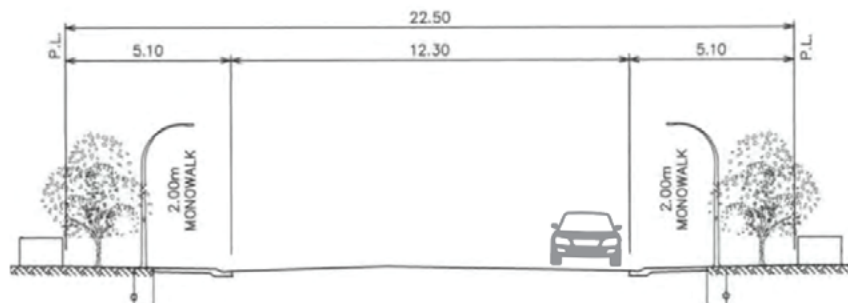
Will there be an abundance of on-street parking, including for residents with bigger vehicles?

The collector roadways within the Stage 1 plan area will provide a parking lane on one side of the road. 6 Street E will also provide two parking lanes – one on either side of the road.

6 Street E



Collector



SERVICING INFRASTRUCTURE

Where will the water come from just to support Phase 1?

It is understood that water treatment facilities have the capacity for additional growth in Colts Crossing. A 400mm-diameter pipe has been installed along the future 6 Street E right-of-way. The intention is to connect this Ø400mm waterline in two locations to service the Stage 1 area. The 400mm-diameter waterline was connected to the existing upstream water system.

There are currently concerns regarding water servicing. How will this development impact the existing water and user fees?

The existing water treatment facility has adequate capacity for the anticipated Colt's Crossing community growth. Increasing the user base to help pay for water treatment will alleviate costs (tax burden) on current residents.

How will increased population impact existing infrastructure?

Background technical studies are currently being completed which will indicate what infrastructure upgrades will be required at each stage of development.

Some residents would like to see sewage servicing improved prior to this development.

Current sewage systems have residual sewage conveyance capacities to allow for initial development into Colts Crossing. These residual capacities will be reviewed at the time of subdivision and detailed design to confirm impacts of development. Downstream system improvement options are being developed by the Town to allow for growth beyond initial stages of development. These improvements will be undertaken as required to support growth. It is understood that lagoon treatment facilities have capacity for additional loading, and short-term improvement needs are limited to downstream pipe systems.

RESIDENTIAL NEEDS

Will this plan respond to the current shortage of housing and meet commercial and employment needs?

Yes – the future growth in this Conceptual Scheme aligns with the intended future growth described in relevant policy, including the Joint Growth Strategy for the Towns of Turner Valley and Black Diamond (2018). This application is positioned to plan for responsible and balanced residential and commercial growth, with a variety of housing types proposed.

The residents of Diamond Valley should have input into Council's decision.

When the conceptual scheme is resubmitted, the intent is for Council to hold a non-statutory public hearing where members of the public will have the opportunity to provide their feedback in writing or in person. It will be Council's decision regarding final approval of the application. When this date is known, the Town and the Applicants webpages will be updated and the date of the non-statutory public hearing will be advertised.

Current residents must compete with visitors from out of town for use of Diamon Valley's hospital/health care due to shortage of service in surrounding municipalities. How will local needs be provided for in this new community?

Alberta Health Services has reviewed this application and has indicated that they have no concerns at this stage of development.





Will affordable housing and senior housing be provided in the new community?

Affordability has continually been identified as a concern for residents of all ages and economic standings. Smaller lots were brought into the R-2N land use district as a means of providing single-detached housing in a form that could be more attainable to a wider variety of incomes. It is too early to identify affordable (subsidized) or senior housing at this stage of development, but it is a possibility that will be reviewed during the subdivision stage.

How will the lack of school services be addressed in the new community?

The Conceptual Scheme has identified a site for a school to be built during a future stage of development. Foothills School Division has reviewed the application and is comfortable with the size of the site identified for a school.

Will there be accessible housing options (i.e. less steps) for residents with reduced mobility?

This feedback has been noted and will be considered as we move forward with development.

Some residents do not want to see farmland taken out of production to be developed into Colts Crossing.

The Black Diamond 2020 annexation provided four quarter sections specifically for future urban development. The project team has identified this community Concept Plan for two of those quarter sections, which is intended to shape much of the future growth for the town.

Will this double the size of the town?

The anticipated population for the entire community of Colts Crossing is approximately 3500, over a 15–20-year period of development.

Residents do not want to see the new commercial development result in existing commercial space in Diamond Valley sitting empty.

The commercial inventory being considered in this new development is intended to identify gaps in the current provision of shops and services in Diamond Valley – meaning the new Service Commercial should not result in existing commercial space sitting unused and should, in fact, complement it.

What are the future opportunities for legal secondary suites and carriage/laneway homes?

The proposed R-2N and R-3M residential districts both identify accessory suites as discretionary uses. Further detail on opportunities for developing accessory suites will be provided during the subdivision stage.

Has a cap on square footage to assure affordability been considered?

The concept and proposed land use districts are designed to provide more affordable housing options for residents. The overall plan area is comprehensively planned to provide a diversity of housing forms to suit different age groups, household compositions, and income levels.



Some residents do not want to see luxury home development.

Estate residential products will not be developed in Stages 1 or 2 of the Colts Crossing community. While some residents do not want to see estate home development there are others who want to see a variety of housing that can accommodate all ages and stages of life. While not being considered for the first two stages, the land owner would like to retain flexibility for estate lots in the future.

Some residents do not want to see a Wal-Mart developed. They prefer to visit Okotoks or their big-box store visits.

A grocery store has been considered as a future community retail opportunity in the Service Commercial area of Stage 1, though further details are yet to be determined. The commercial inventory being considered in this new development is intended to identify gaps in the current provision of shops and services in Diamond Valley – meaning the new Service Commercial should not result in existing commercial space sitting unused and should, in fact, complement it.

DESIGN AND CONSTRUCTION OF COLTS CROSSING

Could independent builders do their own work?

This has not been determined yet although it is a possibility.

Will there be architectural controls mandating designs for future development that suit the town’s existing “small town” character?

Architectural Controls will be implemented at subdivision to maintain the small town feel of Diamond Valley.

Could an entrance feature be incorporated into the future development?

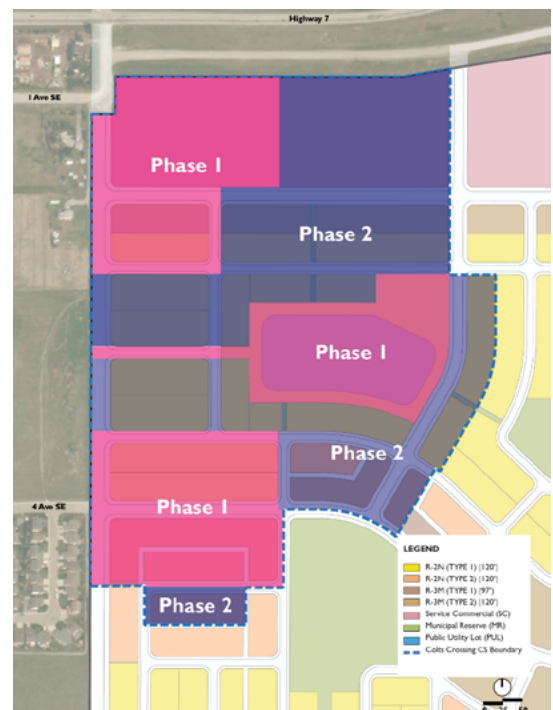
This level of design detail will be considered within the Architectural Controls for Stage 1 of the plan.

The streets feel too long and “cold” in this concept.

This is a high-level concept and further detail at subdivision (including architectural controls) will delineate the elements of the complete streets that comfortably accommodate pedestrians, cyclists, and drivers. The collector roadways within the Stage 1 plan area will provide a parking lane on one side of the road. 6 Street E will also provide two parking lanes – one on either side of the road. Trees have also been proposed within the road right-of-ways.

How will development in Stage 1 be phased?

A map delineating the phasing plan for development of Stage 1 has been included on QuantumPlace’s updated Colts Crossing project page. It has also been included in Appendix III.



Stage 1 Development Map

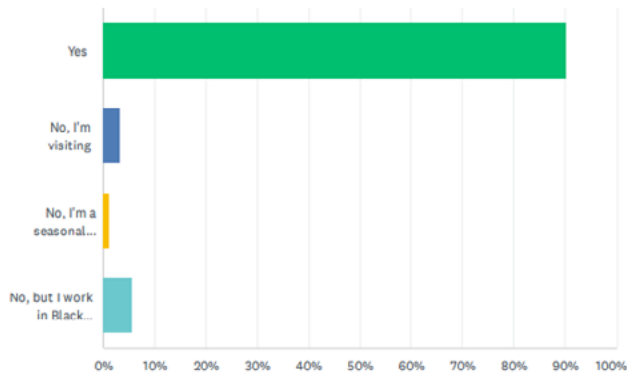




APPENDIX I – ONLINE SURVEY RESPONSES

Q1 Do you live in Diamond Valley full time?

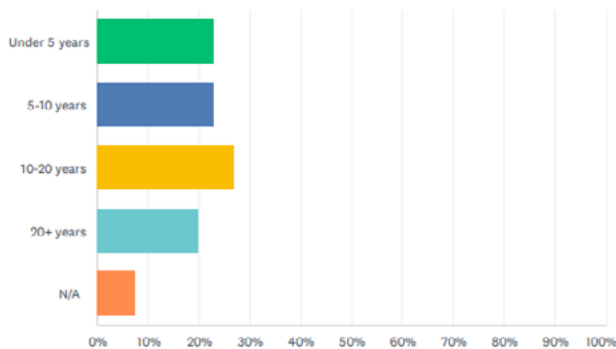
Answered: 307 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	90.23% 277
No, I'm visiting	3.26% 10
No, I'm a seasonal resident	0.98% 3
No, but I work in Diamond Valley	5.54% 17
Total	307

Q2 How long have you lived in Diamond Valley?

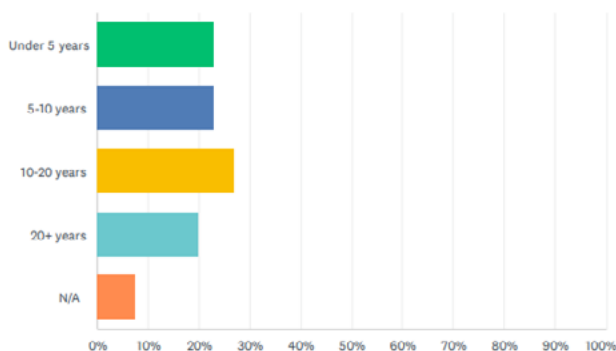
Answered: 306 Skipped: 3



ANSWER CHOICES	RESPONSES
Under 5 years	22.88% 70
5-10 years	22.88% 70
10-20 years	26.80% 82
20+ years	19.93% 61
N/A	7.52% 23
Total	306

Q3 What is your age?

Answered: 306 Skipped: 3



ANSWER CHOICES	RESPONSES
0-20	0.00% 0
21-30	5.23% 16
31-40	21.24% 65
41-50	22.55% 69
51-60	18.95% 58
61+	32.03% 98
Total	306



Q4 What attracts you most to living in Diamond Valley?

Answered: 307 Skipped: 2

#	RESPONSES	DATE
1	Peace and the feeling of history	7/19/2022 9:52 AM
2	That it is a small town/community and it should be kept that way	7/19/2022 9:26 AM
3	Close to where I work, mountain views, good services, small community	7/15/2022 4:39 PM
4	No big box stores. Proximity to nature.	7/14/2022 4:34 PM
5	Small town feel - close to a large place (Okotoks)	7/13/2022 8:36 PM
6	The Rural quaintness and small town feel	7/13/2022 1:42 PM
7	Grid streets, access to outdoors, larger lots	7/12/2022 11:13 PM
8	Small town not interested in more residential development, which will just turn this town into another Okotoks. We need some commercial development though. However, we absolutely do not need any more urban sprawl with more residential development and we absolutely do NOT need any more pathways what a waste of tax dollars! Pave some frigging streets first!!!!	7/12/2022 8:04 PM
9	Quiet small-town living	7/12/2022 4:12 PM
10	Quiet unpopulated living with low population and uncrowded spaces	7/11/2022 10:58 PM
11	Small town atmosphere	7/11/2022 8:15 PM
12	Small town charm	7/11/2022 4:03 PM
13	Proximity to nature	7/11/2022 11:59 AM
14	Small town feeling, peace and quiet, close to amenities in Okotoks and Calgary	7/10/2022 4:07 PM
15	Its beauty, the arts, hiking club, small town atmosphere, small artistry shops, accessibility to hospital and doctors.	7/10/2022 10:27 AM
16	Home prices	7/9/2022 7:08 PM
17	Close to mountains, small town living with access to amenities close by	7/9/2022 3:28 PM
18	Small town feel and beautiful country side	7/8/2022 11:55 PM
19	Small Town feel, natural environment, the river, the mountain views, proximity to Kananaskis Country. Healthy lifestyle.	7/8/2022 2:48 PM
20	Small town	7/8/2022 2:36 PM
21	Small town atmosphere, no homeless, low crime, friendly people	7/8/2022 8:09 AM
22	Small population	7/7/2022 11:55 PM
23	Quiet small town	7/7/2022 10:08 PM
24	It was a small town when I came here, but is growing with the big box stores like Okotoks, so it is a little disappointing now.	7/7/2022 7:59 PM
25	Rural life	7/7/2022 3:25 PM
26	The serenity, peacefulness AND LACK OF GIANT DEVELOPMENTS	7/7/2022 3:24 PM
27	It used to be living in a well managed small town, away from a city and close enough to access city type services. Amalgamation is changing BD's character and appeal.	7/7/2022 2:59 PM
28	Small town living and beautiful area	7/7/2022 1:02 PM
29	Country living, nearby mountains, walking pathways, dog off leash park	7/6/2022 9:19 PM
30	Small town friendliness, proximity to mountains and parks, proximity to Calgary	7/6/2022 8:43 PM
31	Nice summers	7/6/2022 7:44 PM
32	Small town little traffic except on weekends beautiful surroundings	7/6/2022 4:19 PM
33	Beautiful area, nice small town feel	7/6/2022 9:54 AM
34	Small town. Clean fresh air.	7/6/2022 8:38 AM



35	Small town feel without congestion	7/6/2022 8:17 AM
36	Price and beauty	7/6/2022 8:05 AM
37	Mountains, community, quiet	7/6/2022 6:35 AM
38	Quiet. Small. Friendly. Good for family.	7/5/2022 10:22 PM
39	Unique small town vibe that is very distinct among towns surrounding Calgary. Diamond Valley doesn't have the bedroom community fast food and chain store feel like Okotoks, Strathmore and Airdrie do.	7/5/2022 9:14 PM
40	Small town vibes! Convenient location in relation to mountains/nature/escape as well as amenities such as those in Okotoks and Calgary. Natural spaces - the river, the off-leash dog park, trail systems.	7/5/2022 8:19 PM
41	Close to Calgary	7/5/2022 6:58 PM
42	Hospital, bank,community ctr , SMALL TOWN	7/5/2022 6:31 PM
43	More relaxed environment than Calgary. Lots of activities to participate in.	7/5/2022 6:19 PM
44	The beauty of the foothills	7/5/2022 5:51 PM
45	Small town atmosphere	7/5/2022 4:51 PM
46	Price of housing. Easy and quiet lifestyle	7/5/2022 3:07 PM
47	The small town community feel where everyone knows your name not a lot of traffic except coming in on the highway it's peaceful we have nature and wildlife amongst us I moved here from Okotoks as I once was a small town with a great feel and now has become as bad if not worse than Calgary sorry this is a really bad idea at this time we don't need more people we need a hotel and a hotel motel a nice one that will accommodate all the kids hockey teams and basketball teams that come here for tournaments throughout the year and parents have to drive to Okotoks for them to stay at the moment I believe that is all we need and more medical doctors it's silly in a town this size that you have to wait a month to get in to see your doctor	7/5/2022 12:56 PM
48	Access to the river, great grocer, gateway to Kananaskis, pathways	7/4/2022 2:47 PM
49	Small town character. Location.	7/4/2022 2:40 PM
50	Green space, quiet neighbourhoods, no box stores, access to Sandy McNabb, great library, river paths, unique downtown	7/3/2022 7:20 PM
51	Location	7/3/2022 5:20 PM
52	Tranquility, small community, close to mountains, history	7/3/2022 4:58 PM
53	The quiet and tight community	7/3/2022 4:41 PM
54	Beautiful community. Small town atmosphere plus our daughter and family live here . We plan on moving to BD from Sask in 2023	7/3/2022 4:33 PM
55	How less populated it is, how close the whole community is and location	7/3/2022 12:51 PM
56	Small community	7/3/2022 12:07 PM
57	Being close to family and away from the big city; quieter, more relaxed feeling to community.	7/3/2022 10:04 AM
58	Small town living, quiet and slow paced.	7/3/2022 9:11 AM
59	Quiet small community class to mountains with access to free space and trails in town	7/3/2022 9:03 AM
60	Quiet, beautiful views, no box stores and a boutique downtown, friendly people and lighter traffic.	7/2/2022 7:02 PM
61	Small town living	7/2/2022 6:53 PM
62	Near to Turner Valley and soon to be amalgamated	7/2/2022 6:53 PM
63	The maintenance and support of our small town business entrepreneurship are at risk. It is imperative to not get lured into franchises just to support the tax base. We purposely moved to a small town away from population density and have enjoyed immensely the benefits. If any more food franchises appear we will leave. As far as future housing goes it must go slowly, too fast and all that a small town is all about will evaporate as we believe in the "soul" purpose of a small town. We will see what evolves when a new council is elected in October to guide the amalgamated towns into good decision making for the future of our residents.	7/2/2022 6:53 PM



64	No large commercial developments and surrounded by farmlands. No large exploitive developers who blow smoke about the true nature of what they want to develop.	7/2/2022 6:50 PM
65	Close to Kananaskis but not too far away from other major centres	7/2/2022 1:36 PM
66	Quiet, peaceful, home	7/2/2022 1:24 PM
67	Diamond valley is peaceful and small town	7/2/2022 11:13 AM
68	Work, sports and retail	7/2/2022 8:41 AM
69	Nature	7/2/2022 7:58 AM
70	Small town feeling, diverse community void of architectural controls and cookie-cutter community planning	7/1/2022 5:55 PM
71	Natural setting	7/1/2022 3:10 PM
72	Small town	7/1/2022 12:19 PM
73	Quiet town. Friendly people. Lots to do.	7/1/2022 6:25 AM
74	Beautiful scenery and the peacefulness	7/1/2022 5:26 AM
75	It has been my home for 45 years and I raised my family here and they live in the area. It is close to various amenities but still has a small town atmosphere and still has a relatively lower crime rate and one feels relatively safe.	6/30/2022 10:59 PM
76	Large lots, small town living	6/30/2022 9:25 PM
77	The eclectic people	6/30/2022 9:22 PM
78	Mostly... it's all the undeveloped beautiful farm land surrounding the town	6/30/2022 7:34 PM
79	The small town living, the small population, the nature, THE SMALL COMMUNITY	6/30/2022 5:11 PM
80	Small population, small town, nature.	6/30/2022 5:04 PM
81	Quiet, small town away from city people. Small family owned business.	6/30/2022 10:58 AM
82	Small town close to large communities (access to amenities)	6/30/2022 9:03 AM
83	Small quiet town	6/30/2022 8:53 AM
84	Country living, slow pace, quaint and charming.	6/30/2022 8:29 AM
85	Small town!	6/30/2022 8:06 AM
86	It's not Calgary	6/29/2022 11:30 PM
87	Small town feel, supportive community	6/29/2022 10:20 PM
88	The green spaces and small town feel	6/29/2022 10:05 PM
89	Small town setting, atmosphere. Quiet lifestyle. Local business.	6/29/2022 10:03 PM
90	I was born in Diamond Valley in 1988, and would love to see new homes to buy, that will be affordable for all. There is not much for new homes for sale, or to build your forever home	6/29/2022 9:36 PM
91	The community and affordability. It's small yet close to the city	6/29/2022 9:17 PM
92	Small town away from Calgary	6/29/2022 7:37 PM
93	Small town atmosphere	6/29/2022 7:03 PM
94	Small community	6/29/2022 5:09 PM
95	Small town with all of the amenities in a beautiful setting!	6/29/2022 4:21 PM
96	I live in Turner Valley, but with the two towns under the same umbrella am interested in what is happening.	6/29/2022 3:44 PM
97	Rural community feel, unique retail shopping, conveniently close to Box stores in Okotoks, far enough away from Calgary and city density, low crime rate, proximity to natural wilderness	6/29/2022 2:37 PM
98	Minimal traffic, more space, no billboards or road advertising, few lights, walking distance to stores	6/29/2022 2:03 PM
99	Small town and large lots	6/29/2022 1:07 PM
100	Quiet	6/29/2022 12:40 PM
101	Small town	6/29/2022 11:38 AM



102	People and small town atmosphere	6/29/2022 11:22 AM
103	Small town living, small community to raise a family	6/29/2022 10:32 AM
104	Small town feel	6/29/2022 10:18 AM
105	The small town lifestyle. Small community. Country living. Away from the hustle and bustle of bigger towns and cities.	6/29/2022 10:04 AM
106	Proximity to our livestock	6/29/2022 10:04 AM
107	Beautiful setting and amenities so close. Great schools and community	6/29/2022 10:01 AM
108	Open space. Uncongested. Frequent sighting of wildlife. A real community.	6/29/2022 9:45 AM
109	Nature. Friendly and welcoming towns.	6/29/2022 9:42 AM
110	I grew up in Diamond Valley and it is the people that draw me here. Plus it is a beautiful location	6/29/2022 8:51 AM
111	Small town, unique qualities. Grew up there and spend lots of time with family there.	6/29/2022 7:49 AM
112	The ability to raise a family in a small feel Community, the friendliness of the area,proximity to the city and okotoks	6/29/2022 7:27 AM
113	?.?...	6/29/2022 7:17 AM
114	Family, mountains, bikers, small town friendly atmosphere, friendly neighbours, older houses, bungalows, long driveways, good garages, en suite bathrooms.	6/29/2022 6:47 AM
115	The quiet, peaceful country feel. Close to everything. Kids in school here.	6/29/2022 6:26 AM
116	Friendly neighborhood, outside of the city craziness	6/29/2022 5:22 AM
117	Small town charm	6/29/2022 12:20 AM
118	The peace and quiet, small town feel and not very populated like other surrounding towns have become	6/28/2022 11:54 PM
119	It has a unique vibe that I like	6/28/2022 11:48 PM
120	Small town	6/28/2022 11:43 PM
121	Born and raised	6/28/2022 11:38 PM
122	Quiet living	6/28/2022 9:59 PM
123	K country proximity	6/28/2022 9:53 PM
124	It's small, with few developments, close to the mountains without the high prices of Banff/Canmore/ Bragg creek	6/28/2022 9:31 PM
125	Small town charm close to nature	6/28/2022 9:31 PM
126	Nothing now you've key all the crappy fast food joints in. We moved here because there weren't any. And that's why we are leaving. The Town WAS unique. Not any more!!	6/28/2022 9:28 PM
127	The small town. The lack of residential and commercial development. The Safty of a small town.	6/28/2022 8:54 PM
128	Community and small town living	6/28/2022 8:19 PM
129	The small town feel, but not anymore, to many self righteous people moving here wanting to wreck this beautiful place we call home!	6/28/2022 7:32 PM
130	Small town, quiet, away from the city hustle and bustle but still has key amenities like doctor chiropractor and good schools with proximity to major towns/cities for most shopping.	6/28/2022 7:16 PM
131	Nature, small town, NO BIG DEVELOPMENTS	6/28/2022 7:06 PM
132	Small town community and small businesses	6/28/2022 6:55 PM
133	The sense of community and it being a a small town	6/28/2022 6:46 PM
134	The small town nature & small businesses and quiet	6/28/2022 6:38 PM
135	Small town, lack of people, affordable	6/28/2022 5:08 PM
136	Small town, everyone knows everyone, friendly	6/28/2022 3:33 PM
137	Bedrooms community of Calgary	6/28/2022 3:00 PM
138	Low population, large town lots, rural neighbours	6/28/2022 2:26 PM



139	No crowded neighbourhoods	6/28/2022 12:49 PM
140	Walkability, Community, unique downtown full of artisans, galleries, and bakery	6/28/2022 12:47 PM
141	Lower cost of living and close to k country	6/28/2022 12:13 PM
142	Great grocery, access to the river, connected walking trails	6/28/2022 10:00 AM
143	Living close to the mountains, and Kananaskis. Small town vibe.	6/28/2022 9:00 AM
145	Small Town living near lots of recreation	6/27/2022 6:44 PM
146	Small town living.	6/27/2022 4:12 PM
147	Would love to move here permanently and am looking at options and ran across your ad on Okotoks today	6/27/2022 3:06 PM
148	The country feel... The amenities, the natural beauty of the surroundings, away from Calgary hustle and bustle, the historical buildings on Main Street, the Library.	6/27/2022 12:46 PM
149	Smaller community! Closer to the foothills	6/27/2022 12:18 PM
150	Small town , wildlife, quiet, free kids events	6/27/2022 12:00 PM
151	The community feeling	6/27/2022 11:40 AM
152	Quiet. Small-town feeling. Focus on community.	6/27/2022 10:41 AM
153	Access to nature and locally owned and unique shops and restaurants	6/26/2022 9:26 PM
154	The fact that it is a small rural community, without a lot of commercial development, and subdivisions. Not a bedroom city like Okotoks has become	6/26/2022 8:08 PM
155	The unobstructed views west of town	6/26/2022 6:13 PM
156	Walking/bike trails Small town feel with low key downtown View of mountains Hospital at the time few chains Don't want a bunch of big box or big stores	6/25/2022 10:03 PM
157	The fact that it is a small town with a unique blend of small shops and a close community. I would hate to see a development such as is planned that will increase the size of the town on prime farm land.	6/25/2022 6:24 PM
158	Was a Small town and quiet. Too busy now	6/25/2022 11:09 AM
159	Beautiful. Peaceful. Small town living at it's best. Out of the city but close enough to go if I need anything	6/25/2022 7:39 AM
160	Small town, the people, the history (both my own personally and the towns), my parents were raised here I was Raised here and now I'm raising my kids here	6/25/2022 12:12 AM
161	Peace and quiet	6/24/2022 10:00 PM
162	Friendly people. Quiet community. Unique shops. Creative & somewhat unconventional atmosphere.	6/24/2022 8:17 PM
163	Small town peaceful atmosphere	6/24/2022 7:41 PM
164	SMALL TOWN LIVING. We moved here for mom and pop shops, supporting local, close knit neighbourhoods and NO PEOPLE. Your plan to DOUBLE the size of Diamond Valley will RUIN this town. And your proposed site is right next to my street. NO THANK YOU.	6/24/2022 6:09 PM
165	SMALL town where people still actually know neighbours	6/24/2022 4:16 PM
166	Community, small town, Community	6/24/2022 1:33 PM
167	The quiet, nature	6/24/2022 11:45 AM
168	The people, accessibility to mountains, so much more....	6/24/2022 11:35 AM
169	Quite little town away from the hustle of a bigger town or city	6/24/2022 7:45 AM
170	Foothills of the mountains	6/24/2022 7:10 AM
171	The landscape and proximity to the big city while being far enough away to not realize it	6/24/2022 6:25 AM
172	Work & the country	6/24/2022 4:13 AM
173	An actual community where people know their neighbors. Co-existing with nature and wildlife.	6/24/2022 1:45 AM
174	The small town country feel, with big lots, charming shops, a real community, where neighbour's are neighbourly	6/23/2022 11:03 PM



175	Small town , views, quiet life, know your neighbours	6/23/2022 10:10 PM
176	Friendliness, quiet and safe streets, banking, Churches, shopping, medical facilities, restaurants are less than 5 minutes from home. 20 minutes to a bigger centre, and less than an hour to Downtown Calgary.	6/23/2022 9:52 PM
177	The small town feel and character of the town	6/23/2022 5:58 PM
178	Country, small town feel, community, wildlife and green space. Lack of big block stores.	6/23/2022 5:54 PM
179	Small town living	6/23/2022 5:38 PM
180	I grew up here. Family lives here.	6/23/2022 3:17 PM
181	Quiet, unique living close to the mountains. Low crime. Love the small community where you actually know your neighbours. Love being outside and walking - so many people enjoy the trails. Would love to have more parks with picnic benches/fire pits, trees, field for kids to run around, playground for the little ones, another town campground to bring tourists, etc.	6/23/2022 1:03 PM
182	Small town feel, larger property lots	6/23/2022 12:41 PM
183	Small town life	6/23/2022 12:24 PM
184	The foothills	6/23/2022 12:21 PM
185	Small town not too commercial	6/23/2022 11:51 AM
186	It used to be the small town atmosphere which has since been destroyed.	6/23/2022 11:04 AM
187	Small town	6/23/2022 10:51 AM
188	Nature, local-non-chain businesses and being away from the city.	6/23/2022 10:23 AM
189	Very quiet and friendly Community	6/23/2022 9:38 AM
190	Small town vibe	6/23/2022 9:26 AM
191	Small town living, mountains, rolling hills, fresh air, easy to get around in, hospital, interesting heritage flavor of downtown buildings	6/23/2022 9:00 AM
192	Mountain views, quiet neighbourhood, medical access, small community, no industrial noise, location (near major centres like Okotoks, Calgary, High River)	6/23/2022 8:45 AM
193	Close enough to Calgary to be accessible but far enough removed to still have a small town feel.	6/23/2022 8:27 AM
194	Quiet country atmosphere	6/23/2022 8:20 AM
195	The quiet community. Being close the natural areas and the mountains. Having a small community to raise my kids in.	6/23/2022 8:19 AM
196	Nature	6/23/2022 8:18 AM
197	Quiet	6/23/2022 8:01 AM
198	Small town living	6/23/2022 7:59 AM
199	The size of the town. Quaint and slow paced.	6/23/2022 7:58 AM
200	Peace & quiet. Not interested in a commercial or industrial development on the east side of town. Leave it as AG land	6/23/2022 7:56 AM
201	Quiet country life. Community life	6/23/2022 7:56 AM
202	Small, quiet town with western history. Don't want any more chain stores or businesses. Keep our town unique and support local	6/23/2022 7:41 AM
203	The small town feel, being close to the mountains, safe place to raise kids, cheaper home prices than the city	6/23/2022 7:40 AM
204	The small town feel, small amount of residents. Mountains.	6/23/2022 7:37 AM
205	Small town, proximity to the mountains	6/23/2022 7:29 AM
206	Small town living, beauty and accessibility to the Kananaskis	6/23/2022 7:29 AM
207	Small town feel, with the required amenities	6/23/2022 7:09 AM
208	Location / Family	6/23/2022 7:03 AM



209	I've lived here my entire life, it's the best place to be	6/23/2022 6:53 AM
210	Quiet and safe to raise children	6/23/2022 6:31 AM
211	Small town feel, proximity to the mountains	6/23/2022 6:31 AM
212	Hometown	6/23/2022 6:17 AM
213	I grew up on area	6/23/2022 6:14 AM
214	Small, quiet, nature	6/23/2022 5:52 AM
215	Small town	6/23/2022 5:49 AM
216	Recreation	6/23/2022 5:13 AM
217	Outdoor areas. Trails. Open concept...houses are not close together. No buildings over 4 story's. The close proximity to mountain and camping. The close connectivity and feeling of a small community	6/23/2022 4:48 AM
218	Work. Proximity to mountains. Size of community.	6/23/2022 1:57 AM
219	Living out of city life, quite, the nature. And the wild life	6/23/2022 1:48 AM
220	Small town living, close to okotoks and big city's but far enough away. I've lived here my whole life and enjoy knowing and growing up with most of the small town shop owners,	6/23/2022 12:35 AM
221	Small town feel.	6/23/2022 12:20 AM
222	My work and the beautiful countryside	6/22/2022 11:43 PM
223	Small town feel. Surroundings	6/22/2022 11:36 PM
224	Nothing really because there is nothing here but it's not the city	6/22/2022 11:27 PM
225	The small town feel	6/22/2022 11:24 PM
226	Quiet, small, safe, sense of community and having connections to others almost on a first name basis.	6/22/2022 11:16 PM
227	It being a "small" town	6/22/2022 11:14 PM
228	SMALL town vibes. Mountains, the views, safety, simple lifestyle	6/22/2022 11:12 PM
229	The community- small town feel	6/22/2022 11:06 PM
230	Great place to live and run my business in town	6/22/2022 11:03 PM
231	Small town living and proximity to Kananaskis	6/22/2022 10:52 PM
232	Our view! The foothills with the mountains. I was born and raised here, all my family is here.	6/22/2022 10:50 PM
233	The quiet and beauty of being in the country	6/22/2022 10:49 PM
234	Small town	6/22/2022 10:47 PM
235	Small TOWN community living	6/22/2022 10:46 PM
236	Nothing. I was born and raised in the area and never left.	6/22/2022 10:44 PM
237	Small town charm	6/22/2022 10:32 PM
238	Small community and nature	6/22/2022 10:28 PM
239	I own a business here	6/22/2022 10:25 PM
240	Small town lifestyle, few big box stores or chains, safe and affordable community w character. Unbelievable views and proximity to mountains.	6/22/2022 10:21 PM
241	Small town with a friendly community spirit	6/22/2022 10:20 PM
242	Small town feeling, great community	6/22/2022 10:12 PM
243	Small town vibe and location	6/22/2022 10:08 PM
244	Small town, quiet, community	6/22/2022 10:04 PM
245	Amalgamation with the wonderful Town of Turner Valley	6/22/2022 9:48 PM
246	Quiet small town	6/22/2022 9:36 PM
247	Small quiet community with access to nature	6/22/2022 9:27 PM
248	Small town	6/22/2022 9:08 PM



249	Small town atmosphere. Friendly residents and open spaces.	6/22/2022 9:07 PM
250	Friendly people	6/22/2022 8:56 PM
251	The size	6/22/2022 8:56 PM
252	It's starting to loose it's appeal	6/22/2022 8:38 PM
253	Small town living	6/22/2022 8:25 PM
254	Quiet and close to mountains/nature	6/22/2022 8:25 PM
255	Quiet	6/22/2022 8:23 PM
256	Quiet rural location situated next to a mountain river, next to agricultural lands and proximity to Kananaskis. Low levels of noise, air and light pollution. Viewscapes of foothills and mountains down almost every street.	6/22/2022 8:23 PM
257	We own the property directly east of the project. We are 4th generation ranches. We have loved the distance between us and town. Although it is only a few kilometers, we have a distinct separation. We are not pleased with knowing in a few years, the end of our drive will back directly onto a residential area. We have already had issues with "non rural neighbours" who have this fairytale mindset of what they think rural life is and then have the audacity to complain about our way of life. And we are not doing anything wrong nor illegal. I'm sure during calving season, people will complain that we drive around in the middle of night (pretty much every 2 hours all day/night with spot lights. We're shoot gophers to manage rodent control.	6/22/2022 8:20 PM
258	SMALL TOWN, NO LIGHT POLLUTION, QUIET	6/22/2022 8:20 PM
259	How quiet and empty it gets come 6:00 on most evenings. Our family loves being away from the hustle and bustle of the city and the ignorance that comes with it.	6/22/2022 8:14 PM
260	Natural beauty, quiet	6/22/2022 8:07 PM
261	Small town family atmosphere/community Friendly and quiet	6/22/2022 8:02 PM
262	Farming	6/22/2022 7:54 PM
263	Small town feel, close to the city	6/22/2022 7:45 PM
264	Huge amount of things to do and activities in BD	6/22/2022 7:36 PM
265	It's quiet and peaceful. Not a lot of traffic in the neighbourhood. No smog. Close to the mountains	6/22/2022 7:33 PM
266	Small town living but near enough to big city	6/22/2022 7:31 PM
267	Small community in close proximity to nature	6/22/2022 7:26 PM
268	The opposite of what you ate proposing	6/22/2022 7:24 PM
269	Small town feel.	6/22/2022 7:22 PM
270	The beauty of the area and the friendliness of the people	6/22/2022 7:13 PM
271	Small town feel, quiet, close to major highway	6/22/2022 7:03 PM
272	Small town	6/22/2022 5:53 PM
273	Small town	6/22/2022 5:36 PM
274	The proximity to a larger center without all the traffic and noise of it.	6/22/2022 5:04 PM
275	Small town atmosphere	6/22/2022 4:56 PM
276	Small town. Proximity to nature. Rural life.	6/22/2022 4:47 PM
277	The people, the new Construction, and of course the closeness to the mountains!	6/22/2022 4:35 PM
278	Small town, little to no traffic, quiet, low crime... We moved from the city, the lower population was attractive to us.	6/22/2022 4:07 PM
279	Small town with small city services. Our views of the mountain	6/22/2022 4:00 PM
280	Proximity to the mountains and the city	6/22/2022 3:44 PM
281	The location and people, small town culture	6/22/2022 3:39 PM
282	The small town feel	6/22/2022 3:20 PM

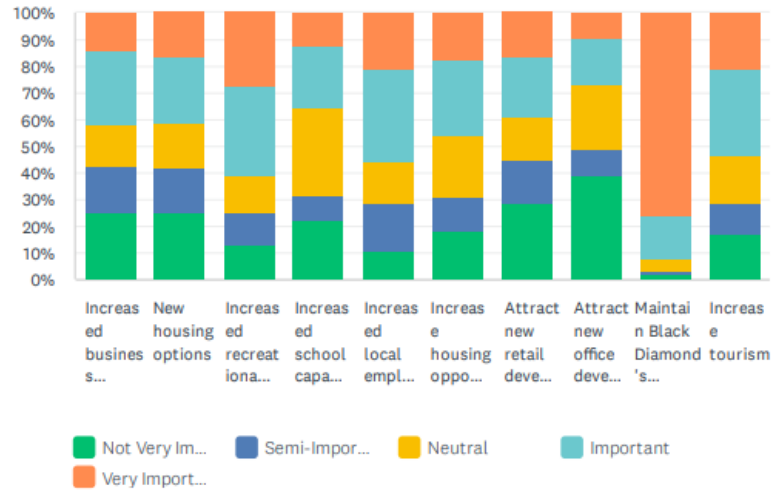


283	Family, work and small community	6/22/2022 2:58 PM
284	Privacy, slower, quietness, friendly, great views from our property	6/22/2022 2:56 PM
285	Small community	6/22/2022 2:37 PM
286	A beautiful safe small community with easy access to big city facilities and shopping	6/22/2022 2:28 PM
287	Small town atmosphere. Really needs a bypass road to reduce number of gravel trucks in centre of town.	6/22/2022 2:25 PM
288	Small town, small schools, great community and people	6/22/2022 2:09 PM
289	The small town living	6/22/2022 1:49 PM
290	Small population	6/22/2022 1:43 PM
291	Small town	6/22/2022 1:43 PM
292	Current agricultural schema	6/22/2022 1:41 PM
293	Small town, soon to be larger with the amalgamation with Turner Valley, great atmosphere and lots of shopping spots.	6/22/2022 1:34 PM
294	Small quiet town close to the mountains	6/22/2022 1:30 PM
295	The small town atmosphere. I miss what it was like when I grew up...small town values, everyone knew everyone.	6/22/2022 1:28 PM
296	Proximity to Calgary, real estate prices, local scenery and landscape, small community relationships	6/22/2022 1:24 PM
297	Small town	6/22/2022 1:24 PM
298	Small town living, low crime, friendly people, quiet environment, slower pace	6/22/2022 1:16 PM
299	Friendly people, foothills beauty, small town	6/22/2022 12:24 PM
300	Health care facilities, small town "feeling"	6/22/2022 10:24 AM
301	Hospital/medical facilities, community, recreation opportunities, vistas	6/22/2022 10:10 AM
302	N/A	6/15/2022 2:15 PM
303	Small town with a great community and close to the mountains	6/15/2022 9:26 AM



Q5 Please indicate how you feel about the following priorities for a new development in Diamond Valley?

Answered: 307 Skipped: 2

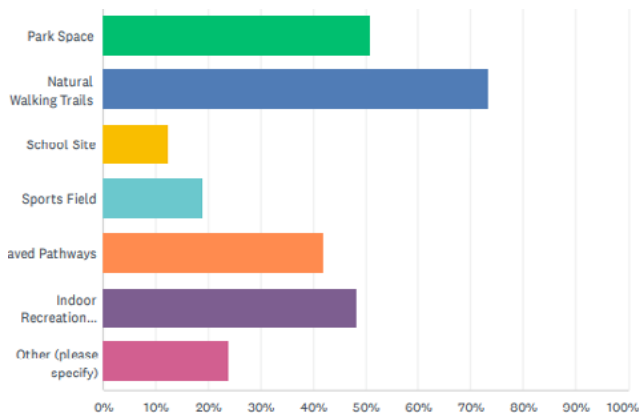


	NOT VERY IMPORTANT	SEMI-IMPORTANT	NEUTRAL	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Increased business diversity	25.25% 77	17.05% 52	15.41% 47	28.20% 86	14.10% 43	305	2.89
New housing options	25.41% 78	15.96% 49	17.26% 53	25.08% 77	16.29% 50	307	2.91
Increased recreational opportunities	13.07% 40	11.44% 35	14.38% 44	33.66% 103	27.45% 84	306	3.51
Increased school capacity	22.30% 68	9.51% 29	32.46% 99	22.95% 70	12.79% 39	305	2.94
Increased local employment opportunities	10.75% 33	17.92% 55	15.64% 48	34.85% 107	20.85% 64	307	3.37
Increase housing opportunities for mature living	18.36% 56	12.79% 39	22.62% 69	28.52% 87	17.70% 54	305	3.14
Attract new retail development	28.34% 87	16.29% 50	16.29% 50	22.48% 69	16.61% 51	307	2.83
Attract new office development	38.69% 118	10.49% 32	23.93% 73	17.38% 53	9.51% 29	305	2.49
Maintain Diamond Valley's unique character	2.29% 7	0.98% 3	4.58% 14	16.01% 49	76.14% 233	306	4.63
Increase tourism	16.94% 52	11.73% 36	18.24% 56	31.92% 98	21.17% 65	307	3.29



Q6 What types of parks and recreational amenities would you like to see?

Answered: 307 Skipped: 2



ANSWER CHOICES	RESPONSES
Park Space	50.81% 156
Natural Walking Trails	73.29% 225
School Site	12.38% 38
Sports Field	18.89% 58
Paved Pathways	41.69% 128
Indoor Recreation Facilities	48.21% 148
Other (please specify)	23.78% 73
Total Respondents	307

#	OTHER (PLEASE SPECIFY)	DATE
1	Bike path to Okotoks	7/19/2022 9:52 AM
2	Farmers fields left as they are. Go build somewhere else and stay away from Diamond Valley	7/19/2022 9:26 AM
3	Designated competitive bike trail to get cyclists off skinny highways	7/12/2022 11:13 PM
4	Do not waste tax payers money on paved pathways!!!! Pave the gravel toads in town FIRST!!!! This is a no-brainer!!!!	7/12/2022 8:04 PM
5	Open fields	7/11/2022 10:58 PM
6	Unique boutiques, not big box stores, a bigger and cheaper grocery store	7/10/2022 10:27 AM
7	We are fine with what we have	7/8/2022 2:36 PM
8	Pool	7/8/2022 9:56 AM
9	Indoor pool	7/8/2022 8:09 AM
10	NONE DON'T MESS WITH A GOOD THING	7/7/2022 3:24 PM
11	Indoor pool would be nice	7/6/2022 8:17 AM
12	Tennis Courts	7/5/2022 6:58 PM
13	Dog Park	7/5/2022 3:07 PM
14	We have business space both TV and BD that sits empty, now is not the time for empty bays, we have no shortage of ball fields and park areas that sit empty, we have green spaces not utilized in any way, we have an amazing hockey arena and curling rink, skate park and pump track, soccer fields, TV has an outdoor swimming pool, we have a beautiful campground, an off leash dog park and paved pathways that are used by all yet you can still go for a stroll and not run into anyone	7/5/2022 12:56 PM
15	Covered camp kitchens for outdoor picnics	7/3/2022 7:20 PM
16	To grow as a community all of the above need to be part of this growth/succession plan	7/3/2022 5:20 PM
17	1. Fully fenced off-leash dog park! 2. Indoor recreation options beyond what is currently available	7/3/2022 10:04 AM
18	The only thing that would benefit current residents and surrounding residents would be an indoor pool	7/3/2022 9:11 AM
19	Non-invasive recreational development	7/2/2022 6:50 PM
20	The community would really benefit from an indoor pool	7/2/2022 1:36 PM
21	Mini golf	7/1/2022 6:25 AM
22	Indigenous spaces incorporated	6/30/2022 9:22 PM



23	Farm land. Undeveloped farm land.	6/30/2022 7:34 PM
24	No more	6/29/2022 10:03 PM
25	After school programs for activities for children from low income families	6/29/2022 9:36 PM
26	Basketball and tennis courts, we don't have any of they are not good	6/29/2022 2:03 PM
27	Keeping more green spaces	6/29/2022 10:04 AM
28	Wild land	6/29/2022 9:45 AM
29	Would like to see farmland remain intact	6/29/2022 7:49 AM
30	Indoor play park for kids because of winter	6/29/2022 6:47 AM
31	The farmland to remain as is we don't have the water resources to support this development	6/29/2022 12:20 AM
32	We have lots of green spaces already	6/28/2022 9:59 PM
33	Leave the farm land and open sight lines, we already have the mountains and provincial park so close, don't build any mediocre parks.	6/28/2022 9:31 PM
34	Community centre	6/28/2022 9:28 PM
35	Indoor pool, office meeting /conference spaces	6/28/2022 10:00 AM
36	Bigger skateboard park	6/27/2022 12:00 PM
37	Unique facilities and indoor year-round use spots for all ages to be active and have fun	6/26/2022 9:26 PM
38	Diamond Valley has adequate park space fields and pathways. More are not needed	6/26/2022 8:08 PM
39	Pickleball courts	6/25/2022 10:03 PM
40	Swimming pool indoors	6/25/2022 11:09 AM
41	None. We have what we need for current residents.	6/24/2022 6:09 PM
42	These questions are not honest. I do not believe you will provide the things you are 'implying' in your questions.	6/24/2022 1:45 AM
43	Indoor swimming pool, indoor fields for soccer, lacrosse	6/23/2022 11:03 PM
44	There are plenty of natural recreational amenities	6/23/2022 10:10 PM
45	An indoor pool would be nice	6/23/2022 9:52 PM
46	I wouldn't like to see a new development, doubling the size of the town would ruin the small town feel.	6/23/2022 5:58 PM
47	We have everything we need, and most of them are under used already.	6/23/2022 3:17 PM
48	Day use area with trees (cookhouse facility)/unique play ground/large field to play games (or sporting events) - great for the locals & tourists	6/23/2022 1:03 PM
49	Skateboard and BMX parks. Family parks and picnic areas.	6/23/2022 12:24 PM
50	Streets paved	6/23/2022 9:38 AM
51	Indoor pool, spa, cafe Rec Facility, with track, pickle ball, squash	6/23/2022 9:00 AM
52	Picnic area	6/23/2022 8:20 AM
53	Indoor recreation building with pool/sports facilities	6/23/2022 8:19 AM
54	Indoor playground for kids	6/23/2022 8:18 AM
55	We need a new outdoor pool space for our kids and future kids. The one currently within the area does not support the growth of the area.	6/23/2022 7:40 AM
56	Year round swimming pool	6/23/2022 1:48 AM
57	I think the space would be amazing as a lake community. Create a lake and beach area and you can develop housing around it. Members of the lake community and the surrounding houses currently in that area could have access	6/22/2022 11:06 PM
58	Entertainment establishments; small theatre	6/22/2022 10:49 PM
59	Rec Center but on land in Turner Valleys down town area for the newly amalgamated Diamond Valley (need to utilize commercial space sitting vacant there)	6/22/2022 10:46 PM

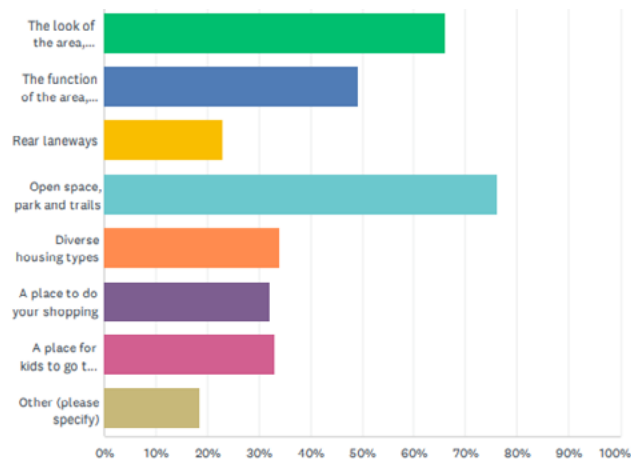


60	Indoor pool would be nice, indoor walking area for winter, could maybe go around the pool zone?	6/22/2022 10:20 PM
61	There needs to be a place for kids of all ages to go indoors and swim or play. A field house with attached pool would be a great asset to the community and bring in so many options.	6/22/2022 10:12 PM
62	Farm land used as it should be	6/22/2022 9:36 PM
63	Gardens, courtyards, fountains	6/22/2022 8:23 PM
64	None	6/22/2022 8:20 PM
65	Indoor swimming pool, all access gym, organized exercise classes, very similar to the Okotoks rec centre.	6/22/2022 8:14 PM
66	Not a fan of this size of development but if it has to go ahead then the list above is important	6/22/2022 8:02 PM
67	Horse riding trails	6/22/2022 7:54 PM
68	Tennis courts	6/22/2022 5:04 PM
69	Pool, tennis	6/22/2022 2:58 PM
70	Dog parks	6/22/2022 2:58 PM
71	Pool	6/22/2022 2:25 PM
72	We have more than enough pathways, green spaces etc. We need a rec centre or field house that can be used all year long!	6/22/2022 1:30 PM
73	Significantly larger space for indoor community events	6/22/2022 10:24 AM



Q7 What functionalities do you value in a community?

Answered: 306 Skipped: 2



ANSWER CHOICES	RESPONSES
The look of the area, aesthetics	66.01% 202
The function of the area, connectivity	49.02% 150
Rear laneways	22.88% 70
Open space, park and trails	76.14% 233
Diverse housing types	33.99% 104
A place to do your shopping	32.03% 98
A place for kids to go to school	33.01% 101
Other (please specify)	18.63% 57
Total Respondents	307

#	OTHER (PLEASE SPECIFY)	DATE
1	It functions decently now, we DO NOT WANT ANOTHER COMMUNITY. Resources like water and unpaved roads need attention not new housing GO AWAY	7/19/2022 9:26 AM
2	More timber frame, mountain architecture	7/12/2022 11:13 PM
3	Pristine untouched land base	7/11/2022 10:58 PM
4	Small size. I moved here because it was small and had most everything a big city has.	7/8/2022 2:36 PM
5	Natural untouched spaces	7/7/2022 3:24 PM
6	Strong architectural consistency, blending housing types, space between houses	7/6/2022 8:43 PM
7	Accessible healthcare	7/5/2022 9:14 PM
8	Again we do not need any of this at this tome, perhaps in 20 years, we are a tourist town that is quaint and that is the way we all like it and why we moved here. Our schools have small attendance now, certainly do not need another to see TV shut down. Soon to be Diamond Valley, this town does not need anything except perhaps a few restaurants that are not fast food, a bit of refinement, quirky and unique. This should be the old core of the 80's and should stay that way	7/5/2022 12:56 PM
9	Recreation Facilities	7/4/2022 2:40 PM
10	Need sidewalk connectivity in all areas of Town	7/3/2022 5:20 PM
11	Sustainable homes	7/3/2022 4:41 PM
12	1. Reliable, inexpensive transit to Okotoks & Calgary 2. Fully fenced off-leash dog park	7/3/2022 10:04 AM
13	I value the small town ambiance that we already have	7/3/2022 9:11 AM
14	Quiet peaceful serenity prayer	7/2/2022 6:53 PM
15	Natural look of area, quaintness and unique mom&pop businesses	7/2/2022 6:50 PM
16	Recreation	7/2/2022 1:36 PM
17	To be able to keep our hospital and medical clinic	6/30/2022 10:59 PM
18	No big box stores or developments	6/30/2022 5:11 PM
19	Our area needs a junior high	6/30/2022 8:29 AM
20	Small town, rural lifestyle	6/29/2022 10:03 PM
21	Low density residential areas, unique shopping opportunities, low crime rate	6/29/2022 2:37 PM
22	None of the above	6/29/2022 10:32 AM

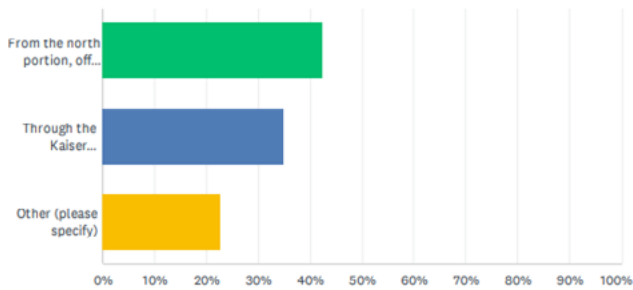


23	Atmosphere	6/29/2022 6:47 AM
24	Peace and quiet! NO more development!!! We don't want it...we don't have the water!!! We want our small town to stay small!!	6/29/2022 6:26 AM
25	Green space, our school are not at capacity yet, maintain green space	6/29/2022 12:20 AM
26	Diamond Valley remaining a small town is crucial to me staying in the community	6/28/2022 9:31 PM
27	Maintaining a small business uniqueness. Keeping our big retail	6/28/2022 6:55 PM
28	The small size of the community	6/28/2022 3:33 PM
29	More public Art. A marketplace for artisans.	6/28/2022 8:47 AM
30	Diamond Valley needs to maintain its small town atmosphere. New subdivisions will destroy the existing dynamics and culture of the community. Agricultural land should not be used for subdivisions that line the pockets of developers!	6/26/2022 8:08 PM
31	Added infrastructure for water supply	6/26/2022 6:13 PM
32	The unique character with a variety of specialist stores. Open, rural space.	6/25/2022 6:24 PM
33	Indoor	6/25/2022 11:09 AM
34	Keep and increase the charm of the town. Don't become Cochrane or Okotoks keep the big box stores out. This Nelson, Revelstoke and other cool towns not strip malls!!!	6/24/2022 10:00 PM
35	COST and EASE of living. Leave us alone. Tired of change being rammed down Diamond Valleys throat.	6/24/2022 6:09 PM
36	Kid friendly	6/24/2022 1:33 PM
37	I feel this development is too big to care about any of the things you are asking. The questions are misleading.	6/24/2022 1:45 AM
38	Small town values	6/23/2022 5:38 PM
39	Walking trail system that is connected throughout the entire communities	6/23/2022 1:03 PM
40	We need another grocery store so that people on fixed incomes do not have to travel to Okotoks to be able to afford to eat.	6/23/2022 11:04 AM
41	Recreation	6/23/2022 10:51 AM
42	Affordable homes	6/23/2022 7:40 AM
43	Remaining small	6/23/2022 5:52 AM
44	Water consumption. We are on restrictions. Can we sustain another community.	6/23/2022 1:57 AM
45	Childcare/daycare options	6/22/2022 11:12 PM
46	No big town No big city vibes needs to maintain small Town	6/22/2022 10:46 PM
47	Low property taxes	6/22/2022 10:44 PM
48	Keep big retail places out	6/22/2022 10:32 PM
49	Recreation facilities	6/22/2022 10:12 PM
50	A space for agriculture to thrive and produce a meaningful and useful product	6/22/2022 9:36 PM
51	Large lots large road and lane-ways. Not just typical minimum standards as seen in other communities	6/22/2022 9:08 PM
52	We have plenty of space with the three schools between Diamond Valley and Turner Valley. Focus on the seniors and having a place for them to use safely and live affordably.	6/22/2022 8:14 PM
53	Not a fan of the devolve r but to maintain the feel of the community as is	6/22/2022 8:02 PM
54	No commercial box stores	6/22/2022 7:54 PM
55	Something for teenagers to do, jobs	6/22/2022 7:45 PM
56	This misses the point	6/22/2022 7:24 PM
57	Low income housing	6/22/2022 7:22 PM



Q8 If you were to go shopping in this new area, how would you likely access the site?

Answered: 301 Skipped: 8



ANSWER CHOICES	RESPONSES
From the north portion, off the highway then south on 1 AVE SE	42.52% 128
Through the Kaiser development on 4 AVE SE	34.88% 105
Other (please specify)	22.59% 68
Total Respondents	301

#	OTHER (PLEASE SPECIFY)	DATE
1	Go to Calgary	7/19/2022 9:26 AM
2	Calgary is 45 minutes away, lots of shopping there	7/13/2022 8:36 PM
3	Needs a very well connected, designated entrance. Don't use existing roads but join to them in multiple areas. No dead ends!!!!	7/12/2022 11:13 PM
4	I wouldn't like to shop in this area. I would prefer to continue supporting the existing small businesses downtown	7/12/2022 4:12 PM
5	These leading questions make the survey biased	7/11/2022 10:58 PM
6	I will not be going there	7/11/2022 11:59 AM
7	Coming from the west on highway 7, then turning right onto 1 Ave	7/8/2022 2:48 PM
8	We do not need more town on this site. Finish building where it is now being done. Then build between Turner Valley and Diamond Valley.	7/8/2022 2:36 PM
9	Boycott	7/7/2022 3:25 PM
10	Wouldn't go	7/7/2022 3:24 PM
11	South	7/6/2022 8:38 AM
12	Definitely not through the Kaiser development. Off North Hwy if this goes as planned, ideally access off Hwy 7 to a hotel only	7/5/2022 12:56 PM
13	I'm fine shopping at AG foods, with a monthly trip to Okotoks	7/3/2022 9:11 AM
14	I wouldn't shop there	7/2/2022 6:53 PM
15	We would not access this as we oppose the development	7/2/2022 6:50 PM
16	Depends where I am coming from	7/2/2022 1:36 PM
17	Walking	6/30/2022 9:25 PM
18	I would never support anything this development brings	6/30/2022 7:34 PM
19	I wouldn't. I value the small town we have if I need anything That isn't already here I will go to Okotoks	6/30/2022 5:11 PM
20	I wouldn't	6/30/2022 5:04 PM
21	I would go to Okotoks were stores belong	6/30/2022 10:58 AM
22	From the SW	6/30/2022 8:29 AM
23	Not	6/29/2022 10:03 PM
24	From north Turner valley	6/29/2022 5:09 PM
25	I'm not very good with directions. North means nothing to me but probably off the highway	6/29/2022 1:07 PM



26	I don't like the development plan, so wouldn't shop there to support it	6/29/2022 10:04 AM
27	I wouldn't. Support the businesses in the current locations.	6/29/2022 9:45 AM
28	What ever way makes sense, all entrances need to consider the proper growth	6/29/2022 7:27 AM
29	East and west side	6/29/2022 6:47 AM
30	I won't use it!	6/29/2022 6:26 AM
31	This new development can't be off HWY 7 already too much traffic and close calls for people turning left	6/29/2022 12:20 AM
32	No	6/28/2022 11:43 PM
33	Whenever access allows thats the most direct route from hospital area	6/28/2022 9:59 PM
34	I wouldn't shop in this area because I don't support this development	6/28/2022 9:31 PM
35	NONE	6/28/2022 9:28 PM
36	By the campground	6/28/2022 8:19 PM
37	402 Ave.	6/28/2022 6:38 PM
38	I am adamantly opposed to increased industrial/retail and housing on mass development	6/28/2022 3:33 PM
39	I would boycott it completely	6/28/2022 2:26 PM
40	Not likely to go there to shop	6/27/2022 10:41 AM
41	4 Ave SE has a playground/sports field and the additional traffic will be a disaster. If vehicles can turn off Hwy 7 to access 4th Ave SE all vehicles will use it as a shortcut to head south on Hwy 22. Children accessing the playground & green space currently existing would be at risk. I am absolutely opposed to this development.	6/26/2022 8:08 PM
42	I do not want this new area in this location. It will alter the town irreparably	6/25/2022 6:24 PM
43	From south west	6/25/2022 11:09 AM
44	I don't want more shopping. Locally owned stores have been decimated after the pandemic. The town already back stabbed them with many box stores and eateries. The don't need more competition	6/24/2022 6:09 PM
45	South on 6th Street	6/24/2022 11:35 AM
46	I do not trust your designing this area - you have not been able to create a 'survey' where I can go back to re-read what I have written - so how can I imagine you can create a complicated development from the ground up?	6/24/2022 1:45 AM
47	From First Ave, SE	6/23/2022 9:52 PM
48	I wouldn't use the development. I didn't move here to have access to a wide variety of amenities, if I wanted that I would live in Okotoks or Calgary.	6/23/2022 5:58 PM
49	I will move and not access it at all if this development comes in	6/23/2022 5:38 PM
50	Quickest route from wherever I am at the moment	6/23/2022 3:17 PM
51	Highway 7	6/23/2022 12:21 PM
52	Nice to go for a little drive to Okotoks for shopping and KEEP Diamond Valley small	6/23/2022 9:38 AM
53	I hope they don't plan a strip mall that looks like every other	6/23/2022 8:18 AM
54	From the south hwy22	6/23/2022 7:56 AM
55	I wouldn't go	6/23/2022 6:14 AM
56	Unsure	6/22/2022 10:49 PM
57	Depends on the ease and which way has less traffic	6/22/2022 10:44 PM
58	I do not want yet another shopping space in Diamond Valley, okotoks is 15 minutes away and Diamond Valley already has plenty treasures to currently shop in.	6/22/2022 9:36 PM
59	Not confident I will support businesses in the new development	6/22/2022 8:20 PM
60	Whatever easiest	6/22/2022 8:20 PM
61	I shop in Okotoks where Costco is and other big stores that offer the right prices. My kids do all their big sports there and we ship while in the area.	6/22/2022 8:14 PM



62	Do not like any of the above options	6/22/2022 8:02 PM
63	Not at all ...Okotoks first	6/22/2022 7:54 PM
64	In through Highway 7, I would HATE for 4th Ave SE to become a super highway of traffic for shopping. It's crazy enough.	6/22/2022 7:45 PM
65	This community should not exist. It is too far out and will be a drain on town resources	6/22/2022 7:24 PM
66	Off Highway 7	6/22/2022 7:03 PM
67	As is	6/22/2022 1:41 PM
68	Either	6/15/2022 2:15 PM

Q9 Are there any specific concerns you have regarding transportation in this new community?

Answered: 245 Skipped: 64

#	OTHER (PLEASE SPECIFY)	DATE
1	STAY AWAY RESIDENTS DO NOT WANT YOU HERE	7/19/2022 9:26 AM
2	It's already quite busy coming and going on hwy 7 into BD, left hand turns into the community would be risky, traffic circles should be considered.	7/15/2022 4:39 PM
3	It should be pedestrian friendly before car friendly	7/14/2022 4:34 PM
4	Not at this time	7/13/2022 8:36 PM
5	No dead ends. Lots of links to existing town. No speed bumps but more beatification.	7/12/2022 11:13 PM
6	No	7/12/2022 8:04 PM
7	-	7/12/2022 4:12 PM
8	Yes, the infrastructure is not designed for this increased population	7/11/2022 10:58 PM
9	No, it's a large road that rarely gets used	7/11/2022 8:15 PM
10	No	7/11/2022 8:15 PM
11	The increased traffic and construction traffic will make my life a nightmare, will be dangerous for school children, neighbors and pets. It is a bad idea.	7/11/2022 11:59 AM
12	No	7/10/2022 10:27 AM
13	No	7/9/2022 7:08 PM
14	Congestion in adjacent residential areas. Taxi/shuttle service.	7/9/2022 3:28 PM
15	Would hope for the streets to be wide enough. There are streets in the newer residential part of Turner Valley that are not wide enough for two cars going in opposite directions to pass each other. One has to pull to the side to let the other go first because there are too many cars parked on the street and the streets are too narrow. I also feel that the traffic on highway 7 would be significantly impacted. It is already too busy for a single lane highway. A widening of the highway would be necessary to facilitate good traffic flow.	7/8/2022 2:48 PM
16	Do NOT build here	7/8/2022 2:36 PM
17	No	7/8/2022 8:09 AM
18	No	7/7/2022 11:55 PM
19	Increased traffic on 4th Ave	7/7/2022 10:08 PM
20	There would be obviously more traffic and maybe hwy 7 to Okotoks would have to be twinned	7/7/2022 7:59 PM
21	Causing way too much traffic on gravel roads near farm land	7/7/2022 3:24 PM
22	4th Ave would have the potential to be a through way route from the highway. Traffic is already speeding and a connector would make it worse.	7/7/2022 2:59 PM



23	No	7/7/2022 1:02 PM
24	The current roads are not built for the increased volume we continue to see, The intersection at Government Rd and highway 22 is particularly not designed for the current volume and size of commercial traffic, with future development this will only get worse. We need a highway diversion going forward with future development.	7/6/2022 9:19 PM
25	Construction traffic should access this community over the highway instead of via 4 Avenue. A traffic circle should be considered for the 4th avenue intersection. Discourage highway traffic from bypassing the town by cutting over to 4th avenue.	7/6/2022 8:43 PM
26	Make it bike friendly	7/6/2022 7:44 PM
27	Increase in vehicle traffic	7/6/2022 4:19 PM
28	No	7/6/2022 8:38 AM
29	Not t present	7/6/2022 8:17 AM
30	How are Elderly to assess if they don't drive	7/6/2022 8:05 AM
31	No	7/6/2022 6:35 AM
32	Don't like it as I really don't want see the committee become larger	7/5/2022 10:22 PM
33	No	7/5/2022 9:14 PM
34	No will be local traffic	7/5/2022 6:58 PM
35	What about highway expansion??	7/5/2022 6:31 PM
36	Adequate parking for residents. Ease of access through existing roads	7/5/2022 6:19 PM
37	Making sure it had traffic calming planned before and not after the development was completed.	7/5/2022 3:07 PM
38	None at all, we need to allow Uber, bus transport was attempted only a few years ago and failed, now we have a shuttle an investment that will take years to break even. The parking lot sits empty and very few use the service.	7/5/2022 12:56 PM
39	Only one access to the community at this time from 4 ave SE	7/4/2022 2:47 PM
40	No	7/4/2022 2:40 PM
41	Traffic needs to be able to flow through this community. Entrance/exit at least on each N/ Sends. No boxing in retail parking	7/3/2022 5:20 PM
42	No	7/3/2022 4:58 PM
43	I don't want it to go through 4th Ave. It is a quiet area and needs to remain that way.	7/3/2022 4:41 PM
44	No	7/3/2022 4:33 PM
45	No	7/3/2022 12:51 PM
46	No	7/3/2022 12:07 PM
47	1. Will a new elementary school be built, or will children need to be bussed to the existing schools? 2. Will inexpensive transit be set up for Turner Valley and Diamond Valley to allow all residents easy access to all services and shopping? 3. Will new traffic lights be installed to manage increased traffic?	7/3/2022 10:04 AM
48	Not really, part of small town life is riding a bike or driving a vehicle	7/3/2022 9:11 AM
49	Increased capacity of highways that are already busy. Increases flow on 4th ave concerns for children crossing to maple wood park	7/3/2022 9:03 AM
50	Increase of traffic on local highway	7/2/2022 6:53 PM
51	How it joins the main highway	7/2/2022 6:53 PM
52	Semi trucks using their retardant brakes	7/2/2022 6:53 PM
53	Transportation is lacking in the current and existing communities. Work on that first and fix this long standing shortfall for Diamond Valleys' current residents!	7/2/2022 6:50 PM
54	Speed and the number of vehicles	7/2/2022 1:36 PM
55	Keeping people and pets safe. Traffic control and specific walking(sidewalks) a necessity	7/2/2022 1:24 PM
56	No	7/2/2022 11:13 AM



57	I don't see the need for this community	7/1/2022 5:55 PM
58	None	7/1/2022 3:10 PM
59	No	7/1/2022 6:25 AM
60	No	7/1/2022 5:26 AM
61	Has to be walkable, place the retail area in the middle of the subdivision	6/30/2022 9:25 PM
62	Yes - there really isn't any public transportation	6/30/2022 9:22 PM
63	I am concerned that this is a terrible project that will destroy what character and charm Diamond Valley has. This is a huge mistake and should be scrapped. None of the people on this project live here... enough said... get out of our community with your new developments and bringing in of big box business. We need affordable housing that isn't crammed together like Calgary and will be able to attract young families wanting to escape the city life and big stores that your project aims to bring in... This is a small town that can easily access other amenities offered by okotoks. They are not needed here.	6/30/2022 7:34 PM
64	Yes I do not want heavy industrial traffic. There is enough of it on the main highways through town. Also any increase in traffic is concerning	6/30/2022 5:11 PM
65	New houses aren't needed	6/30/2022 5:04 PM
66	Too much pollution	6/30/2022 10:58 AM
67	None	6/30/2022 9:03 AM
68	No	6/30/2022 8:53 AM
69	A bypass from hwy 7 to 22 south	6/30/2022 8:29 AM
70	Use traffic calming so folks don't speed	6/29/2022 10:20 PM
71	Traffic volume, noise	6/29/2022 10:03 PM
72	Need seed bumps down high traffic residential areas	6/29/2022 9:36 PM
73	Not at this time	6/29/2022 9:17 PM
74	Zero. I think it's a fantastic idea. There is a lot of haters in this town that are very opinionated... they have zero business sense. I am 100% for the new development	6/29/2022 7:37 PM
75	144 ave increased traffic. Paving required	6/29/2022 7:03 PM
76	I feel that we need to slow down growth, and instead concentrate on fixing the roads first. Growth can come after.	6/29/2022 3:44 PM
77	Not for me but we all drive	6/29/2022 2:03 PM
78	No taxis or Uber	6/29/2022 11:38 AM
79	Width of roads in residential	6/29/2022 11:22 AM
80	Yes, to much increase in traffic as a hole	6/29/2022 10:32 AM
81	No	6/29/2022 10:18 AM
82	Why not fix the current transportation issues in the town right now, rather than building more places that will need maintaining. There's no point building a new community if people can't get out of their old community due to poor roads, transit, etc.	6/29/2022 10:04 AM
83	Priority should be on pedestrian, cycling and transit over vehicles. A walkable community is of importance over just driving.	6/29/2022 10:04 AM
84	No	6/29/2022 10:01 AM
85	This "new community" does not and should not exist. Moreover, the Town of Diamond Valley is being amalgamated into the Town of Diamond Valley. Stop trying to do this end run and survey only those in the Diamond Valley.	6/29/2022 9:45 AM
86	No	6/29/2022 9:42 AM
87	Need to incorporate roundabouts vs traffic lights	6/29/2022 8:51 AM
88	Sounds practically self contained	6/29/2022 7:49 AM



89	The roads need to be wide, the Calgary narrow roads that have been adopted by developers are far to narrow for the densities proposed.	6/29/2022 7:27 AM
90	No	6/29/2022 7:17 AM
91	It's a super busy road and there's gonna be a lot of traffic jam with people trying to turn from the north side of the road onto the south side of the land.	6/29/2022 6:47 AM
92	We have zero to begin with!! NO more development! Keep our small town, small!!!	6/29/2022 6:26 AM
93	None	6/29/2022 5:22 AM
94	Don't want to see increase tax for the cost of "doubling" SE footprint roads etc	6/29/2022 12:20 AM
95	No	6/28/2022 11:54 PM
96	No	6/28/2022 11:48 PM
97	Yes, too much traffic	6/28/2022 11:43 PM
98	That main intersection is a nightmare with all the transport trucks coming through town... it would be great if they have a road to divert them through this new development north end from highway 7 connecting back to highway 22 at the south end of it. There are so many fuel trucks, gravel and especially logging trucks coming through. This would cut down on noise pollution, and traffic from those trucks. No where can they park the way it is now, diverting them to outskirts is best option especially if you are trying to attract hotels and restaurants to that new development	6/28/2022 9:59 PM
99	Taxis!!	6/28/2022 9:53 PM
100	No	6/28/2022 9:31 PM
101	No	6/28/2022 9:28 PM
102	Obviously! More pollution	6/28/2022 9:28 PM
103	Increasing traffic on 4 th Ave. I think the development area is a poor choice with little to no character where the increased traffic will change the appeal of of our small town, and will encourage our family and mane more to move out of this town.	6/28/2022 8:54 PM
104	Travel stop by the FasGas is too bright in early hours	6/28/2022 8:19 PM
105	Roads in and out of Diamond Valley, it's crazy some days to sit at the lights, especially if your traveling west on Highway 7 and turning south onto Highway 22.	6/28/2022 7:32 PM
106	No	6/28/2022 7:16 PM
107	I don't want this new community at all	6/28/2022 7:06 PM
108	Please plan parking and access correctly. The planning of the Tim Hortons/A&W parking lot is a logistical nightmare	6/28/2022 6:55 PM
109	No	6/28/2022 6:38 PM
110	I think we should fill the existing spots in BD and TV before even contemplating digging up more farmland.	6/28/2022 5:08 PM
111	We are quickly losing what makes Diamond Valley unique, safe and friendly. Franchise businesses and a much larger population to fill all those proposed new housing units, will destroy everything that is Diamond Valley. Tourists come here for the unique family owned businesses and galleries - not the same businesses that you can find in every other town and city in the country.	6/28/2022 3:33 PM
112	Traffic lights on government and 4th Street. Intersection already has poor visibility due to hedge, but due to volume be proactive.	6/28/2022 3:00 PM
113	Diamond Valley does not need to become just another Calgary suburb	6/28/2022 2:26 PM
114	Managing volumes in and out of the community, managing speed as there are lots of kids and parks along 4th ave.	6/28/2022 12:47 PM
115	Connectivity to Hwy 7, must have more than one access point	6/28/2022 10:00 AM
116	Using traffic circles instead of lights	6/28/2022 9:00 AM
117	Make street names unique for better way finding. Address future public transit. Make it walkable and bike friendly.	6/28/2022 8:47 AM
118	Highway connection is a concern. There can be a lot of congestion and bad drivers, multiple access points (not just the highway) are important	6/27/2022 6:44 PM



119	Not making 4 ave. a major road with heavy traffic	6/27/2022 4:12 PM
120	Would need more traffic lights, pave/maintain the streets we already have here in town	6/27/2022 12:46 PM
121	No not concerned at moment	6/27/2022 12:18 PM
122	Need multiple entrances and exits	6/27/2022 12:00 PM
123	No	6/27/2022 11:40 AM
124	No	6/27/2022 10:41 AM
125	Transportation is fine the way it is. We do not need more vehicles traveling on 4th Ave SE to head south on Hwy 22. It will create dangerous situations as drivers ignore the 30km speed zone by the playground which is already happening places children at risk and making it difficult for residents on the street to back out of their driveways. Whenever there are sports events on the fields families park on both sides of the street due to limited parking making for a narrow road for others vehicles traveling on 4th Ave SE.	6/26/2022 8:08 PM
126	Don't want major traffic hub	6/25/2022 10:03 PM
127	If it were to go ahead it would increase traffic and make the existing water shortage worse. I would like to see this development go elsewhere. Seeing the exponential growth in Okotoks and Cochrane is one of the reasons I moved to Diamond Valley. This development would not be welcomed by most residents.	6/25/2022 6:24 PM
128	Less crowded traffic area for post office	6/25/2022 11:09 AM
129	No huge highway through town!	6/24/2022 10:00 PM
130	Set up good arterial roads and don't allow "rat-running" or short cutting through adjoining existing neighbourhoods.	6/24/2022 8:17 PM
131	I would need more details	6/24/2022 7:41 PM
132	You will destroy the quiet nature of the East end of town. Our kids ride bikes safely on 4th and this road will turn into a freeway. NO.	6/24/2022 6:09 PM
133	Yes, they deal with "livability". Importance of quiet, so windows can remain open in summer and not closed due to noise and traffic.	6/24/2022 4:16 PM
134	Yes traffic, kid safety, noise	6/24/2022 1:33 PM
135	Width or road ways, wide enough for 2 vehicles to pass each other. Maybe speed bumps, as our street in Riverwood has vehicles traveling more the 30km	6/24/2022 11:45 AM
136	No	6/24/2022 7:45 AM
137	I live in the east section very close to this proposed development. I'm looking forward to having easier access to highway 7 but also worried about the increase in traffic in our quiet little area.	6/24/2022 6:25 AM
138	I have concerns about every aspect of this new 'add on' to our community	6/24/2022 1:45 AM
139	No.	6/23/2022 11:03 PM
140	Getting onto highway 7 is hard enough for acreage dwellers	6/23/2022 9:52 PM
141	Put up enough lights and stop signs for safety especially since to access the town, one must make left turns!	6/23/2022 9:52 PM
142	I am concerned that doubling the size of the town would also double the amount of traffic.	6/23/2022 5:58 PM
143	Yes too much police presence	6/23/2022 5:54 PM
144	Nope	6/23/2022 5:38 PM
145	No	6/23/2022 3:17 PM
146	Maybe have commuter bus options for those working in Calgary to reduce traffic in/out of the town - possibly future needs	6/23/2022 1:03 PM
147	Not at this time	6/23/2022 12:41 PM
148	Traffic. Already too many people speeding through the playground zone on 4th	6/23/2022 12:24 PM
149	No	6/23/2022 12:21 PM
150	No	6/23/2022 11:51 AM
151	We need AFFORDABLE public transportation which we do not currently have. \$18.00 to go three km from BD to TV is robbery!	6/23/2022 11:04 AM



152	No	6/23/2022 10:23 AM
153	No	6/23/2022 9:38 AM
154	No major access like double lanes streets	6/23/2022 8:45 AM
155	Not the new community, however other areas of town are in desperate need of road work	6/23/2022 8:27 AM
156	Maintaining road maintenance. There are a lot of current roads in Diamond Valley that are still gravel but we are going to build a huge new area that's fully paved without taking care of the current part of the town. With doubling the size of the town, it increases the traffic exponentially and with that we lose the quiet small town that appealed so many here. Small towns need small growth not doubling	6/23/2022 8:19 AM
157	Keep community in mind, park with a central meeting place, outdoor hockey rink and fire pit	6/23/2022 8:18 AM
158	Need traffic lights	6/23/2022 8:01 AM
159	Just the increase in traffic overall. It's difficult enough navigating Main Street with the traffic we have.	6/23/2022 7:59 AM
160	The infrastructure of the roads need to be thought out properly for future growth	6/23/2022 7:58 AM
161	Yes I really don't want increased 'thru' traffic at this end of town	6/23/2022 7:56 AM
162	No	6/23/2022 7:56 AM
163	Cross walk lights are needed and good lighting within the community for safety reasons	6/23/2022 7:40 AM
164	Unsure	6/23/2022 7:37 AM
165	No	6/23/2022 7:29 AM
166	No	6/23/2022 7:29 AM
167	Increased traffic on 144 St trying to get onto Hwy 7 curves. So maybe access should be via 4 ave.	6/23/2022 7:09 AM
168	No	6/23/2022 7:03 AM
169	It will increase the traffic in the Maplewood area significantly	6/23/2022 6:53 AM
170	No concerns	6/23/2022 6:50 AM
171	I don't want 4th Ave to become a main transportation access point for commercial access as it is already a busy road in a residential area, to make it a main connector to a commercial hub would degrade the existing residential experience.	6/23/2022 6:31 AM
172	Not at this time	6/23/2022 6:17 AM
173	No	6/23/2022 5:52 AM
174	No	6/23/2022 5:49 AM
175	None	6/23/2022 5:13 AM
176	Bus stops available for people to access, safety of community ie one access and exit. Commercial use of roadways should be limited and enforced. Parks and green spaces surrounded by residential properties only. Distance between commercial industrial and residential. Offering a good trail system for people to walk from each part of town to access the new commercial industrial areas	6/23/2022 4:48 AM
177	None	6/23/2022 1:57 AM
178	Parking	6/23/2022 1:48 AM
179	I live on 4 ave se. One of the reasons I moved there is because I like how quiet it is. Adding through road from this development would be somethings I wouldn't like to see. If this can be accessed from highway 7 would be ideal	6/23/2022 12:35 AM
180	No	6/23/2022 12:20 AM
181	None	6/22/2022 11:43 PM
182	No. But there better be some thought in parking for all these glorious new places going in.	6/22/2022 11:27 PM
183	No	6/22/2022 11:24 PM
184	The junction connecting to the highway	6/22/2022 11:16 PM
185	No	6/22/2022 11:14 PM
186	No	6/22/2022 11:12 PM



187	No	6/22/2022 11:06 PM
188	Yes, if access is off 4th how will the increased traffic be handled? We already need more Bylaw presence for speed and illegal parking.	6/22/2022 10:52 PM
189	It's going to back to traffic up badly!	6/22/2022 10:50 PM
190	No	6/22/2022 10:49 PM
191	NO	6/22/2022 10:47 PM
192	Yes it's too much Traffic coming off HWY 7 already slow downs morning work commutes with other business already built in NE corner of town and too much traffic	6/22/2022 10:46 PM
193	We need a ring road so people with no intention of visiting are not directed into going into downtown. Traffic is bad enough already. We don't need more. Do we really have sufficient water/sewer capacity? We are always under watering restrictions without the development. Property taxes better not be going up because of the development. Most important is the ring road keeping non-visitors out of the core.	6/22/2022 10:44 PM
194	Yes Roads need to be paved, better sewer systems, speed bumps and better signage in playground zones	6/22/2022 10:28 PM
195	Put Pavement back on roads after work is completed	6/22/2022 10:25 PM
196	It needs to move traffic from the ne corner through to government ave and allow the maplewood area more than one exit from town option.	6/22/2022 10:20 PM
197	Ample parking should be available for businesses and on the street for residential with sidewalks available. Clear visible pedestrian signs with lights. It would be great for a connecting road from 1st Ave SE to 4th Ave SE.	6/22/2022 10:12 PM
198	No	6/22/2022 10:08 PM
199	Traffic congestion	6/22/2022 10:04 PM
200	Busy roads around tons of farm animals, yeah I'm very concerned people already drive the back roads way faster than needed. How are hard working farmers going to be able to work from field to field with even more traffic.	6/22/2022 9:36 PM
201	Make multiple ways in & out, this creates congestion if only two streets give you access. Also street size, make it wide enough for both sides to have sidewalks plus, parked cars on either side plus allowances for two cars to drive side by side. All at the same time. This is great traffic allowance. Speed limits, any long straight stretch will give drivers the chance to speed down the street and potential cause an accident or fatality.	6/22/2022 9:27 PM
202	Congestion nightmare as seen in communities like Cochrane where a small town got to big without infrastructure upgrades being a priority before green lighting developments	6/22/2022 9:08 PM
203	We are fortunate enough to be able to drive but there come a time when we need to rely on the Sheep River Shuttle.	6/22/2022 9:07 PM
204	No	6/22/2022 8:56 PM
205	No	6/22/2022 8:55 PM
206	Heavy traffic on residential street. Only one way in and out.	6/22/2022 8:38 PM
207	No	6/22/2022 8:25 PM
208	Bike access to the rest of town	6/22/2022 8:25 PM
209	I would like to see less reliance on vehicles, and more walkable streets and green ways.	6/22/2022 8:23 PM
210	No	6/22/2022 8:20 PM
211	No. Dont need any.	6/22/2022 8:20 PM
212	More traffic lights & specific turning lanes	6/22/2022 8:14 PM
213	The increased traffic on the side of town where development proposed!	6/22/2022 8:02 PM
214	Do not want this development..it will create additional pollution and traffic in a rural area	6/22/2022 7:54 PM
215	Need public transit	6/22/2022 7:36 PM
216	No	6/22/2022 7:33 PM

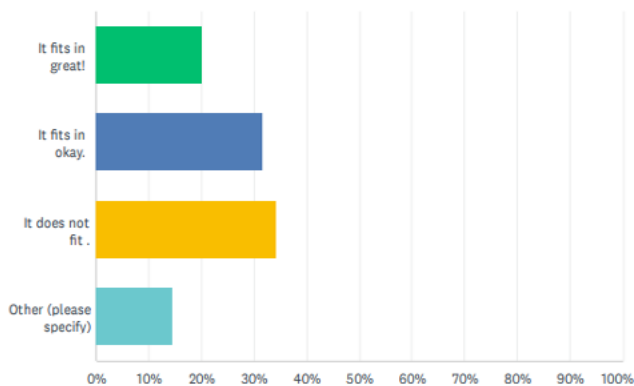


217	Wide sidewalks and safe locations to cross roads	6/22/2022 7:26 PM
218	This community will sap tax dollars which are better spent in already areas. It's regrettable that you feel you need to take from us.	6/22/2022 7:24 PM
219	Traffic affecting residential areas. Ease of travel there -walking path.	6/22/2022 7:22 PM
220	the lack of an affordable way to get to Calgary for employment	6/22/2022 7:13 PM
221	There will need to be major improvements made to the local access. Current accesses off Highway 7 are insufficient for the traffic volume	6/22/2022 7:03 PM
222	Excess commercial vehicles in residential area, speeding, more crime	6/22/2022 5:53 PM
223	Lights WILL have to go up!	6/22/2022 5:04 PM
224	Yes	6/22/2022 4:56 PM
225	Rural type roads being accessed by farmers in the area - now facing increase in traffic	6/22/2022 4:47 PM
226	None	6/22/2022 4:35 PM
227	Do not want increased traffic, increased population We chose this town because it was small!!!!	6/22/2022 4:07 PM
228	High volume traffic on 4th Ave	6/22/2022 4:00 PM
229	traffic congestion, lack of public transit	6/22/2022 3:20 PM
230	Water infrastructure	6/22/2022 2:58 PM
231	Severe drop in property value, huge increase in traffic, loss of view and openness, loss of privacy. Construction noise and inconvenience	6/22/2022 2:56 PM
232	Bus services for the elderly	6/22/2022 2:28 PM
233	Well I live on 1 Ave SE so obviously it will greatly increase the traffic in my neighborhood	6/22/2022 2:24 PM
234	No	6/22/2022 2:09 PM
235	No	6/22/2022 1:49 PM
236	I am not interested in large scale growth for this town. I moved here because it was small. I don't feel like the town can handle this rapid growth with the current infrastructure in place and will likely sell and move away if it becomes a large scale construction zone with increased traffic, noise and pollution.	6/22/2022 1:43 PM
237	Ruining the small town feel	6/22/2022 1:41 PM
238	Increased housing makes for increased vehicle traffic resulting in heavier traffic on an uncontrolled highway 7.	6/22/2022 1:34 PM
239	Must have adequate parking so the streets are not full of cars, trailers etc	6/22/2022 1:30 PM
240	I have a huge concern about the increase in traffic	6/22/2022 1:28 PM
241	Increased traffic congestion and risk on both highway 7 to Okotoks and Centre Avenue.	6/22/2022 1:24 PM
242	Highway access vs via 4 Ave	6/22/2022 12:24 PM
243	One of the first steps would be to provide 6th St access to hwy 7. A clear plan would have to be established for future connection to 144 ST on the Eastern side.	6/22/2022 10:24 AM
244	Speeding!!!	6/22/2022 10:10 AM
245	Transportation, no	6/15/2022 2:15 PM



Q10 How do you feel this new community fits in with the surrounding communities?

Answered: 305 Skipped: 4



ANSWER CHOICES	RESPONSES
Fits in great!	20.00% 61
fFts in okay.	31.48% 96
Does not fit	34.10% 104
Other (please specify)	14.43% 44
Total Respondents	305

#	OTHER (PLEASE SPECIFY)	DATE
1	It's should be integrated. Don't build a 'rich side of the tracks'	7/14/2022 4:34 PM
2	Difficult to predict	7/13/2022 8:36 PM
3	It will fit in if it matches the area, ie,: timber frame, mountain ranch, xeriscape, low water, lots of conifers for wind break architecture	7/12/2022 11:13 PM
4	If the community creates opportunities for more locally owned businesses then it is a good fit. If it brings in more franchises and box stores I feel strongly against this development.	7/12/2022 4:12 PM
5	There are other options if people want to live in more populated areas. Move there.	7/11/2022 10:58 PM
6	Better there than behind my house	7/7/2022 11:55 PM
7	There is an excess of developable land and it is premature to start a new development without revitalizing the inner core(s) and existing developable land int he existing and annexed lands West of Hwy 22	7/7/2022 2:59 PM
8	The surrounding communities have been here for 20+ years so new development density will NOT fit with them. Attention to the entrance treatments and density where the new meets the old should be considered	7/6/2022 8:43 PM
9	Don't have enough information	7/5/2022 9:14 PM
10	Need finalized plans to know how well it will fit in	7/5/2022 4:51 PM
11	Need to establish a second access for emergency services as this community has an aging population	7/4/2022 2:47 PM
12	It needs to be better then the other "newer" communities. Old town property styles with back lanes /larger lots are what is wanted. Same old suburban model will look terrible. Mixed density connectivity to the rest of Diamond Valley!	7/3/2022 5:20 PM
13	We do not have to water for a new community	7/3/2022 4:41 PM
14	Unsure. Growth in a small town is attached to not accepting change very well.	7/2/2022 6:53 PM
15	Not sure until we see concepts	7/2/2022 1:36 PM
16	Have to wait and see.	7/1/2022 6:25 AM
17	Getting out of sync, big gap called the Kaiser Lands	6/30/2022 9:25 PM
18	Needs affordable housing	6/30/2022 9:22 PM
19	Uncertain	6/30/2022 8:53 AM
20	Not sure	6/29/2022 8:51 AM
21	Well we don't know what it looks like yet,so stupid question	6/29/2022 7:27 AM



22	-	6/28/2022 9:31 PM
23	Doesn't seem to be enough information yet to say either way	6/28/2022 7:16 PM
24	Could fit if not just another overcrowded city suburb look	6/28/2022 12:49 PM
25	New to the area and looking for additional options so if you maintain the character that makes this area unique then you should be good	6/27/2022 3:06 PM
26	I think there are better areas for new development than to take up more farmland	6/27/2022 10:41 AM
27	Don't know if there's no proposed plan. Generalities like light industrial doesn't tell me anything	6/25/2022 10:03 PM
28	Is it needed?	6/24/2022 4:16 PM
29	This development would fit in with Okotoks or south Calgary. You are proposing to add a small town 'to' our community. Judging by your survey format I have to question your ability to deliver as well as doubting your intent.	6/24/2022 1:45 AM
30	For growth it will provide more opportunity to attract families here. I would not want multifamily/ subsidized housing here. Having lived near such housing in Calgary, it attracted crime.	6/23/2022 1:03 PM
31	Not enough info to adequately answer	6/23/2022 8:27 AM
32	It does not fit. We need small growth. The current commercial areas are under used and should be utilized more before doubling the entire town. We should build a small addition to include more mature housing since a lot of residents are aging and will be retiring into these facilities, therefore opening up their homes to young and small families, negating the need to build more housing for this demographic. Use what we have first before building. New is not always better.	6/23/2022 8:19 AM
33	Unsure	6/23/2022 7:37 AM
34	I cannot say how it fits with surrounding communities until I know exactly what's being built yet	6/23/2022 6:50 AM
35	Not sure yet	6/23/2022 6:17 AM
36	I'll wait and see when it's done	6/22/2022 11:27 PM
37	I don't know	6/22/2022 11:16 PM
38	Not sure	6/22/2022 7:45 PM
39	I need to look at it more before deciding	6/22/2022 7:22 PM
40	Not enough info yet to comment	6/22/2022 3:39 PM
41	Depends how it is built	6/22/2022 1:30 PM
42	Impossible to answer since no details have been provided.	6/22/2022 1:24 PM
43	Can't say until we see the plan	6/22/2022 12:24 PM
44	I am apprehensive about the scale of this development	6/15/2022 2:15 PM



Q11 Based on your answer to the previous question, why or why not?

Answered: 258 Skipped: 51

#	OTHER (PLEASE SPECIFY)	DATE
1	The good thing is it will be far enough away to not affect my home or access to things	7/19/2022 9:52 AM
2	WE ARE A SMALL CLOSE KNIT TOWN WITH ISSUES WITH WATER AND UNPAVED ROADS ALREADY WE DO NOT NEED SOME JUMPED UP COMPANY BUILDING A NEW AREA WHEN WE ALREADY ARE AT CAPACITY GO AWAY	7/19/2022 9:26 AM
3	It seems to match the structure of other newer communities like Riverwood	7/15/2022 4:39 PM
4	Because splitting people by economic standing isn't sustainable for long term success of anything	7/14/2022 4:34 PM
5	Your drawings are vague	7/13/2022 8:36 PM
6	If it is anything like Riverwood area it will be really nice to have more diversity and possibly mature living areas	7/13/2022 1:42 PM
7	Just needs to match	7/12/2022 11:13 PM
8	We only need commercial development in this town. Residential development is both unnecessary and undesirable!!!	7/12/2022 8:04 PM
9	The reason we, and many of our neighbors moved to the area was because it feels like living in the country, NOT the city. I am supportive of developments committed to retaining the quaint and small town charm of our community.	7/12/2022 4:12 PM
10	I enjoy a country atmosphere. Why do we try to turn every place into a city?	7/11/2022 10:58 PM
11	Not 100% sure what your building	7/11/2022 8:15 PM
12	Nothing else like it in the immediate surrounding area	7/11/2022 4:03 PM
13	Increased traffic on roads that are already very busy. This will discourage people from wanting to live in my neighborhood and will lower the value of the home that I own.	7/11/2022 11:59 AM
14	It fits in terms of its choice of shopping experience and local arts and hiking clubs. It is attractive to tourists which I think is a huge bonus	7/10/2022 10:27 AM
15	Just keep incompatible land uses separated from each other	7/9/2022 7:08 PM
16	Increased employment opportunities and more affordable housing options	7/9/2022 3:28 PM
17	Growth has been a long time coming. More accessible to close communities.	7/8/2022 11:55 PM
18	If the town is to grow, this is a great direction for it to go. It won't add any further traffic congestion to the downtown area.	7/8/2022 2:48 PM
19	Expansion is not needed this way. Build if you must between Turner and Diamond Valley	7/8/2022 2:36 PM
20	We need more business here ex. Larger grocery store	7/8/2022 9:56 AM
21	There needs to be more housing so that new business can open and stay open. We need a decent butcher that processes their own meats and deli products. We need indoor fitness and pools, restaurants that are more than burgers, fries and pizza.	7/8/2022 8:09 AM
22	Moved here because of the small population. We like our southerly view of the farm land	7/7/2022 11:55 PM
23	Most housing in town is single family, townhouses don't fit in	7/7/2022 10:08 PM
24	Ruins the land	7/7/2022 3:25 PM
25	People live in/ near small towns to get away from cities. Don't build a giant development and turn this beautiful valley town into a big city	7/7/2022 3:24 PM
26	It is a needless commitment of resources and public infrastructure when there is better and more useful means to achieve growth and development.	7/7/2022 2:59 PM
27	BD has been able to maintain its country roots	7/6/2022 9:19 PM
28	The surrounding communities have been here for 20+ years so new development density will NOT fit with them. Attention to the entrance treatments and density where the new meets the old should be considered	7/6/2022 8:43 PM
29	It would be sad for BD to loose its uniqueness	7/6/2022 7:44 PM



30	More housing = more area traffic We will need additional supports such as fire, police, medical doctors and clinics	7/6/2022 4:19 PM
31	Diamond Valley needs to grow. It needs affordable housing options to keep and attract young people in the area. It also needs places for people to work so that we are more than a bedroom community.	7/6/2022 9:54 AM
32	No comment	7/6/2022 8:38 AM
33	Kind of mirrors existing developments in Willowridge and Riverwood, except for commercial aspect.	7/6/2022 8:17 AM
34	A lot people want to love to BD but there are very few houses for sale or rentals	7/6/2022 6:35 AM
35	N/A	7/5/2022 10:22 PM
36	It wasn't provided	7/5/2022 9:14 PM
37	We need more housing for mature people... 55 plus	7/5/2022 6:58 PM
38	Xxx	7/5/2022 6:31 PM
39	It looks to me as offering a good mix of different types of housing along with a portion of the land to be used for commercial development. Green space is great.	7/5/2022 6:19 PM
40	Diamond Valley needs to move with the times and the town is lacking in business and employment opportunities	7/5/2022 5:51 PM
41	We need more local shopping and business here so we don't have to always go into Calgary or Okotoks. We definitely need a good grocery store.	7/5/2022 3:07 PM
42	Your proposal takes flat farmland without existing trees to create a suburb of soon to be Diamond Valley, do not destroy this area with a cookie cutter, low income, medium income, condos with concrete strip malls. Money grab by this land owner. Who wants to live east away from the charm of BD, no river access, no downtown access. You might as well say you are building a modern town to make money and could careless about the timing. Build a motel, an indoor pool, a lake community, otherwise stay away, you will just bring in Mac stores and 7 11's, and more franchises. Are you aware that both gas stations are up for sale, the BD hotel is for sale, and a number of lots in TV are for sale, plus a commercial development is in the planning stages south of the hospital! Invest your money here, not a lump of land that has no appeal. Go develop in Okotoks	7/5/2022 12:56 PM
43	I appreciate keeping the light industry/Commercial out near the highway. I respect the use of the natural watershed to create paths and green spaces.	7/4/2022 2:40 PM
44	I hope Diamond Valley retains its small town feel and does not become a collection of disjointed suburbs.	7/3/2022 7:20 PM
45	Fits it great for growth, just do not blow hit (see reasons above). Mixed density with good retail and paved connectivity	7/3/2022 5:20 PM
46	I always questions new development	7/3/2022 4:58 PM
47	We don't have the water for a new community. We can't take more from the sheep river.	7/3/2022 4:41 PM
48	Nothing pro or con	7/3/2022 4:33 PM
49	N/A	7/3/2022 12:51 PM
50	Small town	7/3/2022 12:07 PM
51	It looks like a reasonable mix of different types of housing, with the commercial strip along the highway. We would expect to see trees planted at each home, and landscaping to soften the look of commercial properties.	7/3/2022 10:04 AM
52	Too much too fast. I.e Cochrane, Airdrie and Okotoks. Tens of thousands of cookie cutter homes. We do have potable water supply issues here already. These developments would never have been a consideration when BD bridge was washed out and TV bridge was washed out and TV residents only had one way in and one way out. You still had to drive through a river of water 3 feet deep to access TV.	7/3/2022 9:11 AM
53	New style housing does not match the aesthetic of the existing buildings	7/3/2022 9:03 AM
54	Just don't want bog box stores. If you need them, they are literally 15 minutes down the road in Okotoks.	7/2/2022 7:02 PM
55	Proposed development would destroy small town feel and community	7/2/2022 6:53 PM
56	There community is such a diverse mix of old and new.	7/2/2022 6:53 PM
57	This "new community" is still in speculation.	7/2/2022 6:53 PM



58	It will just take away from doing the work needed in the existing area, unless the developer(s) are going to take care of all required infrastructure necessary to operate all needs and not pass it off to the municipality.	7/2/2022 6:50 PM
59	Can judge without something to judge	7/2/2022 1:36 PM
60	It's nice to think of our town as small and close knit	7/2/2022 1:24 PM
61	Loses the small town feel.	7/2/2022 11:13 AM
62	Unique shopping, not the cookie cutter. Support local!	7/2/2022 7:58 AM
63	We don't need more conventional growth for the sake of growth. No one wants suburb communities like the city.	7/1/2022 5:55 PM
64	The town needs to diversify	7/1/2022 3:10 PM
65	Hoping to maintain a sense of community as it not easily connected	7/1/2022 12:19 PM
66	We don't know what the layout will be of the area.	7/1/2022 6:25 AM
67	We need to grow as a community and reduce our taxes	7/1/2022 5:26 AM
68	Affordable housing is practically nonexistent in the Foothills	6/30/2022 9:22 PM
69	See my other response... this town needs housing... affordable housing... not a new town built beside us. Providing new amenities and retail space is not going to be helpful for small local businesses, you are going to be inviting in large corporate companies that will compete and destroy local small business.	6/30/2022 7:34 PM
70	I don't believe that this is the type of growth that is wanted from residence. Diamond Valley should grow slowly with no large developments. New developed communities all look the same and if this goes through. It will RUIN the towns feel. There is NO need for this type of growth.	6/30/2022 5:11 PM
71	People come to Diamond Valley to live in a SMALL town. Another community is distasteful and unwanted.	6/30/2022 5:04 PM
72	Our town doesn't need anymore commercial development. Our small town will no longer be a small town and many people including my family will no longer see the benefits to stay.	6/30/2022 10:58 AM
73	Town is currently a mix of old and new, with the community grow there is a need for new housing and business development opportunities.	6/30/2022 9:03 AM
74	Would have to see more plans	6/30/2022 8:53 AM
75	Our area is growing. I think diverse housing and more park/trail space is important. Keep the country charm	6/30/2022 8:29 AM
76	Increased population, going to lose the towns culture and roots	6/30/2022 8:06 AM
77	It's a bit big	6/29/2022 10:20 PM
78	We really love the green space	6/29/2022 10:05 PM
79	There are many already areas in development. This will stress the current infrastructure, education, health. We are already stressing the small, privately owned businesses with the addition of chains/franchises.	6/29/2022 10:03 PM
80	Diamond Valley needs a new area for families to grow, most the houses have been occupied for 20years plus	6/29/2022 9:36 PM
81	Because Diamond Valley needs to expand. I love the small town feel but you can still have that while expanding. I don't think adding this development will take away from the true character of the community.	6/29/2022 9:17 PM
82	We need business new housing we need to expand and make Diamond Valley even more beautiful	6/29/2022 7:37 PM
83	It's too massive. What is the time frame for development?	6/29/2022 7:03 PM
84	We do not need to develop on agricultural land. Complete eye sore as you enter into Diamond Valley.	6/29/2022 5:09 PM
85	The proposal has lots of green space, which will hopefully include walkways around the wet/dry pond areas. Mountain views should be good too!	6/29/2022 4:21 PM
86	As I stated Diamond Valley needs to fix all of the roads first! Get priorities straight! I am embarrassed to have tourists drive in our town.	6/29/2022 3:44 PM



87	We are a small community that happens to be near larger centres. We don't want city life, chain stores, and high density living in our daily lives.	6/29/2022 2:37 PM
88	We need to grow but concerned about water	6/29/2022 2:03 PM
89	Takes away from the small town many residents who live here are here for	6/29/2022 1:07 PM
90	Want to keep the small town 6/29/2022 11:38 AM	6/29/2022 11:38 AM
91	Doesn't support small, old town	6/29/2022 11:22 AM
92	The significant increase on water demand, the highway is already very congested, the pushing out of local business, the increase in children attending the school between the homes being built and the school being finished if it ever got built.	6/29/2022 10:32 AM
93	Not sure what its going to look like	6/29/2022 10:18 AM
94	People move here for the small town lifestyle and individual building styles. Most people here love older heritage homes. If we wanted cramped, cookie cutter houses in a packed community, we would have stayed in Calgary.	6/29/2022 10:04 AM
95	It extends the town to the east rather than bridging the new Diamond Valley community to the west.	6/29/2022 10:04 AM
96	Growth and opportunities for the community	6/29/2022 10:01 AM
97	Stop urban sprawl. Leave the open areas open. There are plenty of empty office buildings in Calgary to be converted to housing and planned communities.	6/29/2022 9:45 AM
98	Do we have the water capacity for this new development?	6/29/2022 9:42 AM
99	I am concerned about availability of water, the sheep river is shrinking and I am concerned about water in future and with new growth the challenges will continue to grow	6/29/2022 8:51 AM
100	Character of Diamond Valley would be lost.	6/29/2022 7:49 AM
101	We literally have no idea what the area will Look like, it should flow for traffic and build in green spaces	6/29/2022 7:27 AM
102	No industrial keeps a residential appeal	6/29/2022 7:17 AM
103	If the buildings are tall it may block the best view of the mountains coming into town. If this buildings are built as bungalows with garage many people here would be very interested in houses. Myself and my family as well. A lot of people have dogs here so it needs to be yards and fences for dogs and Kids. An indoor rec centre would be great and withdraw Kids from Okotoks here to be at a smaller facility but I believe the traffic on that corner and the view of the mountains are very important but housing is also needed but not tall houses as it all ruined the view of the mountains	6/29/2022 6:47 AM
104	Ask the people who live here and want to keep our small town, small, quaint, and our own! NO more development!! Your ideas are NOT wanted here! Leave our space, leave our farmland alone, leave the little bit of water we have! We do NOT want this development here! Go to Calgary !!!	6/29/2022 6:26 AM
105	We need more development, activities for our youth and a diverse set of businesses so there are no longer any monopolies.	6/29/2022 5:22 AM
106	Because it's too big of a proposed development We don't have th water resources to support it It's going to make it so NO ONE wants to or can live here as there won't be any water for everyone's daily living. Why are there no environmental impact or water resources data or questions in your survey????	6/29/2022 12:20 AM
107	We don't want to double the footprint or get big box stores and more people/ traffic. We live out here to enjoy the quiet sleepy town feel as much as we can. This community would take that away	6/28/2022 11:54 PM
108	There is lots of available opportunities for development	6/28/2022 11:48 PM
109	Beuase BD is a rural small town that doesn't need expenditure.	6/28/2022 11:43 PM
110	Too much and feels separate from the town	6/28/2022 11:38 PM
111	I know alot of town people don't want to grow, a town that doesn't grow dies.. the property taxes need to come down which means it needs to add in additional housing and businesses. These same people complain theres no rentals here.	6/28/2022 9:59 PM
112	A natural progression to growth and moving in the right direction towards connecting Longview	6/28/2022 9:53 PM
113	Don't turn Diamond Valley into okotoks	6/28/2022 9:31 PM
114	-	6/28/2022 9:31 PM



115	Because the Town WAS unique. This will ruin it completely.	6/28/2022 9:28 PM
116	There are so many other areas of the town that could be finished development and the idea of throwing up a match stick housing like the did in the north of Okotoks will wreck the charm of our small town. We need to grow methodically and plan out the growth properly instead of developing where it is cheap and easy.	6/28/2022 8:54 PM
117	Diamond Valley just feels like a hub for Turner Valley to come onto for growth	6/28/2022 8:19 PM
118	A beautiful green space for wildlife to be stripped away with concrete. Then getting people squawking about wildlife.	6/28/2022 7:32 PM
119	Need more info	6/28/2022 7:16 PM
120	Terrible idea. Too much expansion too quick. Does not fit the small town vibe. Very disappointed.	6/28/2022 7:06 PM
121	I'm not excited for the town to get larger. I do think we have the water supply and we will lose the small town community the larger we get. We need to improve the infrastructure we have. Poorly maintained roads etc.	6/28/2022 6:55 PM
122	There is no need for more development and putting more pressure on the town's system.	6/28/2022 6:38 PM
123	There are better spots to build. It's clear this was cheap land and a developer pushed for it. Building in the middle of a quarter does not add character to this town.	6/28/2022 5:08 PM
124	Over development of the area. With that much additional housing, the small town stores will not be sufficient and will be lost to big box stores.	6/28/2022 3:33 PM
125	Nice balance for the town, as currently new development is only in the south west of our town	6/28/2022 3:00 PM
126	Diamond Valley is a character town with plenty of opportunity for redevelopment. There are already limited resources such as water that the area cannot afford to further stretch.	6/28/2022 2:26 PM
127	I don't like houses that have no space between them. Also car parking is an issue.	6/28/2022 12:49 PM
128	It's beside an older neighborhood with older homes and larger lots. I really like this aspect of our neighborhood and suspect the new neighborhood would be more of the larger homes on smaller yards creating as much more dense feel.	6/28/2022 12:47 PM
129	Lots of undeveloped lands between the proposed area and the existing development along 4 ave SE	6/28/2022 10:00 AM
130	I believe that Diamond Valley does need more opportunity for growth and the view is spectacular there. I worry about the availability of water and sewage as the need is already high. Adding more houses and businesses could put further strain on the already strained water system.	6/28/2022 9:00 AM
131	A town should continue to grow. Riverwood is nearing build out. The Kaiser land area is overpriced and seems to have stalled. I sincerely hope you included affordable housing for families and singles.	6/28/2022 8:47 AM
132	The towns small so pretty much anything will fit in OK depending on where you compare it to. The question seems redundant without way more details.	6/27/2022 6:44 PM
133	We like the town the way it is, and are loathe to have major changes to this town. We are concerned about the water supply and how that will be accommodated. We see the need for some change and don't want the town to die but we want to be cautious.	6/27/2022 12:46 PM
134	Growth is good, but not by large numbers. Moved from OKOTOKS to get away from hustle, crime & wanting the quietness of this beautiful town!	6/27/2022 12:18 PM
135	I don't want to see a Calgary or Okotoks subdivision. Houses too close, crappy landscaping ect. Developers want to slam as much as they can in a small area as possible to make money, then leave.	6/27/2022 12:00 PM
136	N/A	6/27/2022 11:40 AM
137	As costs increase, growing our own food is becoming increasingly important.	6/27/2022 10:41 AM
138	People have chosen to live in Diamond Valley because it is a small rural community not a community of subdivisions. Water restrictions already exist in Diamond Valley year around. This development would create an UNNECESSARY STRAIN ON WATER RESOURCES! Agricultural land should remain AGRICULTURAL! Residential Development creates added strain on community infrastructure such as roads, water, sewer, access to medical services, schools etc, thus increasing taxes on existing community residents. Increased traffic volume will create additional problems for pedestrian traffic. New subdivisions will change the current dynamics and culture of the community which attracted the current residents here. I have seen how Okotoks, Cochrane etc have been changed/destroyed as developers have unrestricted development of subdivisions, business and commercial development. THIS DEVELOPMENT SHOULD ABSOLUTELY BE STOPPED BEFORE IT IS STARTED!	6/26/2022 8:08 PM



139	As I said I cant answer whether it gits in if I don't know what "it" is	6/25/2022 10:03 PM
140	It is on farmland which is producing much needed food. It is too big and will alter the town's feel and increase its size by much too large an extent. Build within the existing footprint of the town, not on prime farmland.	6/25/2022 6:24 PM
141	Town infrastructure not capable of handling existing community. Sewer and water in particular and gravel streets need to be addressed	6/25/2022 11:09 AM
142	I know the need to grow and develop is important in a small town however maintaining the small town as a small town is important as well. If it keeps getting developed and growing soon it will no longer be a small town. We need more play spaces and walking areas surrounded by trees and nature	6/25/2022 12:12 AM
143	No modern and boring new developers, keep the charm	6/24/2022 10:00 PM
144	This sounds like a good mix of housing and shopping/services to support the new community and existing areas.	6/24/2022 8:17 PM
145	Not in congruence with the existing town, the increase seems too big to incorporate	6/24/2022 7:41 PM
146	We don't want you. We don't want Diamond Valley the instantly double in size. We live here because its small. Go develop the city.	6/24/2022 6:09 PM
147	Expansion for the sake of expansion is something planners do, but rarely do they give due consideration to answers submitted in surveys like this one.	6/24/2022 4:16 PM
148	Access to the are is with purpose, serious concerns with through t raffic and child safety, noise and pollution	6/24/2022 1:33 PM
149	The town needs growth, but in the appropriate ways	6/24/2022 11:45 AM
150	We do need more shopping opportunities and various housing.	6/24/2022 11:35 AM
151	It will take away the small town atmosphere	6/24/2022 7:45 AM
152	We have just been such a quiet neighborhood for so long and thats what we love.	6/24/2022 6:25 AM
153	Questions 10 and 11 are both unclear and disturbing.	6/24/2022 1:45 AM
154	Bare farmland does not have natural hills or mature trees and developers tend to make lots small and cookie cutter homes so we start looking like Okotoks or Calgary. Suburbia is not countrified. Strip malls are boring and ugly. A concept like McKenzie Town with a high street, brick homes like elgin area and a pond would add to the area to make it charming. Needs large mature trees planted, pathways paved, off leash dog park, sidewalks!!!!	6/23/2022 11:03 PM
155	This will be a concern for traffic and change our quiet little town	6/23/2022 10:10 PM
156	It looks like residential mainly, so it won't add much noise from traffic	6/23/2022 9:52 PM
157	People live in Diamond Valley because it's a small town. We LIKE that. We don't want it to double in size, regardless of the extra 'amenities' it could provide. Okotoks is less than 20 minutes away, we don't need another big town.	6/23/2022 5:58 PM
158	Overkill... uses too much land space	6/23/2022 5:54 PM
159	The people who live here live here because they love a small town feel. Your development will completely destroy this feel people have loved for many years.	6/23/2022 5:38 PM
160	Finish developing at the water tower area first. Many empty lots up there. Also, if our water situation can accommodate this community, then remove the restrictions now!	6/23/2022 3:17 PM
161	Going forward, our community will most likely be a mixture of growth. Housing: we have the older community, the newer estates community and this area will be our new growth residential (younger families/ mature and seniors facilities)/businesses to supplement growth needs? Recreation needs?	6/23/2022 1:03 PM
162	Not sure , need more info	6/23/2022 12:41 PM
163	Concerned that it will only provide more housing for those with money and not low income families	6/23/2022 12:24 PM
164	It's a large area that negatively impacts the agricultural use of the area, which is a huge part of the appeal of this area and why I moved here in the first place.	6/23/2022 12:21 PM
165	Unused land	6/23/2022 11:51 AM
167	The road was built with future growth in mind	6/23/2022 10:51 AM



168	If this area is being used commercially and industrially it will take away from the quaint charm of Diamond Valley. I also fear if we acquire more homes and residential areas it will make Diamond Valley more like Okotoks, which has completely lost its charm. Subdivisions are also harming the appeal of this town.	6/23/2022 10:23 AM
169	Small very friendly very safe community definitely no stress living here	6/23/2022 9:38 AM
170	Prefer both housing and commercial development.	6/23/2022 8:45 AM
171	Don't feel the information provided gives enough information to know what the new community will be like. Main concerns would be seeing an over commercialized and 'cookie cutter's style housing pop up that doesn't fit the current feel of the Diamond Valley area	6/23/2022 8:27 AM
172	We claim to be a town connected to nature and yet we are going to be doubling which then decreases farm land, increases traffic and emissions that comes with that. It stretches out the town instead of doing small additions of what the town currently needs instead of just building unneeded space. There are many ways for the town needs to utilize the current residential and commercial spaces before expanding. If people wanted to live in a town that was currently twice the size they would have moved to okotoks. They didn't because they wanted the small close knit feel which is now going to be snuffed out and urbanized. Does the town need some growth, yes but it is specific growth in small areas. Such as mature living and possibly a recreational center to help the health and fitness of residents and the children so we are raising a generation of healthy kids that have community connection and responsibility.	6/23/2022 8:19 AM
173	Urban sprawls are environmentally taxing	6/23/2022 8:18 AM
174	Don't like how much the town is growing	6/23/2022 8:01 AM
175	Diamond Valley doesn't need more cookie cutter houses built quickly and cheaply like what's happening in Okotoks.	6/23/2022 7:59 AM
176	Because I do not support this new development at all	6/23/2022 7:58 AM
177	Firstly, we already have major water restrictions through out the year - how is our current infrastructure going to support businesses and 7000+ more residents? Secondly, why 7000+ AND commercial. This does not sound 'slow and sustainable'	6/23/2022 7:56 AM
178	I don't want our town to grow. The bigger it gets the more problems there are. I moved here for the nature, wildlife, quiet. We have easy access to Okotoks and the city if we need anything. We do not need anymore shopping or industrial!!	6/23/2022 7:41 AM
179	Can't stop progress	6/23/2022 7:29 AM
180	High density housing is simply to get more people in the area. Will the peace officer/policing be increased proactively rather than reactively? Also roads on 144 st are Foothills County and increased traffic on that road will need more regular maintenance as it's a bus route.	6/23/2022 7:09 AM
181	N/A	6/23/2022 7:03 AM
182	We need to grow or we'll die	6/23/2022 6:53 AM
183	Because it's impossible to say how something will fit with what's around it until having more details	6/23/2022 6:50 AM
184	It is an isolated lump on the edge of town with limited access opportunities that may impact the quality of the small town experience for existing 4th Ave area residents. I don't want to live out my years having my currently quiet neighbourhood turned into a construction thoroughfare for the next 20 years!	6/23/2022 6:31 AM
185	Its too vague yet on what be built there. We need affordable housing	6/23/2022 6:17 AM
186	We don't have the capacity for any more residents; school and healthcare are overloaded and under funded	6/23/2022 6:14 AM
187	Part of the what makes BD great is it's small size and lack of businesses	6/23/2022 5:52 AM
188	If it stays small town feel, it would fit in okay. If it's full of retail than I may as well just have moved to Okotoks which I didn't want to do	6/23/2022 5:49 AM
189	It's a good idea to build pathways and trails	6/23/2022 5:13 AM
190	Provides high density affordable housing , more commercial and industrial space for our growing businesses, store front commercial and parks are large and compliment the area and town	6/23/2022 4:48 AM



191	There is a lot of open space that needs to be developed between Maplewood and the proposed development. Water seems to also be an issue. Is it sustainable if we are constantly on restrictions.	6/23/2022 1:57 AM
192	I do believe the town needs to grow, we need to increase our tax base to make living in BD more affordable for current and future tenants. As resident of 4ave SE I don't selfishly I don't want to a shopping mall near my house with traffic running through	6/23/2022 12:35 AM
193	Excited for new growth in the area!	6/22/2022 11:43 PM
194	Won't know till it's built	6/22/2022 11:27 PM
195	Other. I don't have enough information.	6/22/2022 11:16 PM
196	If you want a city then go live in the city. Don't come live in a small town and complain that it's a small town. I moved here to live in a small town and I drive to the city if I need to. I don't want my small town turned into a damn city	6/22/2022 11:14 PM
197	It just seems odd to almost double Diamond Valleys footprint	6/22/2022 11:12 PM
198	The area would be wonderful for housing, lake or green space. Putting retail would separate the current business district too much and be a detriment to the businesses on the west side of town	6/22/2022 11:06 PM
199	There is not enough detail here to give an informed opinion.	6/22/2022 10:52 PM
200	Diamond Valley doesn't need this!	6/22/2022 10:50 PM
201	Can't judge for sure with the vague description of the proposed development. Sounds promising	6/22/2022 10:49 PM
202	Its fine	6/22/2022 10:47 PM
203	It does not fit because it is too large of a development with "doubling the foot print of Diamond Valley" people live here because they want a small town NOT a city like Okotoks is becoming or Calgary etc. There is vacant lands within exiting town sites not being utilized both commercial and residential. Most importantly we DO NOT have the WATER resources to support this development NO ONE is going to move here if they find out how often we are on water restrictions which will be even more often with this size of a development or worse we end up in situation where we don't have enough water for basics year round	6/22/2022 10:46 PM
204	I hate when residential/farmlands areas become retail	6/22/2022 10:32 PM
205	Because I'm leery of Diamond Valley turning into an Okotoks	6/22/2022 10:28 PM
206	We need to grow as a town	6/22/2022 10:25 PM
207	What will the houses look like? Cookie cutter neighborhood with no character? Will it be small lots, with houses crammed together? Will there be ample yard space, what about a community garden?	6/22/2022 10:20 PM
208	The community is growing and it is time for more diversity to keep people shopping locally. I often have to head to okotoks for shopping and children's activities but would love the option to stay local. I also believe there needs to be more residential areas with options for different housing types.	6/22/2022 10:12 PM
209	Very large subdivision does not at all blend with the rest of the community	6/22/2022 10:04 PM
210	MDP, Area Structure Plan, and Land Use Bylaw all need to be completed by the incoming amalgamated Council	6/22/2022 9:48 PM
211	You are trying to build a community where the surrounding area is farm land	6/22/2022 9:36 PM
212	It's already by a residential area and people hate living next to an industrial area	6/22/2022 9:27 PM
213	Diamond valley is supposed to have a small town feel with unique business and a destination town for weekend visitors. This plan feels like okotoks 2.0	6/22/2022 9:08 PM
214	This area should have been considered some 10 years ago before the Riverwood development. It would have filled in the east area.	6/22/2022 9:07 PM
215	More housing and shopping fits into the growth we have seen in the past few years	6/22/2022 8:56 PM
216	Seems to be well planned with a good mix of commercial, high and low density housing	6/22/2022 8:55 PM
217	Because there are other areas in BD that have sat vacant for decades. When the land was annexed, town council said the other properties would need to be developed first. That this was looking into the far future. Apparently not.	6/22/2022 8:38 PM
218	Seems like Kaiser isn't fully developed so seems it would be disconnected with the rest of town	6/22/2022 8:25 PM



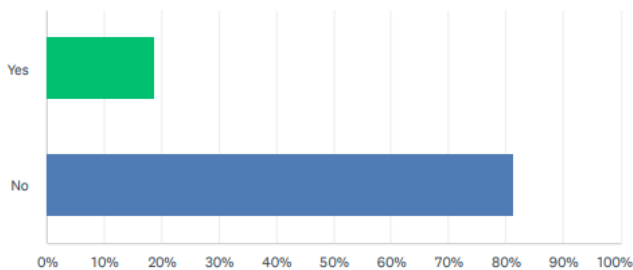
219	I live in Diamond Crescent. There is an empty lot to the North that has been vacant and should be developed before the east.	6/22/2022 8:23 PM
220	I have concerns about density, about this new community supplanting field, meadow and wetland habitat with yet another version of bland cookie-cutter North American neighbourhoods that produce more heat, noise and light.	6/22/2022 8:23 PM
221	Because it's ruining the charm our small town meets rural. And I do not want it literally in my backyard.	6/22/2022 8:20 PM
222	The town is fine the way it is. Don't need no growth until current infrastructure is fixed	6/22/2022 8:20 PM
223	Why do we need to have more population growth? How can we in the long run keep up with the water supply and demand? It is irresponsible and ridiculous to think that our community will last on what minimal natural resource (water) is here. We are on constant restrictions and can hardly keep up with what is used now.	6/22/2022 8:14 PM
224	The proposed development is quite large, does not break down exactly what will be included but we enjoy our quite neighbourhood now and do not wish for that to change	6/22/2022 8:02 PM
225	We like our small town ambiance and ease of access. We do not feel it is needed and it cannot be supported... Will affect water use for the farming community	6/22/2022 7:54 PM
226	We need our own water facility if this is to be developed. We are CONSTANTLY on water restrictions. We need the water station that was taken out by the flood, back.	6/22/2022 7:45 PM
227	If I'm not mistaken, there is a large vacant area south of Wood King. The proposed new development would effectively enclose this space. What's it going to be used for??	6/22/2022 7:33 PM
228	No opinion. Map lacks enough details to make a judgment.	6/22/2022 7:26 PM
229	See above	6/22/2022 7:24 PM
230	More info needed	6/22/2022 7:22 PM
231	We need diverse housing and along with it new business opportunities for local employment	6/22/2022 7:13 PM
232	We have a huge issue with affordable housing. Replicating what has been done/built in the last 20 years ie. Large single family homes making up the bulk of the neighbourhood is not the way forward. The issues with parking and access on non-grid roads are many. Smaller homes, duplexes, multi-family residences are what the future should hold. Developers need to figure out a way to make esthetically pleasing and cost effective, yet also lucrative for the developer builds. Stop with the mass produced, cookie cutter dwellings.	6/22/2022 7:03 PM
233	Wrong place to put it	6/22/2022 5:53 PM
234	Town house developments bring in too much community growth that the infrastructure of BD can not handle. The older sections of BD still have not been updated.	6/22/2022 5:36 PM
235	The town will have to grow since its located near very large centers.	6/22/2022 5:04 PM
236	There is no one to do the jobs available in the town now. People do not want to work when they're being handed money for sitting at home!!!	6/22/2022 4:56 PM
237	We do not need to lose any more agricultural land to houses and developments. Lawns and townhouses will not feed people. Farms feed people.	6/22/2022 4:47 PM
238	Diamond Valley has been growing for the past 30 years I've lived here. It is and will always be a great place to live. With new development it keeps jobs here in town and not the city. I'm a painting contractor and have worked in BD TV area for the 30 years I've lived here and would love to see new diversity getting built.	6/22/2022 4:35 PM
239	Do not want our community to grow beyond infrastructure, water concerns, traffic etc	6/22/2022 4:07 PM
240	Area is already a mix of commercial and residential	6/22/2022 4:00 PM
241	Need more information	6/22/2022 3:39 PM
242	New development brings new opportunities to our town	6/22/2022 3:20 PM
243	Town doesn't have enough water as it is	6/22/2022 2:58 PM
244	There is plenty of land surrounding Diamond Valley that would not disrupt existing home owners views, privacy, quietness, and lack of congestion. Going from open spaces to looking at town homes is not acceptable, and considerably decreases home values on Diamond Crescent and quality of life.	6/22/2022 2:56 PM



245	Our community needs to grow but with checks and balances to maintain our unique small town concept.	6/22/2022 2:28 PM
246	The economy is awful and just getting worse. Might not be the best time to be asking people to mortgage new homes or businesses	6/22/2022 2:24 PM
247	Can't stop progress but only manage it. I really don't know how a new development will keep up the small town feel and image though.	6/22/2022 2:09 PM
248	Just don't need more housing here	6/22/2022 1:49 PM
249	See answer above in #8 and 9	6/22/2022 1:43 PM
250	Because it is just property developers trying to capitalize on small community	6/22/2022 1:41 PM
251	Disappearing farm land is always an issue.	6/22/2022 1:34 PM
252	Depends on how it is built	6/22/2022 1:30 PM
253	I don't believe the water supply can support an entire new community. I don't want to lose our small town.	6/22/2022 1:28 PM
254	The provided information about the proposed new community is extremely vague and lacking	6/22/2022 1:24 PM
255	Too early	6/22/2022 12:24 PM
256	That land is not encumbered by legacy oil and gas infrastructure.	6/22/2022 10:24 AM
257	My experience with new developments is that they tend to run contrary to the existing character of a district, or in this case of an entire town. I fear the massive scale of this project, and the fact that the commercial/industrial element would apparently be the most visible from highway 7, would do nothing but make the approach to BD from the west indistinguishable from any other big box area.	6/15/2022 2:15 PM
258	Expansion to the east if ideal	6/15/2022 9:26 AM

Q12 Would you consider moving to this new community development?

Answered: 304 Skipped: 5

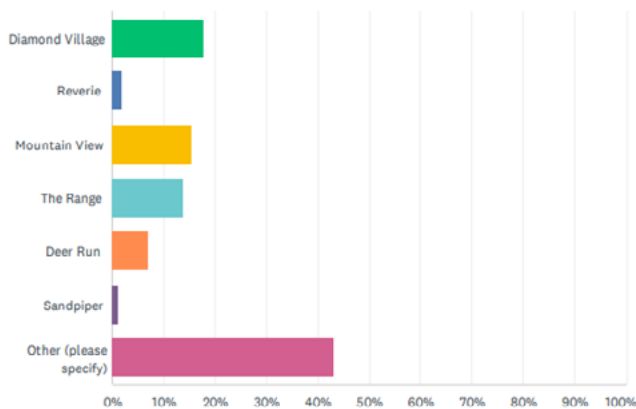


ANSWER CHOICES	RESPONSES	
Yes	18.75%	57
No	81.25%	247
Total Respondents	304	



Q13 If you were to name this community, what would you call it?

Answered: 281 Skipped: 28



ANSWER CHOICES	RESPONSES	
Diamond Village	17.79%	50
Colts Crossing	1.78%	5
Mountain View	15.30%	43
The Range	13.88%	39
Deer Run	7.12%	20
Sandpiper	1.07%	3
Other (please specify)	43.06%	121
Total Respondents		281

#	OTHER (PLEASE SPECIFY)	DATE
1	BUGGER OFF BACK TO CALGARY	7/19/2022 9:26 AM
2	Richie Mcrichface	7/14/2022 4:34 PM
3	No name at this time	7/13/2022 8:36 PM
4	Diamond Valley market, so the name is kept forever.	7/12/2022 11:13 PM
5	It needs to be strictly commercial and light industrial. We needs things like stores that residents can shop at that carry items like clothing, toys, household items, etc.. Besides retail stores, we need a decent hotel and we need office space.	7/12/2022 8:04 PM
6	Diamond Valley Destroyed	7/11/2022 10:58 PM
7	Schitts Creek	7/11/2022 11:59 AM
8	Angel Acres	7/8/2022 11:55 PM
9	I like Mountain View, but only if the new construction doesn't block the actual view.	7/8/2022 2:48 PM
10	Okotoks	7/8/2022 2:36 PM
11	I do not know	7/7/2022 11:55 PM
12	None of the above	7/7/2022 10:08 PM
13	Boycott	7/7/2022 3:25 PM
14	Nothing	7/7/2022 3:24 PM
15	None. The development should not be started.	7/7/2022 2:59 PM
16	I have no ideas	7/6/2022 8:43 PM
17	N/A	7/6/2022 8:17 AM
18	Not interested	7/5/2022 10:22 PM
19	Don't care	7/5/2022 9:14 PM
20	No name	7/5/2022 6:31 PM
21	Outlook Acres	7/5/2022 6:19 PM
22	Diamond Heights	7/5/2022 3:07 PM



23	Diamond Village, well it isn't a village so No, Reveria, that is a city name already, mountain view, not likely any views with the density of new communities so No and Deer Run is confusing also in the city and sandpiper not a good fit perhaps the Range or name the community after the homestead that was originally there. Keep the history of the area.	7/5/2022 12:56 PM
24	The Meadows	7/3/2022 5:20 PM
25	Rangeland Vista	7/3/2022 4:58 PM
26	This is a bad idea.	7/3/2022 4:41 PM
27	We don't need it	7/3/2022 12:07 PM
28	Indifferent	7/3/2022 10:04 AM
29	None	7/3/2022 9:11 AM
30	Cancel the program	7/2/2022 6:53 PM
31	Turner Valley East	7/2/2022 6:53 PM
32	Too premature for a name.	7/2/2022 6:53 PM
33	Not applicable	7/2/2022 6:50 PM
34	Hilltop	7/2/2022 1:24 PM
35	Lost crop land	7/2/2022 11:13 AM
36	Yuppy Hole	7/1/2022 5:55 PM
37	Maybe engage the indigenous community	7/1/2022 12:19 PM
38	Eastern Estates	6/30/2022 9:25 PM
39	Bad idea town or idiot ville	6/30/2022 7:34 PM
40	Don't build it	6/30/2022 5:11 PM
41	N/A	6/30/2022 5:04 PM
42	The City of Calgary	6/30/2022 10:58 AM
43	No opinion	6/30/2022 9:03 AM
44	-	6/29/2022 10:03 PM
45	Eeeeeeee	6/29/2022 7:03 PM
46	N/A	6/29/2022 3:44 PM
47	I'm not in favour of this new development	6/29/2022 1:07 PM
48	Intrusion Acres	6/29/2022 11:22 AM
49	The list above is the laziest list of names conceived. Try something that doesn't already exist in Calgary and Okotoks.	6/29/2022 10:32 AM
50	Dumpster Fire	6/29/2022 10:04 AM
51	Nightmare	6/29/2022 9:45 AM
52	Farmland	6/29/2022 7:49 AM
53	Village sounds like an old persons home , Ranch or range sounds good	6/29/2022 7:27 AM
54	What happened to Diamond Valley... Here goes the ongoing dispute between the supposedly one town	6/29/2022 7:17 AM
55	Nothing!	6/29/2022 6:26 AM
56	Not giving it a name as should not be developed as we DO NOT have the WATER Resources to support it. Going to make it so we all lose value in our properties bc we are going to run out of water.	6/29/2022 12:20 AM
57	The community no one wanted	6/28/2022 11:54 PM
58	Sheep river	6/28/2022 11:48 PM
59	The end of Diamond Valley	6/28/2022 9:31 PM
60	NOTHING COS WE DON'T WANT IT	6/28/2022 9:28 PM
61	Small town wrecker	6/28/2022 8:54 PM



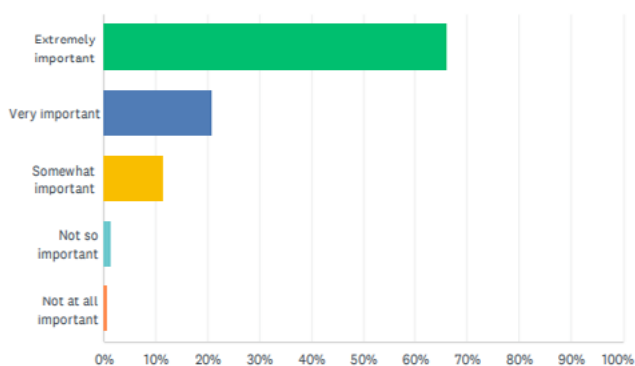
62	Diamond Valley but keep the town names the same.	6/28/2022 8:19 PM
63	Diamond Heights	6/28/2022 6:55 PM
64	Poorly planned	6/28/2022 5:08 PM
65	The reason I left the area.	6/28/2022 2:26 PM
66	Eagle Landing	6/28/2022 9:00 AM
67	No comment, names are gimmicks to get people to move in.	6/27/2022 12:00 PM
68	No answer.	6/27/2022 10:41 AM
69	None of these	6/26/2022 9:26 PM
70	No name as it should not be created/developed!	6/26/2022 8:08 PM
71	I hope it will not go ahead so do not need to name it	6/25/2022 6:24 PM
72	Unpleasant	6/25/2022 11:09 AM
73	No opinion	6/24/2022 8:17 PM
74	Deer Run? That's the name of a shy neighbourhood in Calgary! Not a chance! How about NeverNeverLand. No new neighbourhood	6/24/2022 6:09 PM
75	Deer Run is the worst because with the increased traffic we will not have any deer left. Maybe call it Deer Run Over or No Deer or No Meadowlarks. Most appropriately call it: Developers Win	6/24/2022 1:45 AM
76	Wildlands no to Mountain view as that is the name of a seniors lodge, no to Deer run or Riveria as those are names in Calgary, Diamond Village doesn't represent an area in a tow, it isn't a village,. Perhaps Ranchlands	6/23/2022 11:03 PM
77	Okotoks 2.0	6/23/2022 5:58 PM
78	Okotoks JR	6/23/2022 5:38 PM
79	Diamond Valley	6/23/2022 3:17 PM
80	The Ripoff	6/23/2022 11:04 AM
81	Really don't want a new community	6/23/2022 9:38 AM
82	Thomlainsen Ranch, like Phoenix ... Dobson Ranch	6/23/2022 9:00 AM
83	Diamond Valley (no special name required)	6/23/2022 8:45 AM
84	Elk meadow	6/23/2022 8:20 AM
85	Nothing because it shouldn't be built	6/23/2022 8:19 AM
86	I would call it unwanted neighborhood	6/23/2022 7:58 AM
87	Stop	6/23/2022 7:56 AM
88	No opinion	6/23/2022 7:37 AM
89	Swampville, overland flooding village	6/23/2022 6:31 AM
90	Don't have anything right now.	6/23/2022 6:17 AM
91	Citidiot View	6/23/2022 6:14 AM
92	Rockyview, Whisper Ridge, The Meadowlands	6/23/2022 4:48 AM
93	Cart before the horse. Water and needs to be considered	6/23/2022 1:57 AM
94	The view	6/23/2022 12:35 AM
95	Don't care	6/22/2022 11:27 PM
96	Stupid	6/22/2022 11:14 PM
97	Dairy Queen Heights	6/22/2022 11:03 PM
98	Why does it need a name?	6/22/2022 10:52 PM
99	No opinion	6/22/2022 10:49 PM
100	None of the above should be no development of this size in that area	6/22/2022 10:46 PM
101	Maybe not a name of a community in neighbouring towns of Calgary and Okotoks	6/22/2022 10:32 PM



102	Reflect pioneer or indigenous history	6/22/2022 10:21 PM
103	I actually had always thought Mountain View would be perfect. But I like anything nature inspired, such as Timber Valley, Pine Run. Or keeping in sync with other communities already; something like Saddlewood.	6/22/2022 10:12 PM
104	Greed	6/22/2022 9:36 PM
105	Okotoks	6/22/2022 9:08 PM
106	I understand it is going to called Revrrie	6/22/2022 9:07 PM
107	Savannah Sparrow, after the species that currently live in these fields	6/22/2022 8:23 PM
108	Way Of Life Ruining	6/22/2022 8:20 PM
109	Only for the rich.	6/22/2022 8:14 PM
110	Uncertain	6/22/2022 8:02 PM
111	None of the above keep Diamond Valley a small community	6/22/2022 7:54 PM
112	It should not exist	6/22/2022 7:24 PM
113	There's so many Diamond Valley type things already. We're in Treaty 7 land.	6/22/2022 7:22 PM
114	These are all terrible. We have a Valley Ridge in town. What even is a valley ridge? Go with a precious gem theme but ditch the diamond. So overdone	6/22/2022 7:03 PM
115	Horrorville	6/22/2022 5:53 PM
116	Doesn't matter	6/22/2022 5:04 PM
117	Greedy Acres	6/22/2022 4:47 PM
118	View killer	6/22/2022 2:56 PM
119	I don't want this community	6/22/2022 1:43 PM
120	Nothing	6/22/2022 1:41 PM
121	NoAnswerDueToLackOfUsefulInformationProvided	6/22/2022 1:24 PM

Q14 How important are parks, trails, and open space to you?

Answered: 306 Skipped: 3

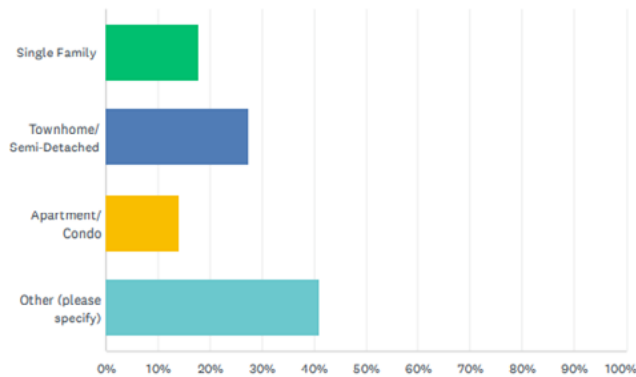


ANSWER CHOICES	RESPONSES	
Extremely important	66.01%	202
Very important	20.59%	63
Somewhat important	11.44%	35
Not so important	1.31%	4
Not at all important	0.65%	2
Total Respondents	306	



Q15 What type of housing options are missing in Diamond Valley?

Answered: 300 Skipped: 9



ANSWER CHOICES	RESPONSES
Single Family	17.67% 53
Townhome/ Semi-Detached	27.33% 82
Apartment/ Condo	14.00% 42
Other (please specify)	41.00% 123
Total Respondents	300

#	OTHER (PLEASE SPECIFY)	DATE
1	None	7/19/2022 9:52 AM
2	NONE YOU ARE DRIVING THE WILDLIFE OUT GO AWAY	7/19/2022 9:26 AM
3	None I think there is a good selection of all	7/15/2022 4:39 PM
4	Contractor lots. .5 to .75 to 1.0 acre	7/12/2022 11:13 PM
5	Natural habitats for wildlife	7/11/2022 10:58 PM
6	Low cost rentals	7/11/2022 11:59 AM
7	Low cost housing	7/9/2022 7:08 PM
8	Affordable family homes	7/9/2022 3:28 PM
9	No idea	7/7/2022 11:55 PM
10	None are missing	7/7/2022 10:08 PM
11	Housing for seniors	7/7/2022 8:46 PM
12	None	7/7/2022 3:25 PM
13	None	7/7/2022 3:24 PM
14	Dictating the type of housing types should be a function of the market not a bureaucrat's choice	7/7/2022 2:59 PM
15	Seniors assisted living	7/7/2022 1:02 PM
16	Tastefully done	7/6/2022 8:43 PM
17	Low income housing especially for seniors	7/6/2022 4:19 PM
18	All of these and rental options.	7/6/2022 9:54 AM
19	All types seem to be already available	7/6/2022 8:17 AM
20	Mobility housing bungalows one floor	7/6/2022 8:05 AM
21	None	7/6/2022 8:05 AM
22	Not needed	7/5/2022 6:31 PM
23	Affordable, starter homes.	7/5/2022 6:19 PM
24	None of these are missing, but some are in short supply	7/3/2022 7:20 PM
25	Affordable single family dwellings	7/3/2022 4:58 PM
26	Sustainable housing	7/3/2022 4:41 PM



27	Net zero, solar-powered, geothermal heated	7/3/2022 10:04 AM
28	We already have enough housing to keep our community running	7/3/2022 9:11 AM
29	None	7/2/2022 6:53 PM
30	Low income	7/2/2022 6:53 PM
31	None	7/2/2022 6:53 PM
32	Low income housing	7/2/2022 6:50 PM
33	None to my knowledge	7/2/2022 11:13 AM
34	None	7/1/2022 5:55 PM
35	Affordable and rental properties	7/1/2022 6:25 AM
36	Social housing	6/30/2022 9:25 PM
37	Affordable and all of the above	6/30/2022 9:22 PM
38	Affordable family housing	6/30/2022 7:34 PM
39	We do NOT need apartments or townhouses. Large lots are the only thing that matter	6/30/2022 5:11 PM
40	We love our large lots and that it doesn't look like a city community which is not attractive	6/30/2022 5:04 PM
41	Farmland	6/30/2022 10:58 AM
42	All	6/30/2022 9:03 AM
43	Senior friendly, single level with level entry and no basement	6/29/2022 10:20 PM
44	-	6/29/2022 10:03 PM
45	Senior housing with no barriers	6/29/2022 3:44 PM
46	Large lots. Mine is 100 x 110 and that's not something new developments are offering.	6/29/2022 1:07 PM
47	Seniors	6/29/2022 11:22 AM
48	None of the above.	6/29/2022 10:32 AM
49	Densification of current empty lots in both Diamond Valley and Turner Valley. Build Multi-unit homes on the empty lots we already have before you build an entirely new community.	6/29/2022 10:04 AM
50	All of the above	6/29/2022 10:04 AM
51	Refurbished existing buildings. And Please. Diamond Valley!	6/29/2022 9:45 AM
52	Low come and housing for our younger community members	6/29/2022 8:51 AM
53	Nothing!	6/29/2022 6:26 AM
54	Nothing is missing we are just the right size now, with vacant stores fronts etc... Don't need new subdivisions that doubles footprint	6/29/2022 12:20 AM
55	Rental	6/28/2022 11:48 PM
56	None	6/28/2022 11:43 PM
57	Small estates	6/28/2022 9:53 PM
58	It's a small town that doesn't need to keep growing	6/28/2022 9:31 PM
59	NOTHING. TOO MANY HOUSE HERE	6/28/2022 9:28 PM
60	Nothing	6/28/2022 3:33 PM
61	Updated existing infrastructure	6/28/2022 2:26 PM
62	Some townhomes etc is missing but I am also concerned about overcrowding and unkempt properties with no enforced rules about trailer parking etc	6/28/2022 12:49 PM
63	Rentals of all sizes and types.	6/28/2022 8:47 AM
64	All of the above! Plus low income housing for seniors	6/27/2022 12:18 PM
65	N/A	6/27/2022 11:40 AM
66	Low-cost options, for seniors and low-wage earners. Options for seniors to be able to function as they age.	6/27/2022 10:41 AM



67	Current housing is adequate. Empty lots abandoned houses already exist that should be developed first!	6/26/2022 8:08 PM
68	Purpose built rental	6/25/2022 10:03 PM
69	I think it already has a very good blend of housing options	6/25/2022 6:24 PM
70	Senior	6/25/2022 11:09 AM
71	Interesting and well thought out homes with superior landscaping and attractive creative looking. No chicken coop hosing jammed	6/24/2022 10:00 PM
72	None	6/24/2022 6:09 PM
73	Not sure options are missing	6/24/2022 4:16 PM
74	All housing should be built to last. Calgary and even Okotoks are abandoned by developers who create developments that are so poorly built they look like slums in 10 or 15 years. The fences surrounding many developments become an eyesore. Developers develop and depart - some leave well built homes, fencing and green spaces - most don't.	6/24/2022 1:45 AM
75	Again, we don't need to increase the size of the town	6/23/2022 5:58 PM
76	Nothing is missing	6/23/2022 5:38 PM
77	None that I need	6/23/2022 3:17 PM
78	More seniors housing/long term care facilities. My daughter is an LPN and has worked both in the city and rural. She felt those in the rural got better compassionate care than those in the city. She worked at a luxury facility and said the care was much better in Diamond Valley - it has to do with the employees who enjoy working in small communities.	6/23/2022 1:03 PM
79	Don't know	6/23/2022 12:21 PM
80	Senior apartments	6/23/2022 11:51 AM
81	Seniors/mature living and low income housing	6/23/2022 10:23 AM
82	We have enough thanks	6/23/2022 9:38 AM
83	An RV park with interesting facilities to use	6/23/2022 9:00 AM
84	Mature living. Current condo facility isn't fully occupied and townhomes do not fit into the community style for this area.	6/23/2022 8:27 AM
85	Mature housing for seniors so that over the years their housing becomes accessible to young families.	6/23/2022 8:19 AM
86	Would be very interested in a villa with ability to have a fenced yard and hot tub. Would look at downsizing to an option like this	6/23/2022 8:01 AM
87	Seniors lodging	6/23/2022 7:56 AM
89	All of the above. We need affordable housing for all ages.	6/23/2022 6:17 AM
90	Don't know	6/22/2022 11:27 PM
91	None	6/22/2022 11:14 PM
92	Apartment/condos with no age restrictions	6/22/2022 11:12 PM
93	Lake community	6/22/2022 11:06 PM
94	Affordable	6/22/2022 10:52 PM
95	None we have a good balance, maybe some assisted living centres that's it	6/22/2022 10:46 PM
96	Affordable housing and assisted living	6/22/2022 10:44 PM
97	Townhomes for people that are not over 55. Why do we not cater to a younger demographic or those starting out?	6/22/2022 10:32 PM
98	Single family affordable housing	6/22/2022 10:21 PM
99	Affordable single family and townhomes	6/22/2022 10:12 PM
100	There are tons of houses in Diamond Valley and turner valley that already exists.	6/22/2022 9:36 PM
101	Single family with double lot yard sizes	6/22/2022 9:27 PM

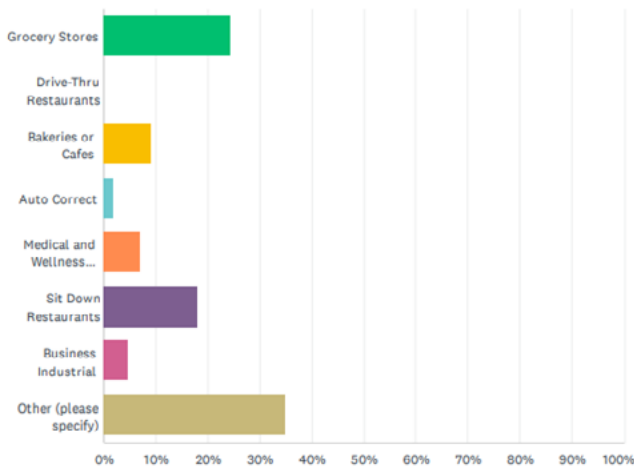


102	Condos that are not 50+.the town is a senior paradise, probably should keep some land to build a cemetery	6/22/2022 9:08 PM
103	Attainable housing	6/22/2022 9:07 PM
104	Over 50	6/22/2022 8:25 PM
105	Small single-family homes under 1000 sq ft	6/22/2022 8:23 PM
106	Senior living	6/22/2022 8:14 PM
107	Uncertain but prefer single family homes	6/22/2022 8:02 PM
108	None there is sufficient for our community...we do not need more as there is already large housing options in Okotoks	6/22/2022 7:54 PM
109	Housing for seniors	6/22/2022 7:36 PM
110	Those close to the town's existing central business district	6/22/2022 7:24 PM
111	Affordable housing	6/22/2022 7:22 PM
112	Low cost housing	6/22/2022 5:53 PM
113	Seniors long term care	6/22/2022 4:47 PM
114	Garden communities - senior or young singles, starter homes	6/22/2022 3:39 PM
115	Low cost and affordable housing	6/22/2022 2:24 PM
116	Low income - AFFORDABLE housing - NOT TRACK houses!!	6/22/2022 2:09 PM
117	None	6/22/2022 1:49 PM
118	Assisted living	6/22/2022 1:41 PM
119	Rentals	6/22/2022 1:30 PM
120	Unknown	6/22/2022 1:24 PM
121	Rentals	6/22/2022 1:16 PM
122	Seniors or assisted living	6/22/2022 10:24 AM
123	All of the above are in short supply, as far as I know	6/15/2022 2:15 PM



Q16 What businesses or services would you like to see in town?

Answered: 295 Skipped: 14



ANSWER CHOICES	RESPONSES
Grocery Stores	24.41% 72
Drive-Thru Restaurants	0.00% 0
Bakeries or Cafes	9.15% 27
Auto Correct	1.69% 5
Medical and Wellness Services	7.12% 21
Sit Down Restaurants	17.97% 53
Business Industrial	4.75% 14
Other (please specify)	34.92% 103
Total Respondents	295

#	OTHER (PLEASE SPECIFY)	DATE
1	WE ARE 10 MINS FROM OKOTOKS WE HAVE ALL WE NEED GO AWAY	7/19/2022 9:26 AM
2	Bowling lanes. Indoor swimming	7/14/2022 4:34 PM
3	We have all the services we need currently	7/13/2022 8:36 PM
4	Pubs with great food for 40 year olds. Run by locals. Grocery stores with focus on local meat, produce, and fast turnaround times at market. Fast paced rural market, busy	7/12/2022 11:13 PM
5	I like the existing offerings	7/11/2022 10:58 PM
6	None of these	7/11/2022 11:59 AM
7	Sit down restaurants. Another grocery store that has more variety and is not as expensive, unique boutiques, increased art classes, indoor swimming pool and recreation center, offerings of different international foods for sit down and take out, less liquor and cannabis stores, no restaurant chains	7/10/2022 10:27 AM
8	None of these are needed	7/8/2022 2:36 PM
9	Do not know	7/7/2022 11:55 PM
10	Already have all of the above	7/7/2022 10:08 PM
11	a gym or rec centre	7/7/2022 7:59 PM
12	None	7/7/2022 3:24 PM
13	All of these business exist today in town and the market determines the need and viability of a business.	7/7/2022 2:59 PM
14	Nothing	7/5/2022 10:22 PM
15	No more franchises. They are destroying a of the mom and pop shops.	7/3/2022 4:41 PM
16	As stated before, indoor pool is all we need. We have an excellent grocery store, Pharmacies and a Hospital. Also many other shops.	7/3/2022 9:11 AM
17	None	7/2/2022 6:53 PM
18	Already have businesses. With an A&W and Dairy Queen taking away from the charm of Diamond Valley and killing local cafe's and ice cream parlours we see the big city corporate/chain businesses eroding what's beautiful about Diamond Valley.	7/2/2022 6:50 PM
19	Light commercial... like banks	7/2/2022 1:36 PM



20	I think we have a good variety now	7/2/2022 1:24 PM
21	Dollarama or similar store	6/30/2022 10:59 PM
22	All of the above are in town now	6/30/2022 9:25 PM
23	Diamond Valley already offers all of these run predominantly by locals	6/30/2022 7:34 PM
24	Small independent business	6/30/2022 5:11 PM
25	We have all those. Why would we need more?	6/30/2022 5:04 PM
26	None we already have everything we need	6/30/2022 10:58 AM
27	Most but no more drive-thru restaurants	6/30/2022 9:03 AM
28	Support the current businesses	6/29/2022 10:03 PM
29	Dollar store	6/29/2022 9:36 PM
30	Variety store	6/29/2022 3:44 PM
31	Unique, locally-owned businesses	6/29/2022 2:37 PM
32	Healthy options like chopped leaf, booster juice or specialty restaurants	6/29/2022 2:03 PM
33	Small business, unique products	6/29/2022 11:22 AM
34	None of the above	6/29/2022 10:32 AM
35	Everything you listed above, we already have in town. Why would we need more? It would compete with already established family-owned business.	6/29/2022 10:04 AM
36	Mom and Pop stores; definitely not chains, box stores, or malls	6/29/2022 9:45 AM
37	No more!	6/29/2022 6:26 AM
38	None unless they utilize existing and vacant commercial spaces in Diamond Valley and Turner Valley	6/29/2022 12:20 AM
39	None	6/28/2022 11:43 PM
40	Family friendly sit down restaurants	6/28/2022 9:59 PM
41	Less chains, we have everything else	6/28/2022 9:31 PM
42	Auto correct??	6/28/2022 9:28 PM
43	None	6/28/2022 8:54 PM
44	None. It's just fine the way it is.	6/28/2022 6:38 PM
45	None in this new area	6/28/2022 5:08 PM
46	Whatever the local residents feel the community will benefit from. There has been no direction from the town on what is allowed to open. Anything from your list above will put an already existing family business out of business.	6/28/2022 3:33 PM
47	It is all here already	6/28/2022 2:26 PM
48	Department store, dollar store, Grocery and Gas	6/28/2022 9:00 AM
49	More small businesses. No chains, especially big box stores. I love going into a business that the owner greets me by name.	6/28/2022 8:47 AM
50	No box stores of the like such as pet value, pizza hut ect...	6/27/2022 12:00 PM
51	\$1 store	6/27/2022 11:40 AM
52	I think we have enough of these categories. Perhaps more recreation facilities, like a theatre or bowling alley	6/27/2022 10:41 AM
53	Cafe workspace, indoor rec for kids and adults, theatre, bowling, trampoline centre, gymnasium, etc	6/26/2022 9:26 PM
54	Adequate businesses already in place	6/26/2022 8:08 PM
55	Corner store, Dollar store, clothing	6/25/2022 10:03 PM
56	It already has all it needs	6/25/2022 6:24 PM
57	No chain restaurants, no fast food chains, no chain stores	6/25/2022 11:09 AM
58	Dollar stores would honestly be perfect for Diamond Valley	6/25/2022 12:12 AM



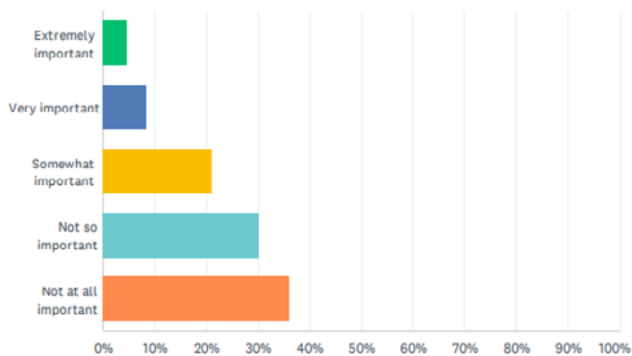
59	Sit down restaurants as well as cafes. Another grocery store would be great.	6/24/2022 8:17 PM
60	I am satisfied	6/24/2022 7:41 PM
61	None! We have what we need!	6/24/2022 6:09 PM
62	Undecided	6/24/2022 1:33 PM
63	Book stores	6/24/2022 4:13 AM
64	Another absurd question. We have everything we need until YOU bring in a while new community - you will create what makes you the most money and That is your motivation and your prerogative- because you come, you build, you do whatever you can to make the most financial success for Your investors - and you go! All 'our' answers are pathetically irrelevant.	6/24/2022 1:45 AM
65	No to industrial we already have that and any more spaces. Big No to Fast food we have enough, quaint coffee tea house and quality sit down restaurants for fine dining and family. Medical services would be great. We have an amazing grocery store do not need another. Not sure what you mean by auto correct. A decent community hall would be good. No more pizza joints or liquor stores or pot stores, put restrictions on what businesses can open.	6/23/2022 11:03 PM
66	I think we have everything we need already. Adding more businesses is only going to harm the existing ones	6/23/2022 5:58 PM
67	Businesses are already having a tough time. It's really not up to you or me, it's up to business owners that think their idea will work.	6/23/2022 3:17 PM
68	Nothing that will take away or compete with our local retail, grocery and dining businesses.	6/23/2022 10:23 AM
69	I think we have enough for our small community and to keep it small	6/23/2022 9:38 AM
70	We have the perfect amount of fast food. AG foods is the perfect size for our small town. How about we work on the current businesses since there have been 6 bakery owners in the downtown building that have closed since we moved here and most other business are struggling as is.	6/23/2022 8:19 AM
71	Indoor playground for kids	6/23/2022 7:59 AM
72	Nothing	6/23/2022 7:56 AM
73	No more, we have what we need	6/23/2022 7:41 AM
74	Dollar store, mixed goods. Not Walmart	6/23/2022 7:37 AM
75	Indoor recreation areas	6/23/2022 6:50 AM
76	Could definitely have more auto corrects! Seriously though, light industrial/ non office based business space msg be useful to add to the plethora of empty commercial space in Diamond Valley	6/23/2022 1:57 AM
77	None	6/23/2022 5:52 AM
78	Don't know what is sustainable. Okotoks is easy access. However, revenue is important for the community	6/23/2022 1:57 AM
79	Recreation facility	6/23/2022 12:35 AM
80	Gym	6/22/2022 11:16 PM
81	None	6/22/2022 11:14 PM
82	.	6/22/2022 11:06 PM
83	In this new neighborhood, no businesses	6/22/2022 10:52 PM
84	Don't care. I go to Okotoks if it's not here	6/22/2022 10:44 PM
85	Galleries, art supply store	6/22/2022 10:20 PM
86	Grocery option, indoor recreation facilities, dollarstore, theatre or better yet a drive-thru	6/22/2022 10:12 PM
87	We already have many businesses in town	6/22/2022 9:36 PM
88	A pub	6/22/2022 8:23 PM
89	We already have these types of businesses	6/22/2022 8:20 PM
90	None	6/22/2022 8:20 PM
91	Assisted senior living	6/22/2022 8:14 PM



92	Not industrial business by residential housing	6/22/2022 8:02 PM
93	None we already have enough	6/22/2022 7:54 PM
94	None on your area	6/22/2022 7:24 PM
95	We already have these	6/22/2022 4:47 PM
96	None, not interested. Happy with what's here	6/22/2022 4:07 PM
97	Nothing, I'm perfectly happy with what we have	6/22/2022 2:09 PM
98	None	6/22/2022 1:49 PM
99	Day-home	6/22/2022 1:41 PM
100	Anything that pays tax to the town and take pressure off residential tax payers	6/22/2022 1:34 PM
101	This is a poorly constructed survey	6/22/2022 1:24 PM
102	Mens clothing	6/22/2022 1:24 PM
103	I would be happiest to see BD not allow more major chain franchises	6/15/2022 2:15 PM

Q17 How important is a new school to you?

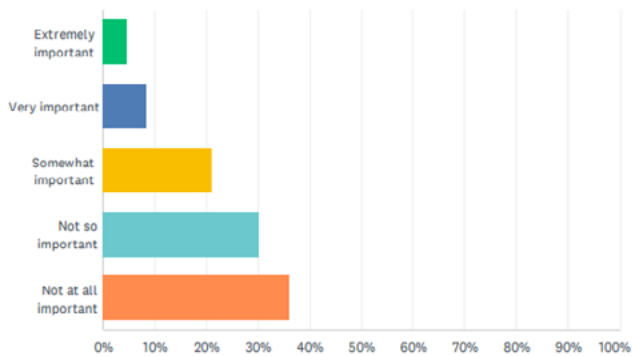
Answered: 303 Skipped: 6



ANSWER CHOICES	RESPONSES	
Extremely important	4.62%	14
Very important	8.25%	25
Somewhat important	21.12%	64
Not so important	30.03%	91
Not at all important	35.97%	109
Total		303

Q18 How long do you see yourself living in Diamond Valley?

Answered: 301 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than 5 years	2.33%	7
5-10 years	10.30%	31
10-20 years	22.59%	68
I do not plan to move and will stay in Diamond Valley	57.14%	172
Not applicable to me	7.64%	23
Total		301



Q19. Please share any additional thoughts that were not captured in this survey.

Answered: 183 Skipped: 126

#	OTHER (PLEASE SPECIFY)	DATE
1	Solve the water problems and pave our streets first	7/19/2022 9:52 AM
2	GO BUILD IN CALGARY WE DO NOT WANT ANOTHER AREA OF HOUSING IN Diamond Valley GO AWAY	7/19/2022 9:26 AM
3	There are enough amenities in Okotoks. Not interested in doubling our population. Thank you.	7/13/2022 8:36 PM
4	Lots of connectivity! Reduce the stress on highways through town, but try to encourage through traffic through historic town main intersection. Do not wreck the downtown and build crappy stucco boxes. Add some mountain elements. There are skilled trades all throughout the area who do timber. Look by Tim Hortons.	7/12/2022 11:13 PM
5	Pave the existing streets in town before investing in infrastructure for a new development!!! And STOP with the pathways enough already!!!! Lets get some retail stores that residents can actually shop at (not for tourists)!!!! Use your brains and stop wasting land on more single family houses!! Enough already!! Use some common sense!!	7/12/2022 8:04 PM
6	The area around Diamond Valley should remain untouched and pristine. There are other options if people want to live in a town or city with all the amenities. Please leave this small country town alone.	7/11/2022 10:58 PM
7	I am horrified that our town is destroying a valuable riparian area that is presently used by students from K-12. An example of people who do not belong to the community do not respect the past uses of green space. Absolutely ridiculous to destroy this area for a biking event in 2023. This really shows how little they respect our priorities.	7/11/2022 11:59 AM
8	Wonderful place to live	7/10/2022 10:27 AM
9	Lobby the town to change the Land Use Bylaw to mandate residential building roof orientations that enable enough solar panel installation to make homes electrically neutral.	7/9/2022 7:08 PM
10	Would like to thank the gentleman who is behind this project and find it so important and considerate that requesting this survey and input of the community very commendable	7/8/2022 11:55 PM
11	I would support just about anything that would take some of the pressure off of the downtown area. Traffic is horrible here in during the summer months due to all the passing through traffic as well as the tourist shopping. It's a great place to live but most of the businesses here are designed to attract tourist shoppers. Outside of liquor stores and pharmacies, there are not enough shops that provide what locals need. We all end up having to go to Okotoks to get clothing, furniture, housewares and affordable groceries.	7/8/2022 2:48 PM
12	This survey is a waste of time. The council will do what it wants. They just want to be able to say they consulted with the residents. Period. Example, we voted against amalgamation and they amalgamated any way. This survey means nothing.	7/8/2022 2:36 PM
13	Water and sewage costs to much taxes are to high	7/8/2022 9:56 AM
14	Your questions on what type of businesses are needed should have had the option to choose more than one. There are many businesses needed in Diamond Valley so that people don't have to drive to Calgary	7/8/2022 8:09 AM
15	We always have water restrictions. Is there a plan to obtain more water for this developments demands	7/7/2022 11:55 PM
16	Don't develop	7/7/2022 3:25 PM
17	Please do not ruin the good thing that is Diamond Valley. Calgary and Okotoks are 15-30 mins away we don't need city shopping and to become this big town with massive residential areas when those cities are so close	7/7/2022 3:24 PM
18	Like most of the town's surveys lately, this is just a self serving and geared to support decisions already made	7/7/2022 2:59 PM
19	Construction traffic should not be routed along 4th avenue, but access the community from the highway	7/6/2022 8:43 PM



20	Diamond Valley is a small sleepy town. We were drawn to it because of the small town vibe. This development looks to increase the town population significantly which will in turn impact everything such as roads, traffic and services needed to support the larger population.	7/6/2022 4:19 PM
21	This is overdue and needs to be fast tracked	7/6/2022 9:54 AM
22	0	7/6/2022 8:38 AM
23	Where is the water coming from ?	7/6/2022 8:05 AM
24	Have places for the community to gather	7/6/2022 6:35 AM
25	-	7/5/2022 10:22 PM
26	I do not want to see anymore national fast food chain restaurants or retailers	7/5/2022 9:14 PM
27	Any housing development is excellent with a shopping centre beside it... Excellent tax revenue for the town..Lets get on this..	7/5/2022 6:58 PM
28	This should be left as farm land	7/5/2022 6:31 PM
29	Along with a development of this size, I would think that other services in town would have to keep pace with the increased demand. Many things come to mind. Access to health care, office supply and technical service outlets among others. Expansion and upgrades to sport facilities, etc.	7/5/2022 6:19 PM
30	Please make sure this development takes into account more than just the wealthy and respects the original culture of the town	7/5/2022 3:07 PM
31	Wait ten years, with amalgamation so much needs to be sorted out before your development is hated by every citizen of this area	7/5/2022 12:56 PM
32	This is exactly what is needed to help offset the housing shortage. Seems somewhat contingent on the twinning of Highway 7, for it is already taxed to it's full capacity.	7/4/2022 2:40 PM
33	I hope that Turner Valley residents get to chime in on this survey	7/3/2022 7:20 PM
34	Parking needs to be provided within the development for both retail and residential. Will this facilitate the need for some new traffic light planning in the near and medium term future?	7/3/2022 5:20 PM
35	Diamond Valley (soon to be Diamond Valley) is in a very unique part of the province, if not the country. Careful attention should be given to the theme and design of the area taking into account where it is situated. I like the model used by Canmore/Banff/Fernie in what the development looks like to maintain their unique. This concept seems to work well as it attracts new/young families and visitors. I would like to see more attention paid to the design details incorporating the uniqueness of this area. Just my thought.	7/3/2022 4:58 PM
36	This is a bad idea. We don't have the water to sustain another community	7/3/2022 4:41 PM
37	Senior living does not have to be 700 square feet or less!! Seniors 55+ are more active and require more space. Duplexes are ideal	7/3/2022 4:33 PM
38	N/A	7/3/2022 12:51 PM
39	1. Water supply and treatment are ongoing concerns with the existing population. Does the town have a solid plan to provide adequate/improved water supply for the expansion? 2. The Town of Diamond Valley currently does not monitor or enforce maintenance of commercial properties. Some businesses make an effort to maintain the exterior of their properties, which improves the look of the town and is more appealing to residents and tourists. Some businesses are not maintaining their buildings and grounds, and this makes parts of the town look shabby and less appealing. Will the town create and encourage a standard set of expectations for all businesses to maintain their properties?	7/3/2022 10:04 AM
40	These one sided very biased surveys do not find out the actual feelings of residents. There is no uniqueness to these communities that are being built. They all look the same from town to town. BD and TV are very unique. I understand that being different is what draws people here, but until we can get more potable water and hope that remediation done after the floods holds. We Don't want to see our community swallowed up by the mass sprawl, like Cochrane, Airdrie and Okotoks.	7/3/2022 9:11 AM
41	I'm skeptical the construction will be handled in a way that mitigates noise, dust, and disturbance for people already living in town	7/3/2022 9:03 AM
42	Great idea to provide a new housing area hope it's affordable for young families	7/2/2022 6:53 PM
43	As I said previously, if any more franchise fast food stores are approved, we're moving	7/2/2022 6:53 PM



44	This survey is not designed to stop big developers from destroying Diamond Valleys beauty. It is a manufactured method of doing what they want because money is the primary goal	7/2/2022 6:50 PM
45	??	7/2/2022 1:24 PM
46	Where will the water come from? Towns already on permanent restrictions	7/2/2022 11:13 AM
47	None	7/1/2022 3:10 PM
48	None	7/1/2022 5:26 AM
49	Bring in affordable housing and work with Westwinds and other housing options	6/30/2022 9:22 PM
50	I've made my point, this is a terrible idea and everyone involved should be ashamed that they are helping destroy a small town if they add any big box or large chain businesses into this new community.	6/30/2022 7:34 PM
51	I think this plan is a poor choice and will effectively ruin this town. The proposal basically doubles the size of the town. This town is special in its uniqueness and does not need to be ruined with another cookie cutter community. I strongly oppose this development and I think you should look elsewhere	6/30/2022 5:11 PM
52	Houses are continuing to not sell already in the community. 5 houses have been on the market for over a month. A new community is not needed and takes away the small town that people want	6/30/2022 5:04 PM
53	The idea if this growth completely ruins the small town spark that brings people here. We have a much tourism all ready because it's a cute quaint little town. Adding more commercial areas just means no more locally owned small businesses. Meaning no more tourism. People don't go to Okotoks or High River because it's cute like they do here. You would be taking that draw away.	6/30/2022 10:58 AM
54	This development is driven by the land owners and developers financial gain. It is not what Diamond Valley needs	6/29/2022 10:03 PM
55	We need to invest in the middle class home ownership to keep this a family community	6/29/2022 9:36 PM
56	I think this is a wonderful idea for the community	6/29/2022 9:17 PM
57	This development is not something most people in this community are interested in at all. It's also something that should wait for amalgamation and include input from the entire community.	6/29/2022 1:07 PM
58	N/A	6/29/2022 11:38 AM
59	Why not include Foothills County and Turner Valley residents?	6/29/2022 11:22 AM
60	No building should be allowed till the water supply problem is fixed	6/29/2022 10:32 AM
61	Nothing	6/29/2022 10:18 AM
62	Country house prices went up in the pandemic, because people could work from home, and wanted to escape the city. With things returning to normal and many people having to go back into the office, house purchases out here are slowing. I know these things take years to plan, but seeing a trend in real estate due to the pandemic is not a reliable metric. This type of development should wait at least 5 years and look at the data then to see the house buying trends once we're well out of the pandemic recession.	6/29/2022 10:04 AM
63	Does this proposed plan take into account the long term vision of the amalgamated communities (or is it just Diamond Valley focused)?	6/29/2022 10:04 AM
64	Do you not even know that it will be Diamond Valley as soon as the year ends? Hold a town hall limited to those in the Diamond Valley and see how little support there is for this boondoggle.	6/29/2022 9:45 AM
65	None	6/29/2022 8:51 AM
66	Doubling the size of Diamond Valley in this manner will destroy the towns character. Water resources not available for this scale of development	6/29/2022 7:49 AM
67	Amalgamation is happening with Turner Valley and this survey needs to include the residents, this development is Diamond Valleys future, not just Diamond Valleys	6/29/2022 7:27 AM
68	You will never satisfy the small town mentality of some people... They want it all, yet will not support the communities... How many businesses stay in business for any length of time?	6/29/2022 7:17 AM
69	I hope that locals are given the option to buy the housing in Diamond Valley before they released to the exterior Republic of Alberta and Calgary and Okotoks	6/29/2022 6:47 AM
70	We do not want this development!!! Ask the people who live here!!! Ask and listen to us!	6/29/2022 6:26 AM
71	Very exciting growth opportunity for Diamond Valley!	6/29/2022 5:22 AM



72	This survey COMPLETELY ignores the environment impact, wild life impact and MOST importantly does NOT address the fact that we DO NOT have the Water Resources to support a this development This survey is very misleading and skewed for not addressing these issue Also we don't need schools when our school are not at capacity And this survey make sound like develop has a day I what the school division does and they don't. We don't need to go from under utilized to over capacity class room sizes.	6/29/2022 12:20 AM
73	.	6/28/2022 11:54 PM
74	Nothing to add	6/28/2022 11:48 PM
75	None	6/28/2022 11:43 PM
76	Please consider making the lots and streets wider like they are in riverwood. Less likely 1 house will burn down the whole neighborhood with them being farther apart. The High wood fence lines have deterred a lot of thieves in that area, a reason we choose this area and town. Wide streets are great because there's room for trailers and no obstruction of views.	6/28/2022 9:59 PM
77	Please don't increase the footprint of our town. If folks want that suburban foothills feel they should move to okotoks or high river. I absolutely don't support this.	6/28/2022 9:31 PM
78	Please keep the town charm alive! Community gardens, cafes, patios, parks with a view, an outdoor stage for events, etc! Housing with some colour!	6/28/2022 9:31 PM
79	It doesn't matter what we want or say. The Town has proved that over and over.	6/28/2022 9:28 PM
80	If this development goes through we will move	6/28/2022 8:54 PM
81	Water system!! We have a problem here already, is this going to make it worse?!	6/28/2022 7:32 PM
82	I think this survey is directed to as if it's going to happen, it doesn't actually ask do we like this idea? I'm completely against this development and wrecking beautiful farmland to build a huge development that is not suitable for a tiny community like Diamond Valley. This is not healthy growth.	6/28/2022 7:06 PM
83	We need to limit the amount of chains/drive thrus/box stores in town to keep the towns charm and tourist value	6/28/2022 6:55 PM
84	The latest and greatest subdivisions in BD and TV are clearly about east building and profit. The one is TV is horrid.... The BD one has odd lots, not enough parking. In 15 years they will be ow income housing. Better planing..... and why a quarter in the middle of nowhere? It's silly. It's going to be ugly.	6/28/2022 5:08 PM
85	I will stay in Diamond Valley until it loses what makes it unique and small town. That might be never, or that could be within a few years, as the local council pushes for expansion and change. It will quickly become just like any other medium sized community, not a quiet small town.	6/28/2022 3:33 PM
86	Where is their water coming from. If the current population has to live under restrictions, I don't see things improving enough to add a new demand on our limited supply.	6/28/2022 3:00 PM
87	Given the impending Diamond Valley merger, do you really think this is the right time to even be considering this???	6/28/2022 2:26 PM
88	I don't like the look of our town as you drive in on hwy 7 from Okotoks with all the industrial etc. It would be nice to have an esthetically pleasing entrance into the town	6/28/2022 12:49 PM
89	Is there a need for a development this big? It has taken years for Riverwood to be developed and there are still 3 other areas that have been for sale (South and West of the Hospital and north of Fas Gas) that have seen interest.	6/28/2022 9:00 AM
90	Please make it more concentrated and walkable. Make the buildings net zero	6/28/2022 8:47 AM
91	If a space is set aside for a school effort should be put into having an alternative school system. The public system here is sad and broken and we need options not just more of the same.	6/27/2022 6:44 PM
92	Love this place as it exits! But you can't stop growth, haha. Just don't over do things	6/27/2022 12:18 PM
93	Keep Diamond Valley as Diamond Valley. You only need to look at what happened to Okotoks. Okotoks is now a Calgary. People move here to get away from places like Okotoks and Calgary.	6/27/2022 12:00 PM
94	Most people live here because of the size of the town, and its location, and are not looking for it to become another small city. Okotoks is close enough for those extra needs not available here.	6/27/2022 10:41 AM



95	<p>This is a completely unnecessary development!. Diamond Valley needs to remain a small rural community. That is why we have chosen to live here! Water resources are already limited. We do not need fur5er strain/demand on this valuable resource! Agricultural land needs to remain agricultural. Increased vehicle traffic will create additional hazards and traffic issues. Diamond Valley already has issues maintaining existing infrastructure, maintaining roads, sewer, waterlines, snow removal etc. This subdivision will create additional stress on existing infrastructure and a new subdivision will, only cause added strain and increase property taxes which are already very high. Please drop plans for this developments!</p>	6/26/2022 8:08 PM
96	Water infrastructure, we are already on restrictions constantly	6/26/2022 6:13 PM
97	No big chains Keep old style ambiance	6/25/2022 10:03 PM
98	I sincerely hope the developer will decide to go elsewhere with such a large development. It is not in keeping with this town.	6/25/2022 6:24 PM
99	Infrastructure... Paving roads, back alleys that keeps the unsightly garbage/recycling bins of our front yards	6/25/2022 11:09 AM
100	Be original. Think design. Look to other successful towns outside of Alberta. NO more squashed houses all looking the same. Front porch, treed boulevard and nice set back from road. Stop cookie cutter houses and neighborhood!	6/24/2022 10:00 PM
101	<p>Your last question was "how long do i plan to live in BD?" The answer is- depends if your development ruins my town and current living arrangements. Sadly, I know everyone thinks only of their own personal financial gain and never, ever considers anyone besides themselves. Leave our small town alone. This town is about to be decimated by everyone trying to turn it into some tourist destination and bring the city to us. We LEFT the city for a reason. Now do us all a favour and forget you know about Diamond Valley. NO DEVELOPMENT. Sell a few large acreage lots and be done with it. You are about to ruin everything we love about where I call home.</p>	6/24/2022 6:09 PM
102	I hope you keep the community engaged. There are already other site that are not fully developed. Hard to convince us that we need another one started	6/24/2022 1:33 PM
103	Nothing at the moment	6/24/2022 6:25 AM
104	We have lived here, raised our family and planned to live out our lives here. Your add-on town could change all that so it is impossible to estimate how long we will continue to stay. And again, why would you ask? Why would you care how long it takes to be rid of all the ones who loved small town living?	6/24/2022 1:45 AM
105	Architectural control is important and apartments that are not condos no one can afford the fees. Sidewalks are so important and back lanes are great. All paved. Starter homes. Water feature would add to the area with picnic tables and BBQ shelters for public use.	6/23/2022 11:03 PM
106	I don't want to see All-terrain vehicles roaring around the community. It's quite peaceful right now. We don't want children or any age trespassing. Many times city people moving to a small town don't understand or respect the older residents' enjoyment of the deer and cougars, bears, birds and other animals who live amongst us mostly peacefully.	6/23/2022 9:52 PM
107	To be honest, if the size of the town doubles I will very likely consider moving. I live here because it's a small, close knit community with unique character. If that is lost I will look elsewhere. Please leave our town as is, if we wanted to live in a city we'd move to Calgary.	6/23/2022 5:58 PM
108	Keep population small... keep taxes low and keep natural spaces	6/23/2022 5:54 PM
109	If we wanted to live where there's a lot of amenities we'd move to Okotoks. KEEP Diamond Valley SMALL!!!!	6/23/2022 5:38 PM
110	This had better not increase our taxes. Our utility bills are already hiding your extra tax now, so there's nowhere left to hide it	6/23/2022 3:17 PM
111	If the current town is to become a highway for logging trucks, gravel trucks etc then maybe we need to rethink trying to attract tourists and make the new area the focus point for what BD will become - build single family homes, business (retail, dining & entertainment), long term care homes and mature housing. No one wants to be eating outside or wandering the downtown with a busy highway going through it. Also with that new gravel pit close by - can't imagine the dust blowing through the town and it has been so windy here the past couple of years.	6/23/2022 1:03 PM
112	Not sure	6/23/2022 12:41 PM



113	There are no parks fir entire families to enjoy. Too much focus on pathways and not enough of youth sports or anything for the kids to do period. Desperate need for low income and rental properties.	6/23/2022 12:24 PM
114	Bicycle trails that connect to surrounding communities are very important	6/23/2022 12:21 PM
115	I don't know why I am filling this out. After living here 30 plus years, I have seen an increase in "let's feather our own nest" at the expense of our citizens by our councils. They simply don't listen and think that we are hoodwinked by surveys which are ignored like this one.	6/23/2022 11:04 AM
116	The decision most people make to live in this area is to get away from the bustle of the surrounding cities. We would rather drive the 15 minutes to Okotoks if something isnt available to us in town, as opposed to making it accessible locally, and ruining the appeal of Diamond Valley. Diamond Valley has already expanded enough in the past 10 years. If any more residential growth happens, it should be in aiding our current community that requires housing such a seniors and low income families.	6/23/2022 10:23 AM
117	I moved out here to Diamond Valley because it was a beautiful small community very friendly people beautiful views if it becomes any bigger it's time to find somewhere else	6/23/2022 9:38 AM
118	Keep the town small, not like another Okotoks or High River	6/23/2022 8:45 AM
119	Need more information on the impact to infrastructure. How will this affect the already limited water availability? Is there capacity to be funding a development like this while simultaneously taking care of ongoing issues within the town? Etc.	6/23/2022 8:27 AM
120	I have great concern regarding water. We already have water restrictions. Not sure a large development is smart	6/23/2022 8:20 AM
121	Please consider small development over this large scale. We need small additions that may end up building into something this size over a long time but something this large is way to urbanized and will trap people here that bought a house for their family to be in a small nature community to now feeling like they are living in a subdivision of calgary. Also how are we going to support water for all of this. We are constantly under water restrictions and if there was so much extra water we wouldn't have that currently. Do you plan on ruining the river and natural water sources to double the size of a town that does not need it. There are so many environmental impacts and repercussions that residents will report and get agencies involved if natural water/wildlife is affected just so that a developer can double a town for their own profit.	6/23/2022 8:19 AM
122	How will the water issues be addressed when we already are on constant level 2 restrictions? The new upgrades to the water plant don't seem like enough to also support a community twice the size of the newer SE community of Diamond Valley. How will the traffic issues be addressed with downtown? More lights? Also many small businesses are already struggling to stay open because of high rent and taxes, many spaces in the industrial area by Tim Horton's still not rented/sold so why do we need even more business locations? Unless you just expect big box chains to come here instead like they already are slowly doing, killing off local businesses because of competition. Many businesses can't even find staff because they can't afford to pay a living wage due to high costs. Also Okotoks is 15 minutes away and already has all the big stores. Only thing I feel we really need is low income housing, assisted living housing, rent controlled small condos/apartments, townhomes, quadplexes, etc.	6/23/2022 7:59 AM
123	A big new development like this is only about money and not in the best interest in keeping Diamond Valley the nice small town that it is. Development already ruined Okotoks and now for your coming for more of our little gems. I don't support this at all	6/23/2022 7:58 AM
124	This is a terrible idea and does not sound sustainable, especially with our current water restrictions. Increase traffic and thru traffic creates a safety concern for our local children	6/23/2022 7:56 AM
125	Keep our small town home. Keep the lighting soft so we can still enjoy the night sky. Don't force the wildlife away. Don't bring more noise. Don't push out our wonderful mom/pop businesses with cheap food chain stores. Be considerate of the history and aesthetic already here!!	6/23/2022 7:41 AM
126	If we are going to expand we need to make the housing affordable for seniors and first time buyers. We also need to make sure ad families move here that our school system can support more children. The high school needs trades options in order to keep the kids here in the community.	6/23/2022 7:40 AM
127	I plan to stay in Diamond Valley until it becomes too developed and is no longer a small town. This town needs plenty of affordable housing, not just large, cookie cutter, expensive single dwellings. Proper RENTAL spaces. It's important to maintain character and not just become yet another Okotoks... Boring!	6/23/2022 7:37 AM



128	Yes townhomes are important-but not mass produced clustered in one area, imo. Intersperse fourplexes amongst proper single family housing will tend to draw families and keep the community feel rather than the transient feel.	6/23/2022 7:09 AM
129	Stop wasting time, money and land on pathways. We've been walking on the sidewalks here for years without a problem, now all of the sudden we can't go anywhere with out a pathway. Absurd!	6/23/2022 6:53 AM
130	I would just say to keep in mind the local wildlife for future developments. We have town deer that live here full time. They raise families and then the new ones grow up here and make families of their own. They know they are safe here and people leave them alone. Let's make sure not to destroy the areas they make as their homes and work around them.	6/23/2022 6:50 AM
131	With the increased residential traffic on 4th, the large gaping undeveloped 18 acre parcel immediately west, the drain on existing water supplies, we're in full time level 2 water restrictions year round for a long as I can remember already, I think this massive expansion in this area is going to be detrimental for the town in the long run.	6/23/2022 6:31 AM
132	It would be nice if it's designed to be more walkable than drivable	6/23/2022 6:17 AM
133	None	6/23/2022 5:13 AM
134	The areas in the property footprint that have location views of the mountains and green spaces should be offered and developed for housing. Commercial and industrial should be highway access only and distant from the residential area.	6/23/2022 4:48 AM
135	A new school is dependent on population. AB Gov is limiting funds. Not an easy process to simply get a school. Water. We are on water restrictions and a new community that size would certainly impact that resource.	6/23/2022 1:57 AM
136	None	6/22/2022 11:43 PM
137	If the administration of Diamond Valley craps the bed like Diamond Valley it won't matter what you keep building. Property taxes are ridiculous here and for what?. Gravel roads, failing infrastructure, and nothing to justify the taxes. Moving to a town that has their shit together is the only answer.	6/22/2022 11:27 PM
138	I feel that any developments should coincide with the natural small town impression Diamond Valley provides. Do not commercialize it. We want to keep it small, homey and safe.	6/22/2022 11:16 PM
139	Leave it as it is	6/22/2022 11:14 PM
140	We need a daycare	6/22/2022 11:12 PM
141	More details are needed for residents to have informed opinions. We are amalgamation so Turner Valley should be included in the respondents. Where is the water going to come from. We already regularly have a shortage.	6/22/2022 10:52 PM
142	I love our small town, I don't want it to be full of franchises	6/22/2022 10:50 PM
143	Nothing to add	6/22/2022 10:49 PM
144	N/A	6/22/2022 10:47 PM
145	We don't need new schools as the ones we need are NOT even close to capacity, the school division needs more programs using existing n building (such as trade school for Gr10-12); we can not and should not even be entertaining the idea of a development this size give out limited water resources I don't want to have to abandon my home here because there is NO Water availability to live here because we expanded beyond the scope of our water resources. Will be very, very disappointed if the town approves this development	6/22/2022 10:46 PM
146	Do you know that Diamond Valley is amalgamating with Turner valley? Why have you not included residents of the entire community?	6/22/2022 10:32 PM
147	Please consider traffic, parking, road up keep- including prompter snow removal. Especially since our taxes are so high. The school needs competition and kids who aren't grades 7-12. It's so developmentally in appropriate	6/22/2022 10:28 PM
148	Question 16 has a typo - there is an option for "auto correct". It would be practical to have an option for people to identify if they are residents of Turner Valley (vs Diamond Valley). The questions re a school are interesting; do developers determine if there is a need for a new school, or do school boards and AB Ed, based on demographics and bussing in the catchment area? I think it's the latter, so why ask about a school?	6/22/2022 10:21 PM



149	How about an indoor walking area for winter that incorporates the growing of food. Think Devonian gardens with produce. Said produce could be served up in the cafe with a beverage after ones walk.	6/22/2022 10:20 PM
150	N/A	6/22/2022 10:04 PM
151	It would be nice if Turner Valley residents could participate as pee the amalgamation	6/22/2022 9:29 PM
152	Lot sizes, people want large lots so not to be so close to neighbors, this will make the area more desirable and raise prices in lots of they can get 10plus feet away from each neighbors houses. Back lanes, this is great for majority of home owners that don't want attached fences on all sides of property, if they are OK with attached yards they will love in Calgary	6/22/2022 9:27 PM
153	Meaningful jobs that a family can be supported on like a large industrial facility like power generation, sawmill,or production plant is desperately needed	6/22/2022 9:08 PM
154	Diamond Valley need to look at attainable housing. Not everyone can afford the housing costs. More rentals are needed.	6/22/2022 9:07 PM
155	We need to grow we need grocery store besides AG Foods dollar store restaurants that are open past 8PM. Clothing store like Walmart	6/22/2022 8:56 PM
156	None	6/22/2022 8:55 PM
157	Why would you not develop existing lands that are in town first. North of fast gas, south of the hospital or north of 4 ave. If our growth rate needs new housing why are these places not developed or even sold.	6/22/2022 8:38 PM
158	I hope that this development improves the lives of new and old residents, including plant and animal communities	6/22/2022 8:23 PM
159	Don't build. Keep Diamond Valley small. If building, make estate lots, NO AFFORDABLE HOUSING	6/22/2022 8:20 PM
160	More single/double apartments	6/22/2022 8:14 PM
161	Not a fan of the new proposed development	6/22/2022 8:02 PM
162	Where will water come from for this oversize development? Why are you proposing this when there is huge development in Okotoks. How are you planning to mitigate garage to the small businesses in Diamond Valley... How will you mitigate the pollution and noise and traffic on our farm community?	6/22/2022 7:54 PM
163	I'd love to see a bowling alley come back; we need something for teens to do	6/22/2022 7:45 PM
164	Many small businesses in town start up and soon fail. Businesses need to draw tourists or find an unfilled niche to be viable. The resident population isn't large enough to sustain a lot of stores selling the same things.	6/22/2022 7:26 PM
165	Consideration of this development at this time is plain wrong.	6/22/2022 7:24 PM
166	Really look at the affordability of your plan. I know money is key, but it can't be everything. There are no affordable housing options and almost no rentals. Contact Westwinds or FCSS for more on this.	6/22/2022 7:03 PM
167	Trees should be planted to obscure the view of any industrial areas as well as shades to be put on any exterior lights that shine into other people's property. Example. What is happening at Aaron drilling and Fired up automotive etc..	6/22/2022 5:04 PM
168	Don't do it!!!	6/22/2022 4:56 PM
169	I think there is enough space right now for new businesses. There is a huge development behind the Tim Hortons area that is sitting almost empty with almost no businesses. (JKR building) turner valley is dying and has a very small number of businesses. It might be better to rejuvenate that Town and re-purpose empty lots and empty buildings instead of paving over productive farmland.	6/22/2022 4:47 PM
170	The two Townes are amalgamating very shortly and yet this survey is solely focused on Diamond Valley residents. The very first question should be "how long have you lived in Diamond Valley area" surely. This is so wrong on so many levels.	6/22/2022 4:42 PM
171	Good luck with this new development. Look forward to seeing some progress! Cheers. Chris	6/22/2022 4:35 PM
172	Water!!!	6/22/2022 2:58 PM
173	Considering the sudden nature of the proposal sign, it would suggest lack of consultation of the current residents on Diamond Crescent that have paid a premium for private views. Infrastructure issues aside, this development disrupts more than it benefits.	6/22/2022 2:56 PM



174	Concerns from residents with regard to water must be addressed!! Infrastructure needs to be carefully reviewed.	6/22/2022 2:28 PM
175	If this development comes in we need a bigger elementary school. Our class sizes are already 30+students.	6/22/2022 1:49 PM
176	I answered less than 5 years above if this community goes ahead. This is not the Diamond Valley I moved to.	6/22/2022 1:43 PM
178	Be sure to refer to the town as Diamond Valley effective January 1, 2023	6/22/2022 1:34 PM
179	Would hate to see a development that has too much squished into one area	6/22/2022 1:28 PM
180	I hope this development is scrutinized to ensure that current utilities can handle increased population. I also hope that the immediate rural neighbours are consulted. Water should be a huge concern.	6/22/2022 1:28 PM
181	Whoever made this survey is inexperienced with data gathering and any results should be questioned and weighted appropriately as a result. My primary concern about any proposed large development in the area is adequate infrastructure, and especially water supply.	6/22/2022 1:24 PM
182	You need a proofreader for these communications. It says applying for approval winter 2022 and construction starts fall 2022. Construction traffic should be restricted from 4 Avenue.	6/22/2022 12:24 PM
183	As anywhere, opinions about how best to help BD grow and evolve vary greatly but my biggest concern is that the town maintain the uniqueness and charm that is so much of its appeal.	6/15/2022 2:15 PM





**APPENDIX II – KEY STAKEHOLDER MEETING
& VISIONING SESSION**



DIAMOND VALLEY CONCEPTUAL SCHEME

Public Engagement | Stakeholder Visioning Workshop | June 21, 2022



AGENDA

- Meet the Team
- Background
- What is a Conceptual Scheme?
- The Site
- Transportation and Streets
- The Vision
- Let's Talk About It.

Please note all plans and concepts contained in this presentation are high-level and work-in-progress.

BACKGROUND

Council Terms of Reference | Adopted in April 2021

- To outline a specific vision for the future use and development of the lands that meets the needs of the Town and the landowner
- To further the objectives of the Town as outlined in various plans and policy
- To provide a framework for the future: redistricting and subdivision

Revised Engagement Plan - 2022

- Online public survey
- Key stakeholder meetings + visioning
- Advertising on site, in town, and in the newspaper
- No Are Structure Plan (ASP) is required for this development

- A Conceptual Scheme will not move forward on the entire are
- We are looking to do Conceptual Scheme level planning for only a smaller area of the land to make residential and commercial/industrial lands available within Diamond Valley
- This community meets the following goals in the Town's Municipal Development Plan:
 - To provide and maintain a variety of housing types in order to accommodate current future residents
 - To provide opportunities for future industrial/ commercial development in the Town of Diamond Valley
 - To Control the location and timing of future development to ensure that it can be serviced in and economically responsible manner

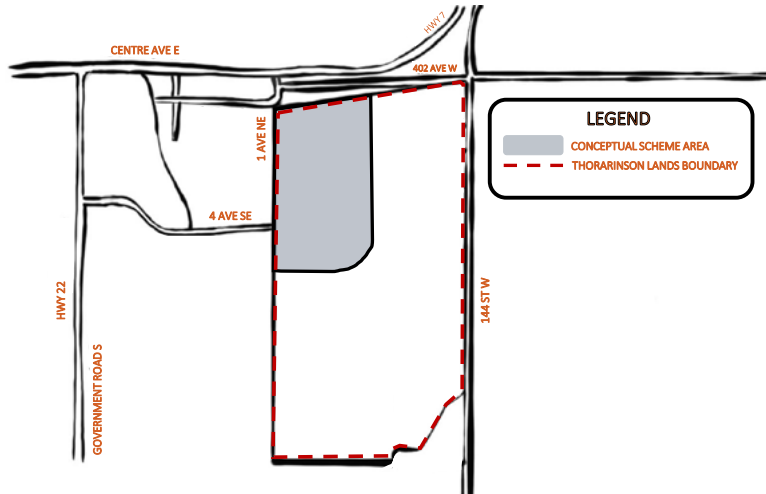


CONCEPTUAL SCHEME

- **According to the Municipal Government Act:** “Conceptual Scheme” means a conceptual scheme adopted by the municipality that relates a subdivision application to the future subdivision and development of adjacent areas
- A Conceptual Scheme marries a future subdivision to the proposed land use districts
- A Conceptual Scheme aligns engineering, parks, and open spaces and determines high-level infrastructure details for the area of land moving forward

THE SITE

- 300 Acres
- Commercial/Industrial
- Residential
- Open Space
- Pathways
- Potential School Site



TRANSPORTATION AND STREETS



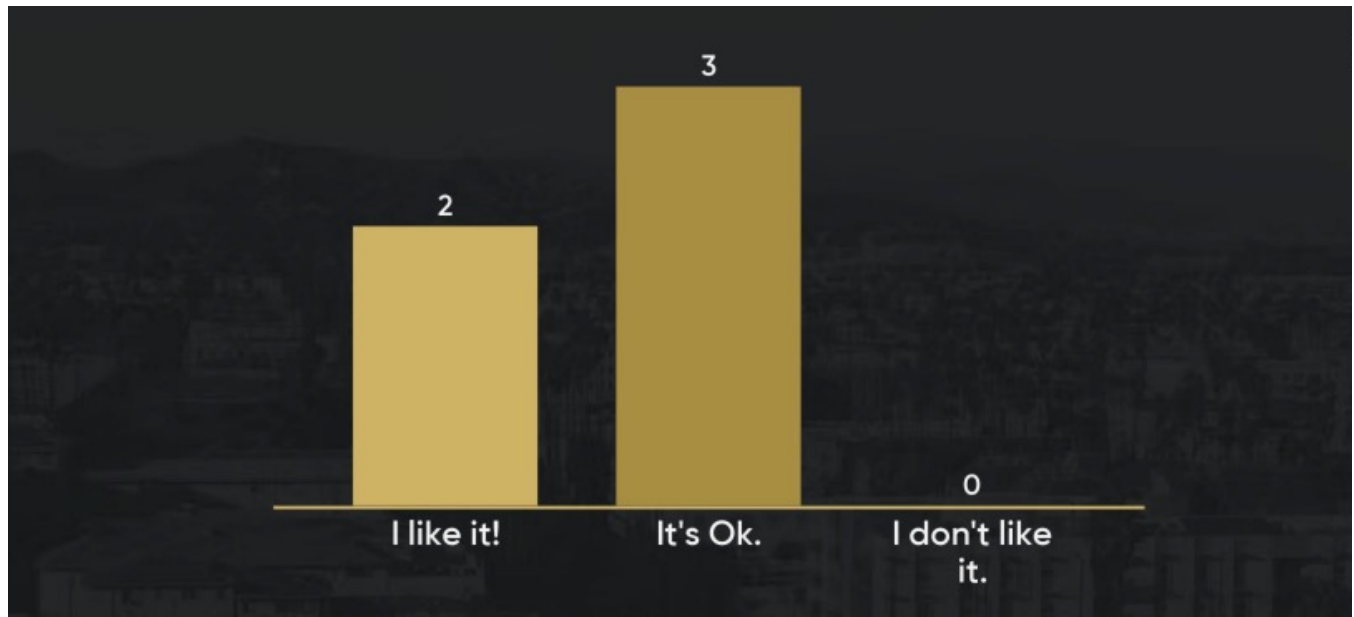


THE VISION | COLTS CROSSING



FUSING Diamond Valley'S PAST, PRESENT AND FUTURE

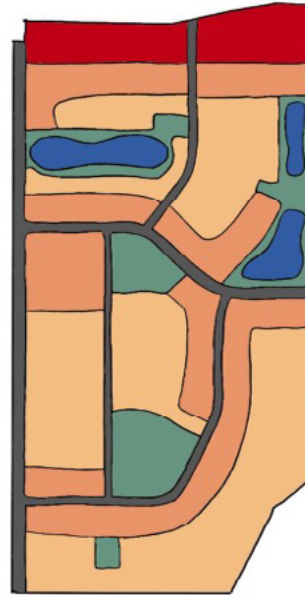
LET'S TALK ABOUT IT

What Do You Think Of The Colts Crossing As A Name For The New Community?



LEGEND

-  Commercial Industrial Flex
-  Townhomes/Semi-detached
-  Single-detached
-  Storm Water Facilities (Dry or Wet)
-  Green Space

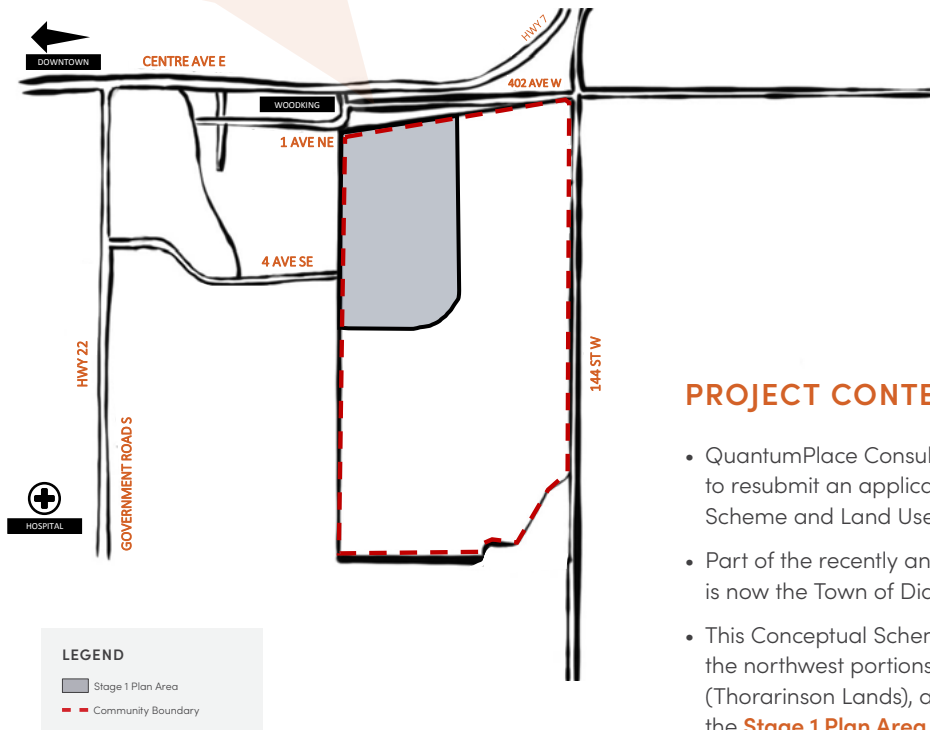




**APPENDIX III – OPEN HOUSE ENGAGEMENT
BOARDS & WRITTEN FEEDBACK**

LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING



PROJECT CONTEXT

- QuantumPlace Consulting (QPC) is preparing to resubmit an application for Conceptual Scheme and Land Use Redesignation.
- Part of the recently annexed lands to what is now the Town of Diamond Valley.
- This Conceptual Scheme is to develop the northwest portions of Colts Crossing (Thorarinson Lands), also referred to as the **Stage 1 Plan Area**.

SITE DESCRIPTION

Location

- This site is approximately 122 hectares of land and the Stage 1 Plan Area is approximately 30 hectares of land.
- The adjacent land uses to the west include residential, agricultural and urban reserve areas. Foothills County IDP area exists to the north and south, and existing civic lands lie to the east.



LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING

WHAT IS A CONCEPTUAL SCHEME?

- A high-level document that provides a framework to assure future development furthers the objectives of Diamond Valley's Municipal Development Plan.
- It marries land use planning to a future plan of subdivision.
- Typically adopted by resolution of council.
- Provides the municipality, developer and adjacent landowners with reasonable assurance regarding the future development of the subject land.

TERMS OF REFERENCE

Black Diamond's Town Council previously adopted a Terms of Reference for our concurrent Conceptual Scheme and Land Use Redesignation on April 21, 2021.

To meet the goals of the Terms of Reference, the project team developed a Concept Plan for the entire community of Colts Crossing to create a coherent vision and guide the application submission for the Stage 1 Conceptual Scheme.

The Terms of References' main objectives included:

- To outline a specific vision for the future use and development of the lands that meets the needs of the Town and the landowner;
- To further the objectives of the Town as outlined in various plans and policy; and
- To provide a framework for future redistricting and subdivision.

APPLICATION TIMELINE



COLTS CROSSING

COMMUNITY PROGRAMMING CONCEPT

Focusing on specific design aspirations is essential to creating highly livable and vibrant spaces in the future community of Colts Crossing. The programming features shown below illustrate a design vision that reflects connectivity, dynamic spaces and conservation of western charm.

The Community Programming Concept illustrates how programming of different design aspirations could occur in the community of Colts Crossing.



Streetscapes
Streetscapes address the boulevard and landscapes along the roadways in the community.



Municipal Reserves
Municipal Reserves are public park spaces which include trails, recreation facilities and natural areas.



Joint Use Site
The Joint Use Site is the location where a public school could be constructed at a future stage. These are also part of the Municipal Reserves.



Pavilions & Shade Structures
Pavilions & Shade Structures refer to organized spaces in an area. These can include covered seating areas, picnic sites, lookouts, and shade structures.



Trails, Paths & Wayfinding
Trails refer to spaces designed to be traveled through – and provide pedestrian paths through the community.



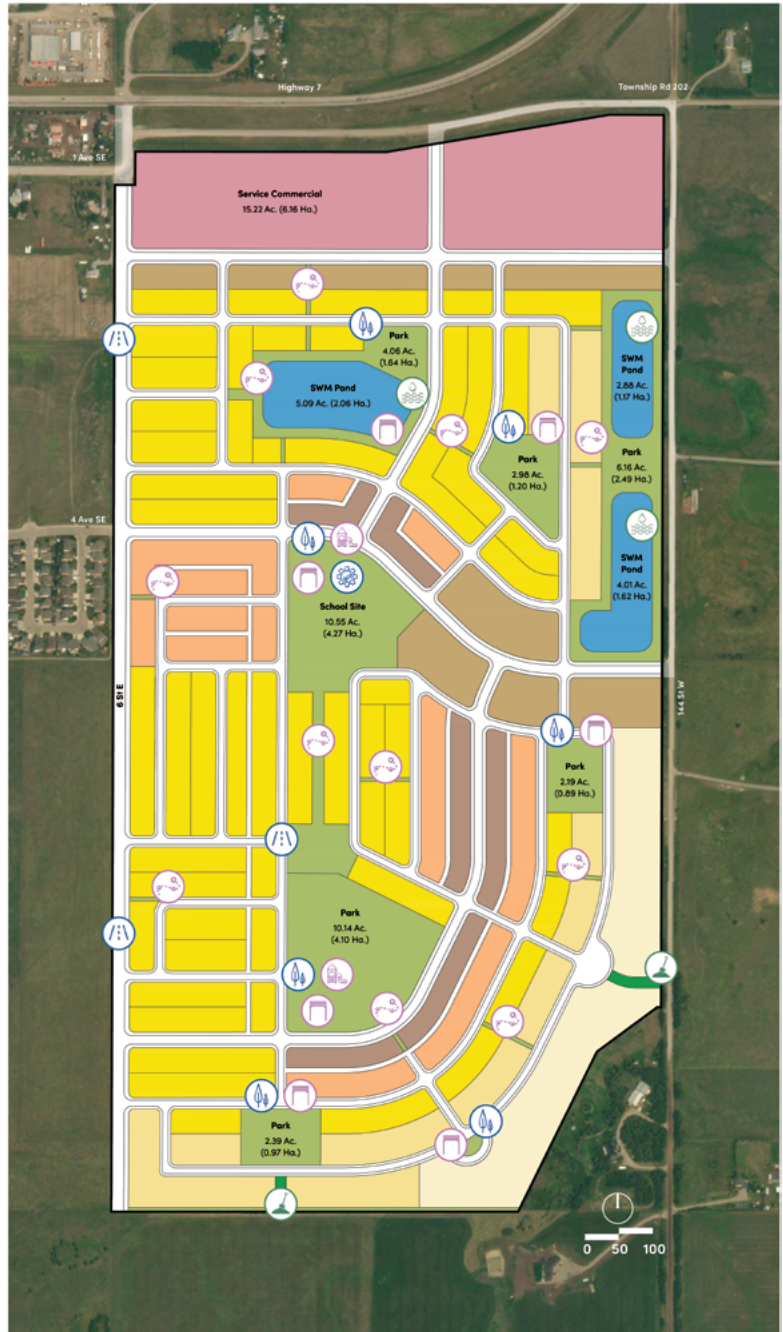
Playgrounds
Playgrounds offer a local community destination where children and their families can congregate to enjoy a shared recreational experience.



Future Right-of-Way
The Future Right-of-Way will be developed by others at a future stage if required. Until that time, it will be green space.



Stormwater Management Facilities
Storm Water Management Facilities are the areas designated to manage stormwater from within the community.



LEGEND

- Custom Estate
- Estate
- Single Detached (R-2N TYPE 1)
- Townhouse - Semi-Detached (R-3M TYPE 1)
- Townhouse - Apartment (R-3M TYPE 2)
- Semi-Detached (R-2N TYPE 2)
- Service Commercial (SC)
- Municipal Reserve (MR)
- Stormwater Pond (SWM)
- Future Road R/W
- Colts Crossing CS Boundary



LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING

STAGE 1 CONCEPTUAL SCHEME

Stage 1 of the Colts Crossing community will be vibrant and comprehensively planned, to add to the vitality of Diamond Valley while respecting the natural beauty of the surrounding environment. The land use strives to strike a balance between flexibility and certainty, while allowing for opportunities to respond to changing market conditions.

Colts Crossing Conceptual Scheme

301 acres / 122 hectares

Total Housing Units

- Anticipated: 1533 units
- Maximum: 2043 units

Stage 1 Plan Area

75 acres / 30 hectares

Total Housing Units

- Anticipated: 363 units
- Maximum: 489 units

Typologies



Single (R-2N TYPE 1) and Semi-Detached (R-2N TYPE 2) Residential District

- This land use district accommodates single-detached and semi-detached housing.
- Public engagement identified that affordability was a key concern. Narrower lots result in a more affordable housing form.
- Lot widths: 34' for Single, 30' for Semi-Detached.



Multiple Dwelling Residential District (R-3M TYPES 1 & 2)

- This land use district accommodates housing forms such as semi-detached, townhouses, rowhouses and apartment housing.
- The diversity of housing types will suit the needs of different age groups and household compositions in the community of Colts Crossing.
- Lot widths: 25' for Townhouse - Semi-Detached, 20' for Townhouse - Apartment.



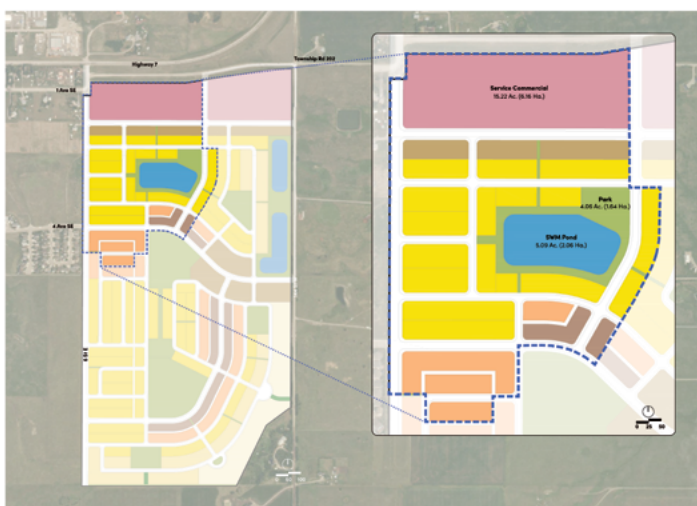
Service Commercial (SC) District

- This land use district is intended to provide flexibility for commercial and light industrial use, as well as professional offices and manufacturing.



Municipal Reserve (MR) District

- The Municipal Reserve (MR) at the middle of the Plan area is being proposed for parks and open space.
- This central open space will include a public park with amenities for residents to enjoy – such as a playground, trails and pathways surrounding a stormwater pond.



LEGEND

- | | |
|---|----------------------------|
| Custom Estate (170') | Service Commercial (SC) |
| Estate (150') | Municipal Reserve (MR) |
| Single Detached (R-2N TYPE 1) (120') | Stormwater Pond (SWM) |
| Townhouse - Semi-Detached (R-3M TYPE 1) (97') | Future Road R/W |
| Townhouse - Apartment (R-3M TYPE 2) (120') | Colts Crossing CS Boundary |
| Semi-Detached (R-2N TYPE 2) (120') | |

COLTS CROSSING

ENGAGING WITH THE COMMUNITY

In early 2022, our engagement plan included varying levels of engagement for the Town and stakeholders to participate in. These included an online survey, a stakeholder meeting and visioning session.

The main themes of the feedback received during our initial stage of engagement were as follows:



TOWN AND COMMUNITY CHARACTER

Public engagement indicated that residents appreciate the current character as a peaceful small town with strong ties to the surrounding environment.

How does the application respond to what we heard?

In our submission, our community vision focuses on preserving the legacy of craftsmanship, rich history and distinct small-town ambiance.



HOUSING DIVERSITY AND DENSITY

Public engagement indicated that more than 50% of the participants expressed concern that ownership and rental opportunities are missing in the Town.

How does the application respond to what we heard?

The overall plan area is comprehensively planned to provide a diversity of housing types to suit different age groups, household compositions and income levels. The Conceptual Scheme proposes two type of residential land use, and includes single and demi-detached housing, townhouses and rowhouses to meet a variety of housing needs.



TRANSPORTATION AND CONNECTIVITY

Participants were concerned about the potential for congestion on adjacent roads.

How does the application respond to what we heard?

The transportation Impact Assessment submitted with our application indicates no congestion issues. Development will be required to pay for all roads and future road upgrades if and when it is required.



EMPLOYMENT OPPORTUNITIES

Over 55% of participants indicated the need for more employment opportunities.

How does the application respond to what we heard?

In the mix of land use in the Conceptual Scheme, Colts Crossing will provide the commercial and light industrial areas which will create future employment opportunities. Commercial is being prioritized and is within Stage 1 of the development phasing.



OPEN SPACE AND RECREATIONAL AMENITIES

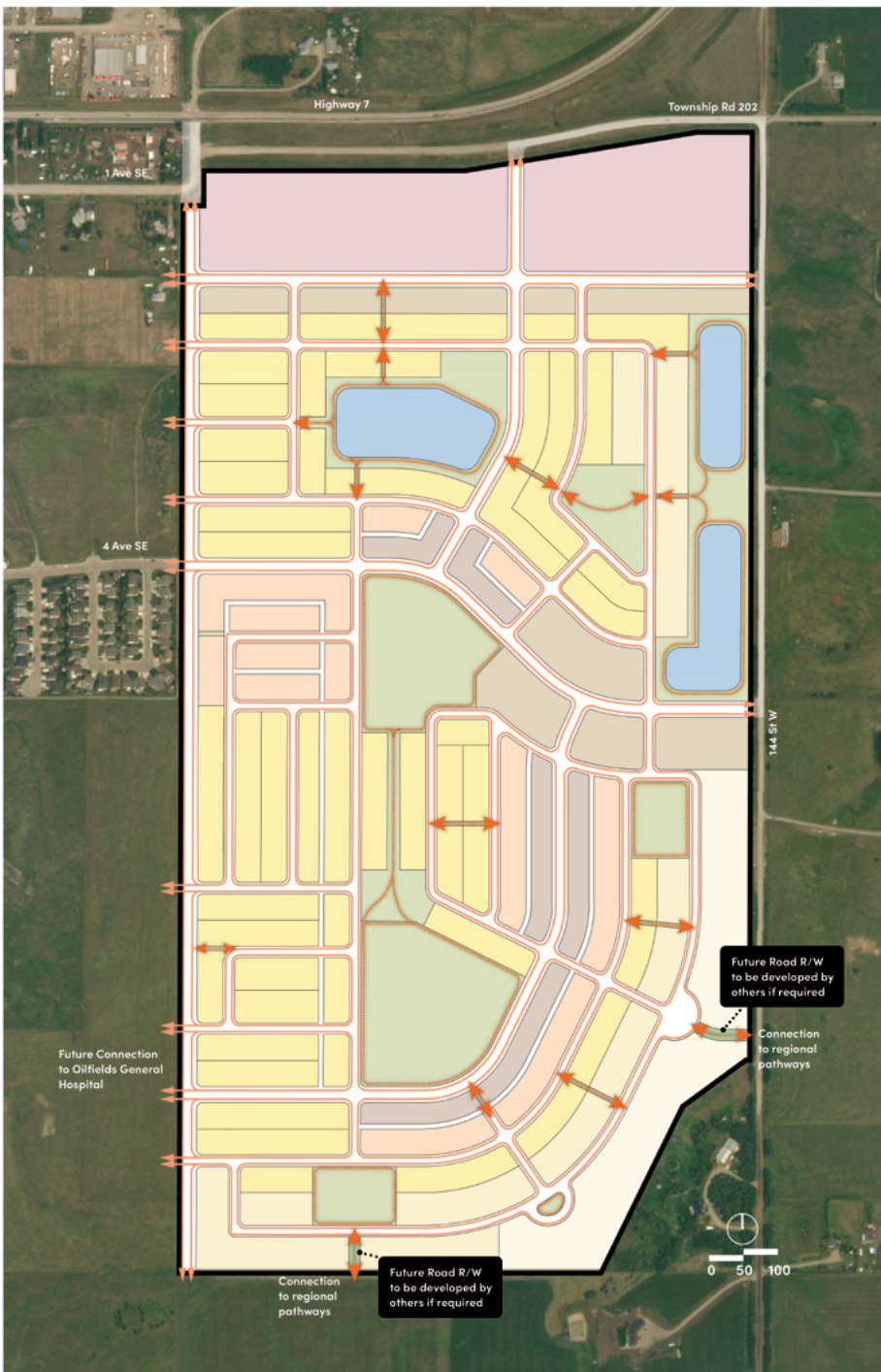
Many participants highlighted the importance of parks and open space and were looking for a variety of recreational amenities.

How does the application respond to what we heard?

Park space within the Colts Crossing Conceptual Scheme area has been optimized to provide community gathering spaces accessible to all residents and visitors. The central open space will include a public park with amenities residents can use – such as a playground, trails and pathways.

LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING



PEDESTRIAN CONNECTIONS

- Public engagement indicated that maintaining neighborhood character and vitality in Colts Crossing was a key concern of the public.
- Allowing pedestrians and alternate modes of transportation to navigate the community in safety and comfort was central to the design of the community layout.

Colts Crossing Pedestrian Connectivity Plan

LEGEND

- ↔ Informal Park Paths
- Sidewalk



LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING

SITE CONCEPT

A Concept Plan has been developed for Colts Crossing that identifies general land uses. The principles of the Concept Plan's design are derived from a set of universal urban design guidelines:



Fostering a distinct community character and identity



Human-scaled development



Connectivity and active modes of mobility



Efficient use of municipal infrastructure



Respect for the natural environment

Concept Plan

The Concept Plan identifies general land uses. The plan was designed to align with the Terms of Reference and incorporates public feedback. The intent was to accommodate the following design principles:

- Managing the Town's future growth through a phased development process;
- Maintaining the Town's unique identity through grade-oriented housing that fits the Town's current character;
- Expanding commercial and industrial land use opportunities, diversifying the tax assessment split and increasing economic development and employment opportunities;
- Providing a variety of housing types to suit different age groups, household compositions and income levels;

Staging of Future Development

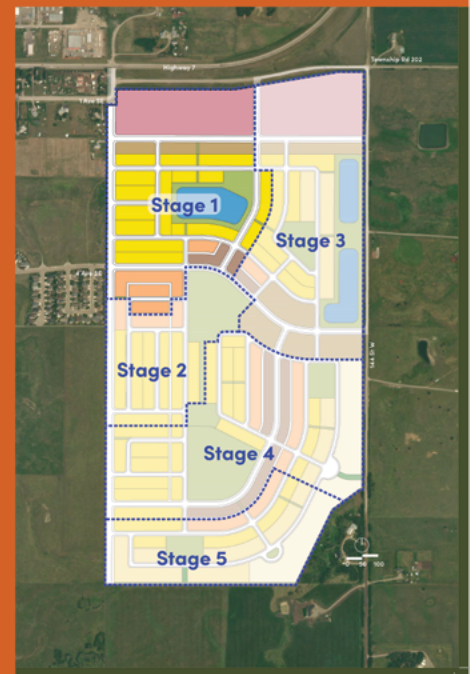
Colts Crossing is proposed as a five-stage development design to manage the Town's growth and address market trends. Development is expected to occur over the next 15-20 years.



- Establishing a network of open spaces, parks, and trails throughout the community;
- Identifying a locations for a potential school site within the centre of the community;
- Providing a complete street network accommodating vehicles, pedestrian and bicycle connections throughout.

LEGEND

- Custom Estate
- Estate
- Single Detached (R-2N TYPE 1)
- Townhouse - Semi-Detached (R-3M TYPE 1)
- Townhouse - Apartment (R-3M TYPE 2)
- Semi-Detached (R-2N TYPE 2)
- Service Commercial (SC)
- Municipal Reserve (MR)
- Stormwater Pond (SWIM)
- Future Road R/W
- Colts Crossing CS Boundary



LET'S TALK ABOUT THE CONCEPTUAL SCHEME APPLICATION FOR

COLTS CROSSING

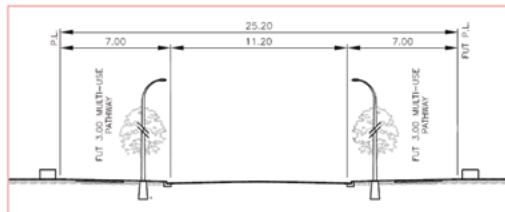
TRANSPORTATION

As part of our submission, a Traffic Impact Assessment (TIA) has been completed to support the Conceptual Scheme for Colts Crossing. Roads within and around the Colts Crossing community are expected to accommodate the current and future anticipated traffic flows, with only minor upgrades required.

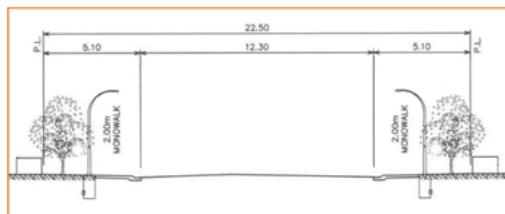
Cross Sections of Right-of-Ways with Pedestrian Interfaces

Pedestrian interfaces will be incorporated into the streetscapes of Colts Crossing – as shown in the cross-sections below.

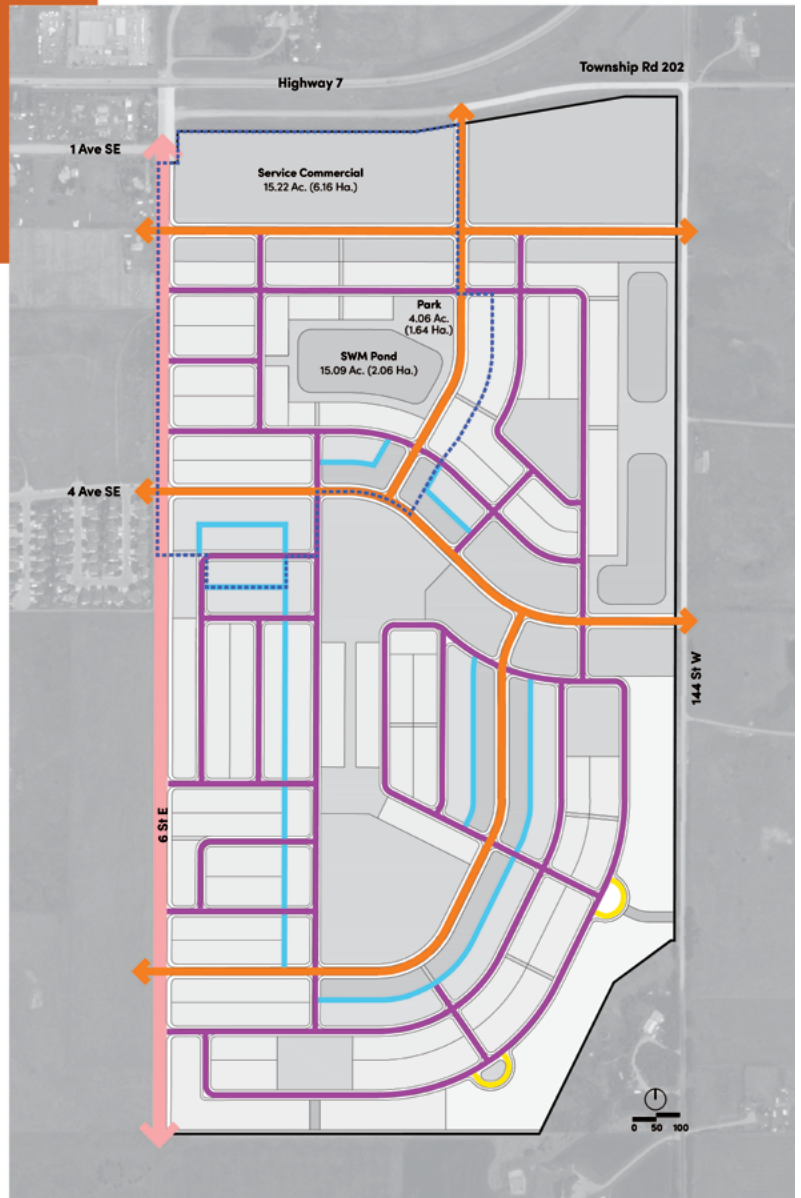
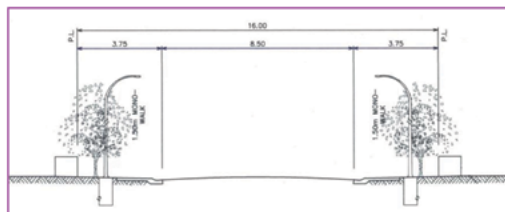
6th Street Modified Collector



Collector



Residential Street



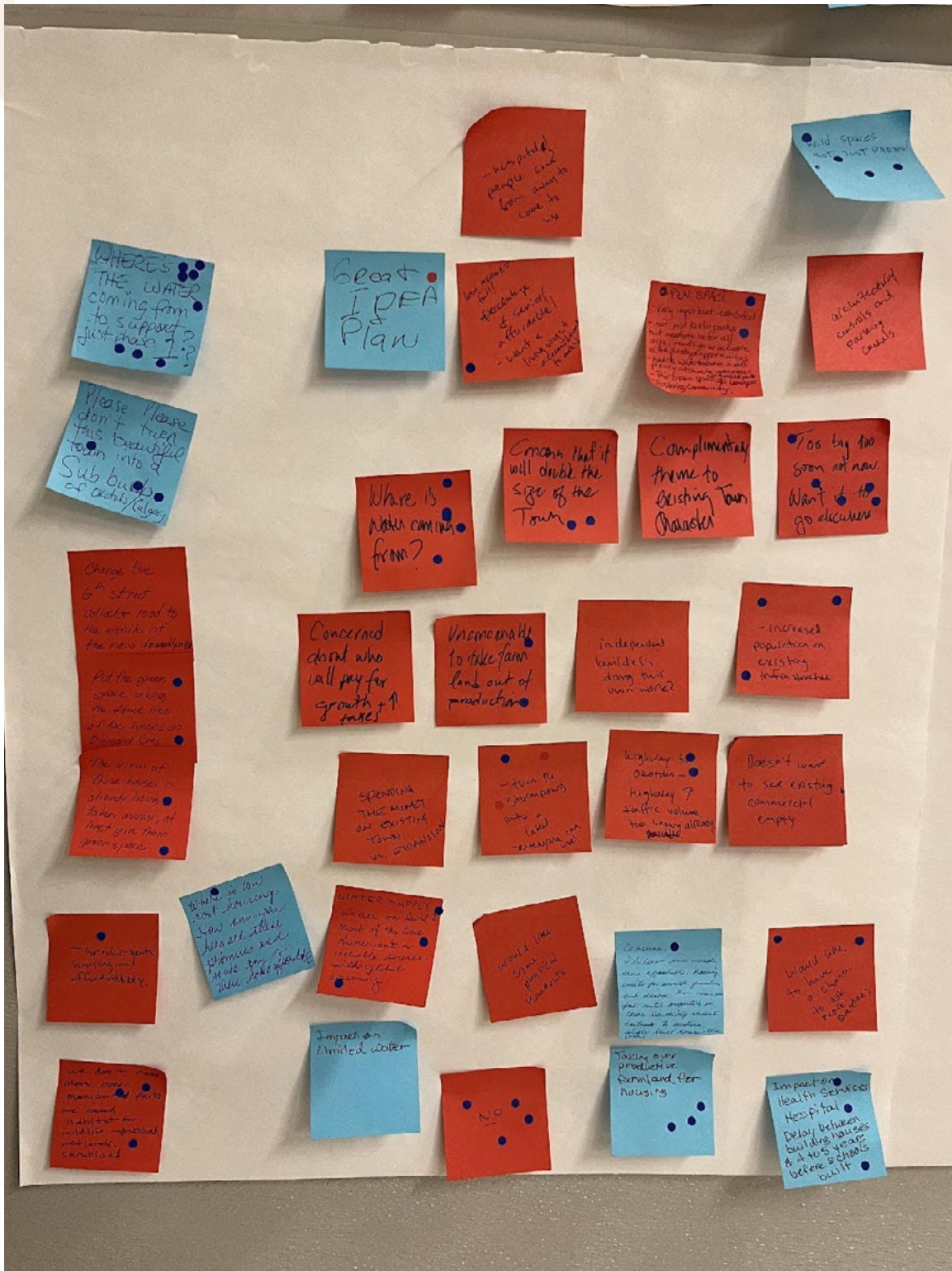
Colts Crossing Community Right-Of-Way Classification

LEGEND

- 6th Street (25.2m)
- Collector (22.5 m)
- Residential Street (16.0 m)
- Window Street (14.5 m)
- Laneway (7.0 m)
- Colts Crossing CS Boundary



WRITTEN FEEDBACK



WHERE'S THE WATER coming from to support just phase 1?

Please Please don't turn this beautiful town into a Suburb of Calgary

Great IDEA Plan

- hospital people can't come to work

Wild spaces not just paved

low density built percentage of service affordable - what a lovely way to build

OPEN SPACES - they are not considered but need to be included in the final design - need to be included in the final design - need to be included in the final design

Allocated Councils and Parking Credits

Where is Water coming from?

Concern that it will double the size of the Town

Complimentary frame to Existing Town Character

Too big too soon not now Want to go elsewhere

Change the 6th street collector road to the north of the new developments

Put the green space within the same line of the houses as the road line

The views of these houses is already being taken away, at least give them green space

Concerned about who will pay for growth + taxes

Unconcerned to take farm land out of production

independent builders doing their own work

- increased population on existing infrastructure

SPENDING THIS MONEY ON EXISTING TOWN INFRASTRUCTURE

- turn the (green) park into a (park) - expensive

Highway 7 - Highway 7 to the volume too heavy already

Doesn't want to see existing commercial empty

- commercial buildings not affordable

While in the 2nd advisory report committee has all other options and needs pay for their own costs

Water supply - we are on the edge of the line there is no water available with global warming

would like some physical landmarks

Concern - it's not clear how many people are going to live there - it's not clear how many people are going to live there - it's not clear how many people are going to live there

would like to have a chain of the type of buildings

we don't want more over population of parts we want to have a mix of residential and commercial

Innovation Limited water

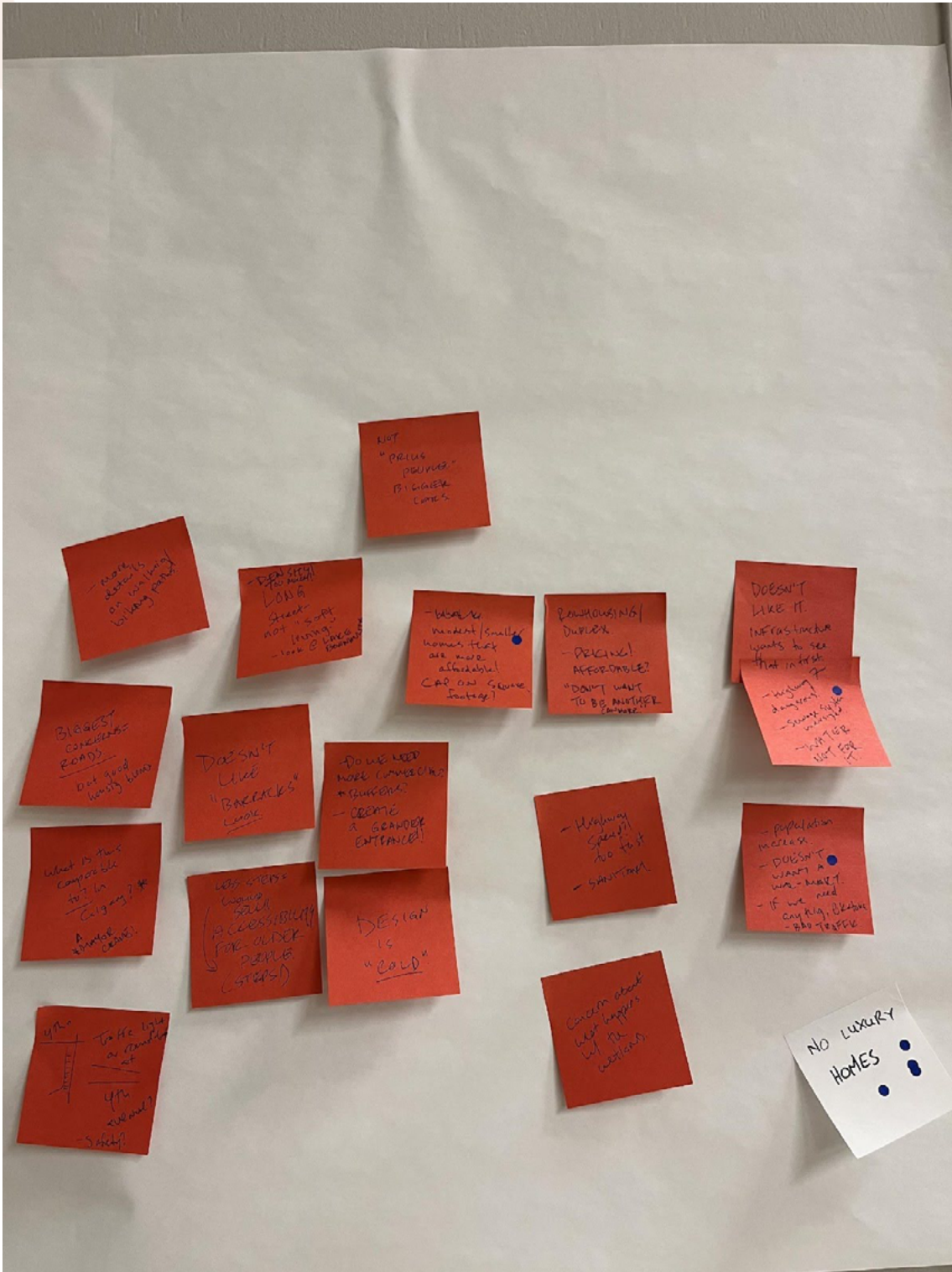
12

Taking over production farmland for housing

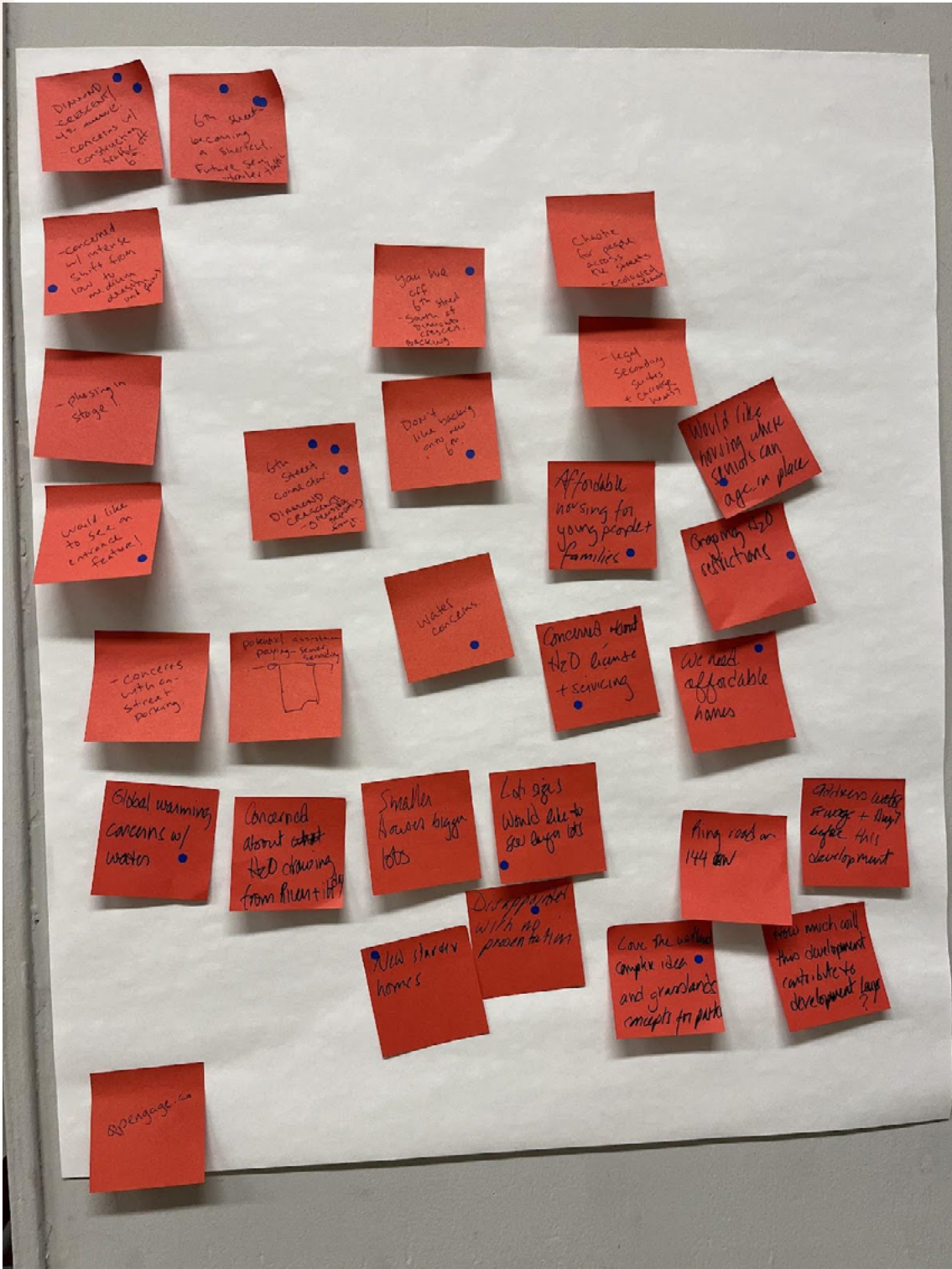
Impact on Health Services Hospital Delay between building houses & 4 to 5 years before schools built



WRITTEN FEEDBACK



WRITTEN FEEDBACK





HOW ELSE CAN YOU GET INVOLVED?

Online Public Survey: <https://www.surveymonkey.com/r/blackdiamondcs>



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