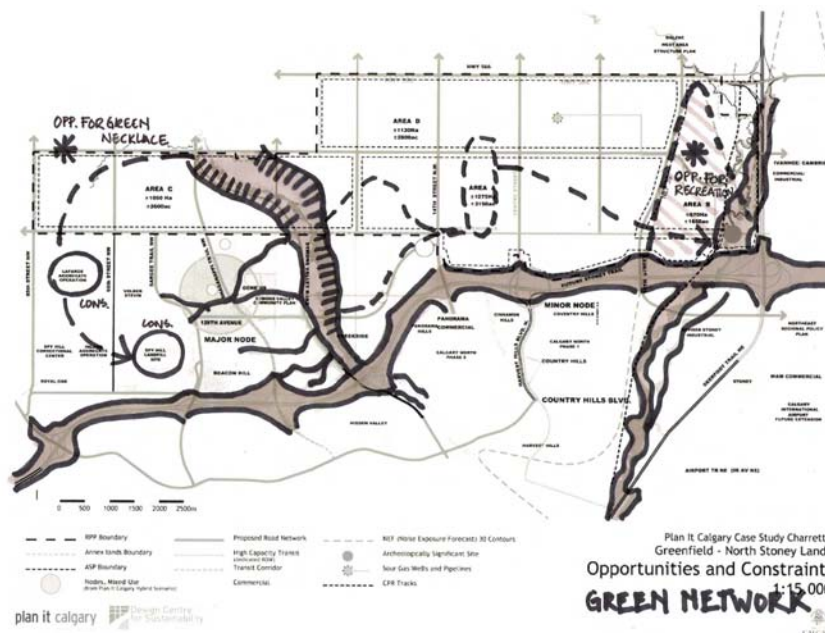


## SUMMARY OF OPPORTUNITIES AND CONSTRAINTS SESSION

### 1. Green Network

Which areas within the North Stoney Lands offer the greatest opportunities to preserve open space, agricultural land, environmental beauty and critical environmental areas; foster attractive, walkable, compact, mixed-use communities with a strong sense of place; and, utilise green infrastructure and buildings? Which areas face the greatest constraints?



#### Opportunities

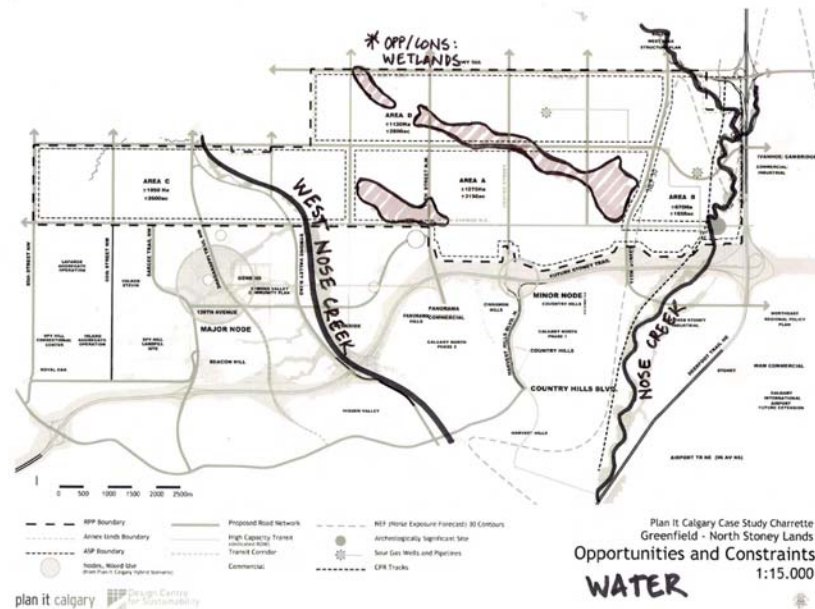
- **Creeks:** a key opportunity for implementing green networks - Nose Creek, West Nose Creek (Coolies), & Beddington (seasonal).
- **TUC:** an opportunity to create a strong east-west linear green network.
- **Green Necklace:** use decommissioned facilities such as the landfill, penitentiary and aggregate facility as an opportunity to create a series of parks connected by regional pathways in the area west of West Nose Creek.
- **Double Function:** meet community green network priorities by making better use of public lands, e.g. good public realm on streets, park/school sites, streets and parks for stormwater infiltration, etc.
- **Other:** good visual access into the green networks makes it an amenity for all; plant more trees; provide opportunities for food production in neighbourhood community gardens.

#### Constraints

- **Creeks:** creeks and associated escarpments require 30-50 metre setback, constraining development options.
- **Agricultural Lands:** these significant areas should be preserved in collaboration with other partners (i.e. Province, Region, & City), constraining development options.
- **Other:** will need to transition from greenfield development to grazing areas north of study area; the landfill cannot be developed without remediation.

## 2. Water

Which areas within the North Stoney Lands offer the greatest opportunities to preserve critical environmental areas (e.g. wetlands, creeks) and utilise green infrastructure and buildings to protect watersheds, reduce stormwater runoff, improve water quality, and reduce flood-related risk? Which areas face the greatest constraints?



### Opportunities

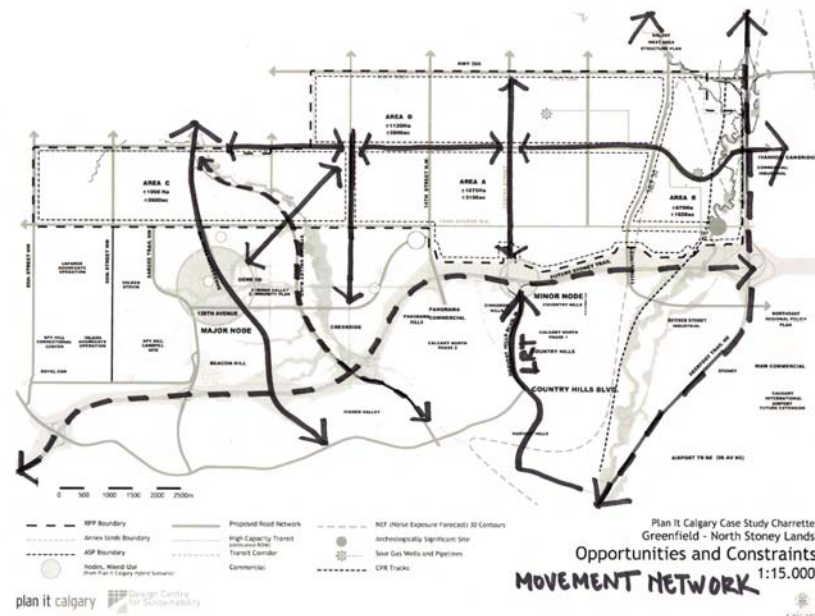
- **Creeks:** Nose Creek and West Nose Creek are healthy existing waterways that should continue to be preserved and protected.
- **Wetlands:** existing wetland areas between Nose Creek and West Nose Creek contribute to maintaining hydrological cycle and should be preserved and protected.
- **Low Impact Development:** new development should be low impact, with 0% increase in effective impermeable area.
- **Other:** note southern drainage.

### Constraints

- **Development:** great increase in impervious surfaces would have large negative impact on existing healthy water network.

### 3. Movement Network

Which areas within the North Stoney Lands offer the greatest opportunities to provide a variety of transportation options; connect people, goods and services locally, regionally and globally; create walkable environments; and, provide safe, affordable, efficient, and accessible transportation for all citizens? Which areas face the greatest constraints?



#### Opportunities

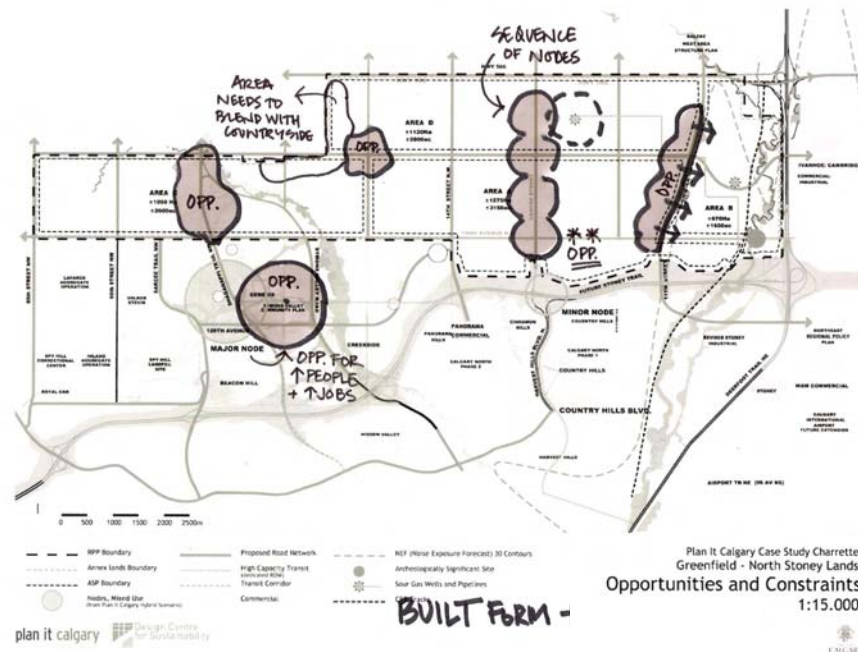
- **Grid Street Network:** build on the existing grid to maintain and enhance connectivity within the community.
- **Road Hierarchy:** develop and implement new road hierarchy with standards and assumptions supportive of multi-modal networks. Allow road to change character along length in response to local context.
- **East-West Connections:** develop multi-modal connectivity east-west and north-south.
- **Alternative Transportation Modes:** cluster living, working, shopping and transit to encourage non-work trips (80% of total) by alternative transportation modes.
- **Cycling:** connect existing cycling routes, and include cycling in green network (e.g. along Nose Creek). Include bike routes on streets (e.g. Symonds Valley Road) and develop key streets as bicycle friendly urban boulevard (e.g. Centre Street, 144<sup>th</sup>).
- **Other:** BRT Hub in Symonds Valley.

#### Constraints

- **North-South Disconnection:** TUC is a major constraint for north-south connections, and particularly for walking and cycling.
- **East-West Disconnection:** Deerfoot Trail is a major east-west constraint.
- **Trade-Offs:** connectivity vs. reducing infrastructure; increased transportation vs. cost; compact development vs. noise, etc.

#### 4. Built Form

Which areas within the North Stoney Lands offer the greatest opportunities to provide a range of housing choices; create neighbourhoods with a strong sense of place; and, foster attractive, walkable, compact, mixed-use communities that support a diverse, safe, affordable, efficient, and accessible transportation service? Which areas face the greatest constraints?



#### Opportunities

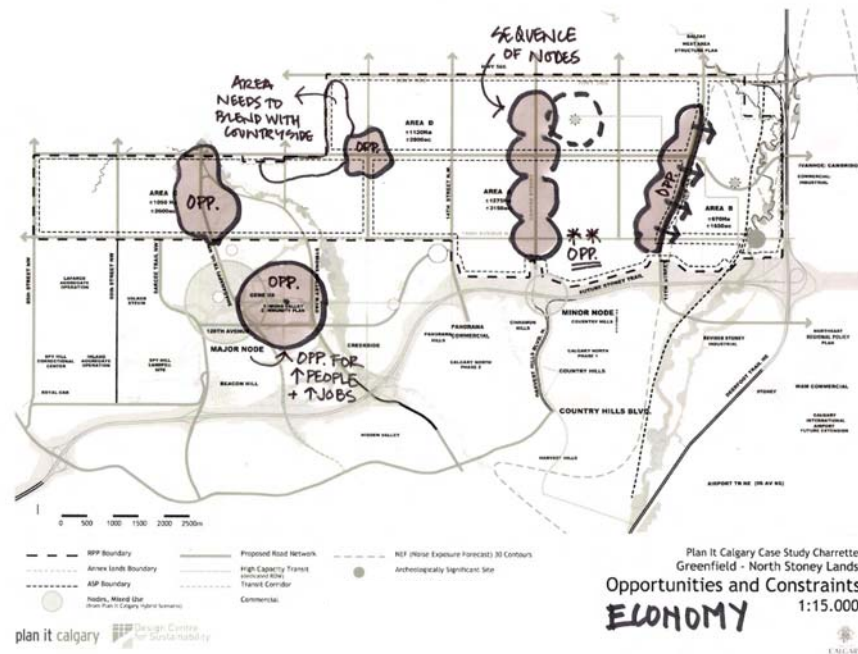
- **NEF:** development is limited within NEF contours, but ideal for recreation and business development, and is visual amenity for adjacent development.
- **Key Corridors:** Centre and 11<sup>th</sup> streets are key corridors for development - Centre Street as a main north-south mixed use corridor, 11<sup>th</sup> Street as a corridor or series of nodes supportive of the adjacent business area (within the NEF). This means area "A" has more opportunity for intensive development than surrounding lands.
- **Corridors:** front land use close to the street on corridors, and use multi-modal corridors to connect nodes.
- **Nodes:** as a principle, all people and jobs must be within a 5-min walk of a mixed-use node/corridor. Cluster housing and jobs at the centre of the node and decrease intensity as the node transitions back into the surrounding community.
- **Hospital:** opportunity to act as an anchor for a key node.
- **Other:** put regional land uses near the regional multi-modal network; transition from the edge of communities into preserved and protected agricultural lands.

#### Constraints

- **Creeks:** creeks and associated escarpments require 30-50 metre setback, constraining development options.
- **NEF:** development is limited within NEF contours.
- **Pipeline & Sour Gas:** development is restricted to outside buffers.
- **Other:** downgrading current Centre Street "major node."

## 5. Economy

Which areas within the North Stoney Lands offer the greatest opportunities to create a range of employment and housing opportunities and choices, and support an affordable, diverse, safe, effective, and efficient transportation service that connects people to jobs and businesses?  
 Which areas face the greatest constraints?



### Opportunities

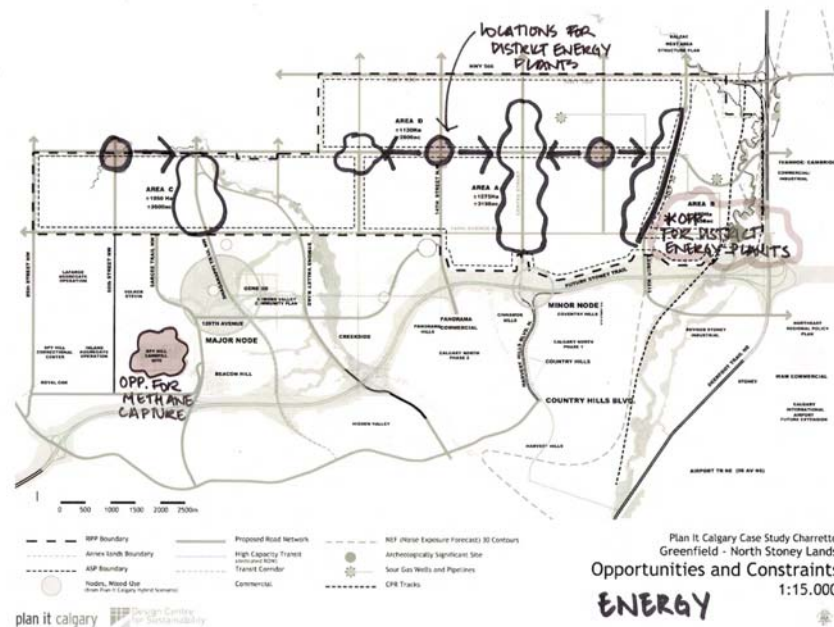
- **Commercial & Job Nodes:** create and locate commercial and jobs in nodes throughout the community rather than in centralized employment centres and shopping malls.
- **Appropriate Job Centres:** continue to locate appropriate jobs (e.g. industrial) in job centres. Consider the Hospital an anchor for jobs.
- **Connect:** connect people and jobs with transit.
- **Cluster:** group a mix of housing around job nodes to allow people to live near where they work.

### Constraints

- **Commercial Capacity:** must ensure there is enough capacity to support each node.
- **Affordability:** to be viable community must be affordable for developer, city, homeowner, businesses (leasing).

## 6. Energy

Which areas within the North Stoney Lands offer the greatest opportunities to minimize energy consumption by providing a variety of transportation options, including walking; accommodating development forms and densities that can support alternative energy sources and systems; and, utilizing green infrastructure and buildings? Which areas face the greatest constraints?



### Opportunities

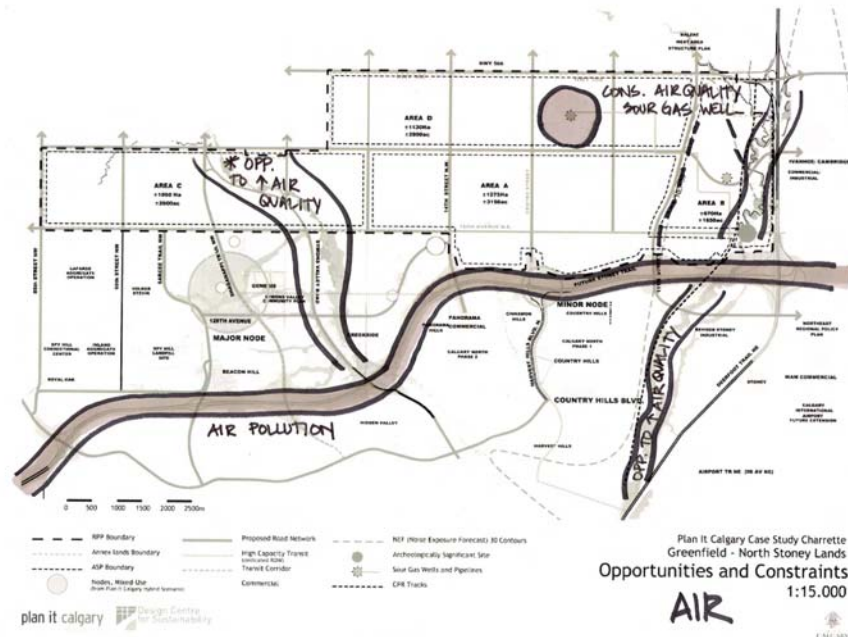
- **District Energy:** higher density can support district energy. Locate two or three central district energy hubs in areas between major development density nodes. Community district energy facilities could be compatible with businesses and/or commercial district energy.
- **Alternative Energy Sources:** opportunity for methane capture, eco-industrial network, and geothermal in higher density nodes
- **Solar Orientation:** take advantage of solar orientation by orienting road grid, pathways, and buildings on parcels to maximize solar exposure. Implement "right to light."

### Constraints

- **Shade:** trees and buildings can impact sunlight and reduce opportunities for active and passive solar on adjacent uses.

## 7. Air

Which areas within the North Stoney Lands offer the greatest opportunities to improve air quality by preserving open space and critical environmental areas; providing a variety of transportation options, including walking; supporting compact, mixed-use development; and, utilizing green infrastructure and buildings? Which areas face the greatest constraints?



### Opportunities

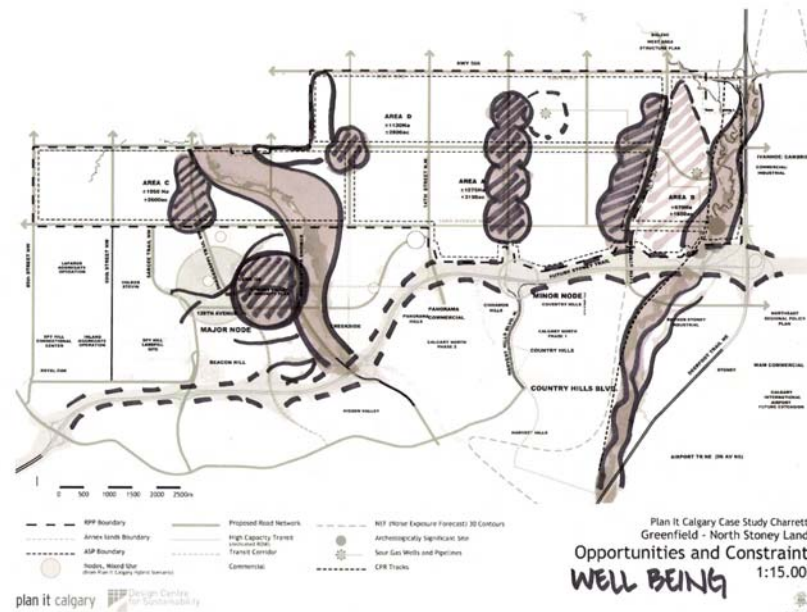
- **Green Network:** preserved and enhanced open spaces, and new tree planting will contribute to better air quality.

### Constraints

- **TUC:** increased traffic means more air pollution.
- **Sour Gas:** air quality concerns.

## 8. Well-Being

Which areas within the North Stoney Lands offer the greatest opportunities to foster distinctive, attractive communities with a strong sense of place; offer a range of lifestyle choices (e.g. housing, transportation, recreation, etc.); and support walkable, compact, mixed-use communities that encourage social interaction Which areas face the greatest constraints?



### Opportunities

- **Green Network:** preserved and enhanced open space networks provides recreational opportunities, and contributes to healthy water and air environments.
- **Nodes:** offer accessibility to goods and services, green features & transit, within walking distance.
- **Movement:** connected multi-modal routes promote alternative transportation and contribute to healthy air and people.
- **Jobs & Energy:** alternative energy and commercial/jobs throughout the community contribute to long-term economic well-being.

### Constraints

- **NEF:** noise impacts on well-being and therefore restricts usage.
- **Infrastructure:** TUC, sour gas, transmission lines all negatively impact liveability.