



Land Use Bylaw Engagement: Phase One Online Survey Comments

Comments are provided verbatim/exactly as respondents wrote them. We have not corrected for spelling, grammar or accuracy. Comments were edited only if they included inappropriate language, were discriminatory in nature or identified specific individuals or groups.

Question Nine: How would you want to be notified about a new development or pending changes in your area? Select all that apply.

Responses to “Other” option:

- By all of the above
- Utility Bills
- Email newsletter from the town;
- It depends on the development ;
- email, doesn't need to be area specific. I'd like to know about all the development going on in town, I can delete emails I don't want to read

Question 10: If provided with the opportunity to provide feedback on a proposed development, how would you like to share your thoughts? Select all that apply.

Responses to “Other” option:

- Written submission sent by email
- Email reply
- Individual meetings with the people involved. If it pertains to one area of the town those people only.
- Email or form submissions to raise questions and provide feedback
- E mail
- all of the above
- email
- In writing

Question 12: From the list below, please choose the three options you think work best to provide affordable housing.

Responses to “Other” option:

- Research what is done in other municipalities
- New neighborhoods
- Stop trying to include R1, R2, And R3 in the same on the same street
- Slow the building to keep our town a small town

- Business development needed to bring good paying jobs which will come when good social amenities are available.
- Prioritize more single family homes attracting more families to High River. No apartment buildings or townhomes.
- High River should prioritize attracting more families to maintain its population.
- Incentivise developers/property management firms to offer low income rental rates, rather than just more affordable buying options
- Incentives and programs for existing homeowners to be able to improve and maintain homes and add basement or garage suites
- Work with developers from buying up affordable homes and renting them at absurd rates
- Build smaller less luxury homes
- Build smaller housing that is more affordable for residents and increase density in communities BUT with a major consideration to the density increase and impact (looking at a holistic approach)
- Do NOT build housing that does not conform with the existing standard of the area, even if the law allows it.
- More variety on open lots for sale
- Deal with current issues. Housing in High River is affordable compared to Calgary and Okotoks
- Create certainty in planning documents, don't defer or ask for further studies, prezone lands for development, eliminate the requirement for development permits for permitted uses
- Am not clear as to what constitutes affordable housing
- More senior housing

Question 15: If the Town had minimum parking requirements in residential areas, what amount would be appropriate?

Responses to "Other" option:

- Minimum of three
- Allot 1.5 spots for each residential unit
- Any two bedroom or larger needs one parking space, no parking requirements for smaller units.
- One residence shouldn't have a double garage and park 3 cars in the driveway and 3 on the street and bloc access to the mailboxes!
- No minimum
- Most families have two cars and need parking for visitors too
- Each residence has a minimum of one parking spot.
- Monitor and enforce. Neighbours have 7 vehicles and park two next to a meridian and a semi-blind corner making it a very tight space for emergency vehicles.
- Each residence has a minimum of two parking spots.
- 1 parking spot for sure, 2 if feasible.
- If possible, one bedroom units have a min. 1 parking stall. Any other size dwelling min. Of 2 parking stalls

- Residence has to provide 2 parking spaces for primary unit and min. 1 for secondary unit depending on unit size.
- a minimum based on time of building that correlates to the bedrooms in the unit mapped to the current stats canada data (would need updating and grandfathering considerations) garages should not count as a parking spot, driveways should
- With a garage, at least 2 street parking spaces.
- The amount should be based on type of dwelling/unit
- Please open the back yard way in 10 ave se
- smaller homes one parking spot, larger homes over say 155 sq ft two spots
- Depending on the size of your lot eg. 3 for at least a 50' wide lot.
- dont know
- Minimum of 3- room for guests!!
- X amount per total units, not necessarily a 1:1 ratio, also depends on dwelling type, a single family house is different the multi-family or higher density buildings, there's also location considerations
- It would depend on what type of building it is

What design features or requirements would help taller buildings in the Traditional Neighbourhood District be more acceptable? Select all that apply.

Responses to "Other" option:

- jogging the building so it breaks up the straight line faces we see alot of the new buildings in town. The stepback is only part of the solution.
- Im not in favour of three storey buildings
- nothing
- Nothing higher than two story.
- In a traditional neighbourhood, I think 2 storeys should be the max
- Taller bldgs shouldn't be allowed in established areas.
- Do not allow high density housing at all
- Buildings should correspond to the size of the next door ones
- I highly suggest architectural controls in certain neighborhoods to maintain the heritage and consistent appearance for residents who rent or have purchased for those reasons. Large new construction and apartments disrupt the neighborhood and community. We have the NE and SE for new development for that reason.
- I don't think there is a need for taller buildings in our traditional neighborhoods. They don't fit into the ambience and those neighborhoods are not built or designed for high density buildings like that;
- Don't build High density buildings ;
- consider privacy of surrounding neighbourhood and how taller building would infringe on that privacy
- not acceptable in traditional neighbourhoods;
- None! Taller building should not be permitted to build in the traditional neighborhoods.

- Build taller buildings in far areas so as not to impede Mountain views of existing homeowners. Make higher buildings closer to the highway.
- The TND should be reorganized and divided in districts. The building design, height and placement requirements should be determined based on the district. TND is currently too broad.
- Ideally do not degrade the neighborhood with substandard buildings that do not align with the existing neighborhood, despite the law allowing it. Consult with the neighborhood residents.
- Not sure;
- Adhere to the same height as the rest of the neighborhood;
- Do not allow Monster housing !!!!;
- No infills permitted in older historical areas;
- Taller buildings should be annexed out of our traditional residential as it just isn't right. ;
- Provide 1 parking spot for each unit and for every 5 units there must be 1 visitor stall;
- NO TALL BUILDINGS;
- The Old Rodeo Grounds require a dedicated Area Structure Plan, and the variance provisions that are being used to bypass existing rules and regulations must be eliminated.
- None - never acceptable;
- No building should be higher than the existing buildings.
- none of the above. define "taller"
- Building should fit the existing character and design of the community

Question 21: What criteria do you think the Town should focus on to ensure new housing fits well within the existing character of the neighbourhood? Select all that apply.

Responses to "Other" option:

- Windows to allow for light into homes;
- Front facade/parking inline with rest of street (IE one front entrance, driveway with parking at rear, etc.
- Consistent standards in architectural design and colour schemes
- Not putting a 30 ft high accessory building next to a much smaller house that is only setback 1m
- Consistent building placement and lot patterns
- Impact of parking and entry to the building;
- Consult with the residents of the neighborhood. Failure to consult has angered the citizens of High River. Why does the town prioritize the development above what the residents of the neighborhood want. Listen to the citizen through consultations.
- Doesn't stand out or decrease property value of the neighborhood. No apartments where a single house dwelling once was;
- Make sure there's option for intrigue and colour. No more brown and grey boxes;

- Parking
- preservation of the urban forest by planting trees;
- Tired of boring cookie cutter neighborhoods with repetitive styles and beige and gray everything. Allow for uniqueness in colour and design. Highwood village is a good example of boring everything in colour and design. ;
- The Old Rodeo Grounds require a dedicated Area Structure Plan, and the variance provisions that are being used to bypass existing rules and regulations must be eliminated.
- One dwelling per lot
- Rhythm, golden ratio - use design principles, not prescriptive styles. Massing and quality design are more important than genre;
- Similar density

Question 23: What types of shared amenity spaces are most valuable? Select all that apply.

Responses to “Other” option:

- space for bicycles, stollers, etc.
- Walking paths in natural areas
- Green space and pathways
- Green spaces
- Green space
- BBQ areas if not permitted on private space (eg balcony)
- MORE RETAIL!
- parks, walking trails
- Places for teenagers and things that encourage community events
- Soccer fields
- Green space - trees and shrubs
- Aquatics centre and Dry Use Rec centres
- Store/ shopping in the NW which will reduce traffic on the bridge ;Dog areas
- The Old Rodeo Grounds require a dedicated Area Structure Plan, and the variance provisions that are being used to bypass existing rules and regulations must be eliminated.
- Parks/green spaces (for humans)
- outdoor sport centres
- Outdoor community space, even if it's small

Question 27: What types of community spaces or design features do you think the Town should prioritize when negotiating Municipal Reserve with developers? Select all that apply.

Responses to the “Other” option:

- RETAIL STORES!!
- Mature trees preservation
- Stick to the NE for apartments or condos as there are already existing buildings



- The Old Rodeo Grounds require a dedicated Area Structure Plan, and the variance provisions that are being used to bypass existing rules and regulations must be eliminated.
- Proper road access/egress
- community gardens, wading / swimming bodies of water

If there are any other issues or opportunities you would like the Town to consider, please note them below.

- To control the density, lot coverage also needs to be considered with height. Mass of buildings adjacent to properties needs to consider the impact to the neighbors. Businesses in accessory buildings should be prohibited like auto repair shops. If height is permitted, then consideration for increased side yard setbacks should be proportional to how tall the building is. For example if the standard side yard is 5 feet for a standard single storey garage, any additional storeys the side yard setbacks should be doubled.
- Sufficient in-person and written submissions by the residents of the community and allow meetings to take place 6:00 p.m. or later in the day to allow for those who are employed to attend. Do not conduct meetings during traditional business hours.
- I believe a push for intensification through backyard suites and basement suites is an ideal way to add obtainable housing. Self driving and automated transit will be advancing, and should be planned for. With developments in shopping, grocery, and transit, the ability for seniors and young people to access the services they need without a personal car will increase. We should build housing for these demographics in the right locations so they can have affordable housing without the need for parking requirements.
- Nothing more
- Overcrowding in homes because the owners are renting rooms. This results in all the parking in the neighborhood being commandeered by one property.
- The town appears to be using one size fits all, The exist land use bylaw was havy empahize on new neighborhoods and does not take into consideration existing neighbor hoods and the existing homes. We need to protect those neighborhoods from excessive development like the McLeod trail proposal,
- Notification to residents is important
- This town is in desperate need of entry level housing - there are so few condos for those down sizing or for those just entering the market. Not everyone wants/needs a townhouse. The downtown core desperately needs some density to get more people out and shopping.
- Keep high density housing and multi family away from residential. It's commercial and shouldn't be ruining the community feel.
- The pool expansion should never have gone ahead after it was voted down!!!
- When developing in older neighbourhods it is crucial that a site visit is conducted to see what the impact a development would have on the neighbourhods and not relying on google imagery to just calculate numbers

with height and massing. Permitting secondary dwellings that can be rented out must consider parking, intrusive overlook and massing. Access to a secondary dwelling that is two stories high is above fence height and that needs to be carefully considered when allowing a development that is only 1m from a property line. Not allowing builders to build as big and as wide as they want on an already constrained lot.

- Priority MUST be to simplify & expedite the permit process
- Remove the height restrictions for furnaces. No one cares about a furnace if it floods and it shouldn't be up to the town to dictate this. There are much bigger concerns if there is a flood then the height of a furnace off the floor. It costs home owners on average an extra \$6000 for this. Completely unnecessary.
- The developers should have the project development design on site. Because, we do not know what type of building they are building in our neighborhood.
- I sat in on a presentation recently with students from the Netherlands on community design. They had parking areas at the edges of the community and prohibited street parking. (Houses still had parking pads or garages). This encouraged walking and cycling and use of streets by pedestrians and families with cars becoming guests. Seeing every patch of street filled with extra cars when most houses have four parking spots is awful.
- The amount of extremely loud vehicles,
- Roads need to be maintained
- Parking and traffic flow are major concerns. We have a 5 person family in a single family home with 4 vehicles and a company utility trailer. What does that look like in a high density situation?
- When building please take into consideration the importance of parking! When adding a new building to current construction watch the height restrictions. Never put homes too close together for fire hazard. When planning for sports arenas make sure there are enough parking spaces. When building new communities parking is a priority especially for senior residents as visitor spaces need to be there too. Don't be one of the city communities with overcrowding, keep our town special.
- Just ensuring that the urbanization of High River is also balanced with proper green spaces, trees etc. to prevent soil erosion, blankets for extreme weather etc and to REALLY create/enforce architectural controls especially in the SW, the streets are just enough for street parking and driveway space but if we continue to allow larger complexes with limited spaces, or multimillion dollar homes next to smaller properties it affects more than just curb appeal.
- I would prefer not to see too much development. The reason I live here is because I enjoy living in a small town.
- Our town sets a very high standard of being a very nice place to live. A lot of the neighborhoods have character and charm which makes us so unique. When looking at new developments as the town grows we have to be very careful where we create new dwellings and take serious consideration of the neighborhood. Building out instead of within helps keep our charm and working

with the residents of the neighborhood to create a welcome space for all is important and valued.

- We need more retail stores in High River. We need something like a Giant Tiger or Winners. We don't need another Dollarama or liquor store.
- Width of streets in new developments need to be wide to assimilate with the rest of town and allow for parking on both sides with adequate traffic passage. Special care must be used when considering traffic flow. For example the straight runaway on second ave by Hamptons encouraging speeding and racing and revving engines.
- We live on 10 Ave.S.E. and the parking is appalling!
- I do believe that the traditional neighborhood areas should have a high priority on keeping their character (limiting high density and keeping architecture controls) than new areas. We also need more affordable one bedroom units in as single individuals with no children have fewer affordable options. Thank you!
- Have the ability to shut down all illegal secondary suites, whether old or new - they must be permitted and approved.
- Fix 112st road!!!
- The zoning of multi unit should be removed from all residential areas of High River and leave it up the development board to decide if a variance of multi unit is appropriate. This would prevent the issue the town was faced with the recent and permit being sought near the hospital on Macleod Trail.
- The biggest issue is the driveways. As soon as most homeowners are settled, they look to pour the little notch the Town requires. It doesn't make any sense to have it.
- There is a large population of residents sleeping in their cars and the population is growing. I would like to see the town make it illegal for street sleeping, but provide a safe secure space at a minimal cost to those people. Maybe 10-15 spaces so as not to grow the problem, but to get the existing people off the street. We don't want to be the beacon for homeless people, but providing a safe space for a small fee seems appropriate. Maybe cap it at 20 days, then have 10 days off before they can rebook.
- Sidewalks. Greenspace
- Thanks for the online survey opportunity as I could not make the meeting.
- A great number of issues raised in this review may come from the fact that the current TND zoning is not appropriate, because it contains many different types of neighbourhoods. The requirements and regulations could be different from one neighbourhood to the next. Please consider bringing back more districts to the LUB, to preserve the existing individual character of each neighbourhood and allow High River to grow the right way.
- Please open the back yard alley way of 10ave se so that we can use the parking of our backyard
- Actually stick yo added more sports fields
- Current parking issues should be taken into consideration when approving new developments (e.g. around Spitzee school and the hospital where parking is already over capacity). Setbacks should be increased- the development at 1027

7th St. SW is ridiculous for it's lack of green space & huge amount of impermeable surfaces.... should NOT have been approved!.

- Don't let the character of this town disappear. We moved here because of the small town feel, historical value , green spaces, amenities, and the friendliness of the residents.
- STOP allowing the construction of dwellings that do not fit the neighborhood. The Town is catering to the developer instead of protecting the interest of the citizens. The duplex in Hampton Hills and the garage-mother-law suite near Emerson Lake are failures of the THR to protect the citizens and the existing neighborhoods. Show me a neighbor to these develops that likes it.
- Street Parking in our neighborhood is a concern.
- There are 2 off leash dog parks in High River. 1 by Canadian Tire and 1 west of water tower park. I am limited to where I can take my dog to walk him as people still walk their dogs off leash. Can we adress the need for a private dog park in town that people can rent for an hour at a time? We walk our dog on leash but when others don't have their dog on a leash and see ours they come running over aggressively and our dog is instinctively on alert. Just want to avoid trouble due to someone's negligence
- The parking around the hospital is scarce. Often seniors with mobility issues have to park east of spitzee school and the old cultural center to come for an exam or visit a loved one. The new apartment development proposed on 6th street will making parking for elderly and mobility challenged people unbearable. The homeowners on 6th street have been frustrated with lack of parking in front of their homes for years. Nothing but single family dwellings should be built in that area.
- The most important items to consider are: Does the proposed home or development fit in with the current structures? Examples of recent homes that definitely do not fit in are the new build on 7 th street second house in from 12th avenue SW. It belongs on an acreage. Next is there three houses crammed in side by side on McLeod Trail SW. Another example is the apartmt building up by the FasGas. As well, the first home of six that are being built on 12th avenue and 9th and 8th streets is too tall and all those homes will be crammed together. They also don't have yards to speak of. Another disturbing trend is allowing second stories on top of garages that impact neighbors. These structures block the sun from entering neighbors yards. Aesthetics and privacy are important. Please listen to townspeople's concerns. This is a slippery slope..
- Our property taxes are high. Going to have to move away soon at this rate. It's ridiculous. Should not be infilling lots and older homes with all these multi family homes when there is more than enough empty space
- Residential zoning for parking to allow residents to park in front or near their own home and not compete with commercial workers or customers. Require safer/controlled crosswalks

- We need more sidewalks, pathways and bike routes. The Town is too centred on motor vehicles. This isn't good for anyone's health. Neither is it good for small businesses.
- My main concern is parking. In too many neighbourhoods there are not enough parking for the residents resulting in the streets being packed and no parking if someone has visitors, and congestion driving down the streets
- Thanks for letting us voice our concerns 😊
- Would be nice to have a new area to build a new house so there is more options when wanting to move
- Build apartments or multi family homes outside of already developed communities
- Multi garages on one property. Use of properties as to being commercial in a residential area
- My concern is the possible names that will be allocated to the future development of the NE. The word on the street is that the names will reflect the history of white male aviators from WW2. The history of this Land should be reflected by the millennia that the Blackfoot People have lived on this Land. The naming of streets, etc. should be made in agreement with the Blackfoot Nation. It should not pay homage to some dead white guys.
- 90 % lot coverage for residential plus accessory building is too high to preserve our natural landscaping. The Town should establish a list of approved trees from which a developer must choose when meeting the landscaping requirement.
- Increasing varied business and commercial avenues are needed (i.e - affordable and needed businesses such as clothing, shoe stores, restaurants, entertainment) is needed. No more pizza places, liquor stores or expensive boujee boutiques
- do not build over 2 storeys as they are a total blot on the landscape
- The Old Rodeo Grounds require a dedicated Area Structure Plan, and the variance provisions that are being used to bypass existing rules and regulations must be eliminated.
- The empty lot across from the hospital that once had a house on it needs to be cleaned up and the hole filled. The owner of the home should foot the bill for the clean up. It makes our town look trashy.
- It is important to keep High River's small town atmosphere and prevent over crowded neighbourhoods
- Absolutely no housing developments of any kind without 2 off-street parking spaces per unit
- Please don't change the rules when it comes to allow and approve a new whole and oversized dwelling in someone's backyard. Neighbours are affected with privacy and their home value.
- Front yard setback - I didn't respond. This is integral to streetscape design and neighbourhood character. Consistency is most important. 6 metres is generally appropriate. 3 to 4 metres from a front porch. Consider

street design; narrow streets to 6 metres, especially in playground and school zones. Use parking bays to provide on street parking.

- I would simply like to thank the Town and its Planning and Development Department for having organized the public-input sessions respecting the LUB. We residents of High River are proud to call the Town our home and value the Town's efforts to respect and maintain its trademark elements.
- Any plans by developers should be made more accessible and understandable in a timely manner to any citizen of High River. developers must be held more accountable. our community should not be usec as a money grab for developers.
- Let the residents decide by a referendum , not the sole decision by a Mayor .
- Historic buildings don't make the "small town feel" and shouldn't be preserved at all cost, design promoting caring, community and connection should be prioritized, design should promote / encourage transition from drivable to walkable
- Don't approve one off building designs like the Grain Elevator apartments on the north side of town with no parking and a eye sore
- I think serious consideration should be made for the opportunity for people to add tiny homes or ADUs to their backyards. These can be used for affordable rentals as well as sharing property with extended family. I believe this can be done with respect to neighborhood character and parking. We must change the way we think about affordable housing options and be flexible and creative