**Q 1. What attracted you to live in Parkdale?**

|  |  |
| --- | --- |
| Close to the river | 93.55% |
| Pathway access | 80.65% |
| Proximity to downtown | 74.19% |
| Parks and open space | 59.14% |
| Established community | 56.99% |
| Location provides easy access to connections to the mountains | 53.76% |
| Proximity to employment | 50.54% |
| Housing choice | 37.63% |
| Location is close to the TransCanada Highway | 26.88% |
| Proximity to the University of Calgary | 19.35% |
| Accessibility to transit | 17.20% |
| Proximity to medical support and services | 13.98% |
| Access to the escarpment | 12.90% |
| Local school | 8.60% |
| Other (please provide details) | 5.38% |
| Connection to neighbours | 5.38% |
| Community facilities | 4.30% |
| Other | 3.23% |
| Activities in the community | 2.15% |
| Local places of worship | 0.00% |

**Q 2. What type of home do you live in?**

|  |  |  |
| --- | --- | --- |
| Single family | 56.52% |  |
| Semi-detached | 29.35% |  |
| Condominium or apartment | 8.70% |  |
| Row house/town house | 5.43% |  |
| Secondary Suite | 0.00% |  |
| Lane House | 0.00% |  |
| Seniors Residence | 0.00% |  |
| Shared living (boarder or room rental) | 0.00% |  |
| Other | 0.00% |  |

**Q 3. Do you own or rent?**

|  |  |  |
| --- | --- | --- |
| Own | 93.55% |  |
| Rent | 6.45% |  |

**Q 4. Statistics Canada 2016 reports Parkdale housing mix is 35% single-detached dwellings, 39% semi-detached or duplex dwellings, 4% row houses, and 21% apartments. I believe Parkdale has the right mix of housing types.**

|  |  |
| --- | --- |
| Yes | 79.57% |
| No | 20.43% |

**Comments**

|  |  |  |
| --- | --- | --- |
| **Densification OK** | **Densification Not OK** | **Other** |
| Some is OK - but within present zoning | 14.7% | maintain current zoning | 23.5% | More density exacerbates parking & speeding problems | 8.8% |
| Row house/ lo rise condo type development is ok | 8.8% | Too many duplex/ laneway/ town house | 11.8% | architectural guidelines required | 5.9% |
| Densification is required for commercial develop. | 5.9% | limit multi family | 8.8% | E of 37th development should not exceed 4 stories | 2.9% |
| need more affordable options | 5.9% |  |  | maintain urban forest | 2.9% |

**Q 5. Residential units include single family, semi-detached, town houses/row houses, suites, lane houses, apartments, and other dwellings. Do we need more units (I.e., density) of a particular residential form in Parkdale?**

|  |  |  |
| --- | --- | --- |
| Yes | 39.78% |  |
| No | 60.22% |  |

**Q 6. If yes to Q5, what type of housing should be added or changed?**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

|  |  |
| --- | --- |
| Lane House | 42.86% |
| Apartment or Condominium | 40.82% |
| Semi-detached | 38.78% |
| Single family | 30.61% |
| Secondary Suite | 26.53% |
| Seniors Residence | 18.37% |
| Shared living (boarder or room rental) |  8.16% |
| Other (please specify) |

|  |
| --- |
|  |

 |
| Town house |  4.08% |
| Hi density on main routes |  4.08% |
| Row House |  2.04% |

 |
|  |  |
|  |  |

**Q 7. The area surrounding Parkdale Crescent NW, our pocket of small retail, business and food services, is designated for mixed use, including retail at the ground level, and residential uses above grade in low to mid rise multi-family buildings. The area has a formal plan called Parkdale Neighbourhood Activity Centre | Area Redevelopment Plan. Do you agree with the current plan?**

|  |  |  |
| --- | --- | --- |
| Yes | 89.66% |  |
| No | 10.34% |  |

**Q 8. What retail or commercial services would you like to see in the crescent?**

|  |  |
| --- | --- |
| Restaurant/ deli/ bistro | 62% |
| Pub /craft brewery | 32% |
| Local grocery | 28% |
| Coffee shop | 10% |
| Don’t know/ ok as is | 9% |
| Bike shop |  | 8% |
| Wine liquor store | 6% |
| Hair nail salon barber | 6% |
| Medical / clinic | 4% |
| Pet store |  | 4% |
| Drug store |  | 4% |
| Bakery |  | 4% |
| Book store | 4% |
| Conv. Store | 3% |

 **Q 9. The fenced parcel at 3rd Ave. and 33 St. NW, the former Park and Ride site, is owned by The City of Calgary. It is currently designated for small commercial usage on the ground floor, with apartments above to a height of four storeys. The City plans to sell it to an affordable housing provider at some time in the near future. The community planning committee supported having affordable housing in that location. Once it is sold, the community will have input on the development permit. Would you attend a community open house when plans are available?**

|  |  |
| --- | --- |
| Yes | 76.92% |
| No | 23.08% |

**Q 10. The lands west of 37 St. NW, north of Bowness Rd. NW, are part of Parkdale. The existing buildings include Chartwell Colonel Belcher Retirement Residence, the Ismaili Mosque in the former Motor Vehicles Building, Government of Alberta Infrastructure Office and Lands, Wood’s Homes, the Medical Examiner’s Office, two Cambrian office towers which have a mix of medical services as well as the CBC studio, and the former Canada Post building. If there is an opportunity to guide the planning of this parcel though the land use and development permit process, what types of development would you like to see?**

|  |  |
| --- | --- |
| Food and restaurant services | 72.04% |
| Grocery store | 67.74% |
| Buildings with retail/commercial development at grade and residential above | 61.29% |
| Health and wellness services | 45.16% |
| Open space or parks | 41.94% |
| Personal services | 38.71% |
| Free-standing retail or service business development | 31.18% |
| Entertainment options | 29.03% |
| Residential buildings with less than 4 storeys | 22.58% |
| Residential buildings with more than 4 storeys | 19.35% |
| Educational opportunities | 16.13% |
| Residential buildings with more than 8 storeys | 13.98% |
| Office building | 9.68% |
| Other (please specify) | 13.98% |

Other types of development specified by respondents:

|  |
| --- |
| * Family physician office and dental office
 |
| * Boutique Butcher and/or Seafood Market, Dry Cleaner
 |  |  |  |
| * Maintain the existing amount of green spaces. Some spaces lend themselves more to residential or commercial than others. The road access needs to be widened as currently the middle access road (west of the Belcher) has only 1 lane when cars are parked on both sides of the road (especially in winter). If the roads have increased capacity, then tall apartment buildings could be built in this area. I would propose mixed with low income in a similar plan as what was done at the old general hospital site
 |
| * Fenced dog park
 |
| * Mixed use incorporating retail and residential would be optimal, as to height, More than 4 stories but a shadow impact study should be done to determine the optimal height for the community. Development should take into consideration the Stadium development so as not to oversaturate in one development type.
 |
| * If any multi-residential they would need underground parking as that is the most scarce in Parkdale
 |
| * Pubs
 |
| * Banking facility
 |
| * If more businesses are going in it NEEDS to include parking. Those streets are so packed with cars, 2 cars can hardly pass!
 |
| * Density of usage needs to always remember parking options
 |
| * What happened to the existing planning documents already approved?? See answer to question 4. How do we ensure that the multiple levels of government ensure that we don't LOSE MORE opportunities than was already lost with the sale to the Mosque and the Cambrian towers which went bankrupt after the first one was complete? How do we ensure that our next Councillor is at the table when Alberta Government is disposing of lands, or better, proactively seeking the release of those lands for development?
 |
| * If you have higher density there you could also support more restaurants or personal services. I'm not sure if there is enough people in the area to support another grocery store but I would love one in walking distance similar to the new one Northeast of Children's hospital.
 |
| * Not (only) office or medical buildings

**Q 11. How do you move about the community?** |
| Car | 74.19% |
| Walk | 98.92% |
| Cycle | 65.59% |
| Bus | 10.75% |
| Other (please specify) |  |

Other Uses specified by respondents:

|  |
| --- |
| * Run
 |
| * Angry still about the closing of the park n ride lot. And when they stopped the express bus from using that location. I had fewer transit commute options for a couple of years due to this crap
 |
| * Car share when it was available.
 |

**Q 12.If you walk or cycle, do the pathways and connections across the major roads meet your needs?**

|  |  |
| --- | --- |
| Yes | 92.47% |
| No | 8.60% |
| If no, where should we have additional pathways and connections? | 10.75% |

Suggestions for additional pathways and connections put forward by respondents:

|  |
| --- |
| * Access to the west side of the trans can is limited without a car
 |
| * Terrifying to cross in flashing crosswalks. Drivers travel too fast and ignore too often
 |
| * I would mind an extra 3 Ave Nw crossing somewhere between 37 St and 34 St
 |
| * This may be because I'm retired. I no longer commute
 |
| * bumpy, need some repair
 |
| * The cycle path junction at Parkdale BLVD and Parkdale Blvd NW is dangerous. Traffic turns left across Parkdale Blvd. Cannot clearly see cyclists or pedestrians as looking at traffic driving East.
 |
| * Should be a dedicated bike lane along Memorial Drive
 |
| * there's no place to safely cycle on Bowness Rd - there are safe places to cross, but for Parkdale residents it is difficult to get to these crosswalks and access the river pathway without cycling in the sidewalk
 |
| * River pathways need flattening
* At 33 St.
 |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Q 13. What services do you access in adjacent communities?**

|  |  |
| --- | --- |
| Grocery shopping | 96.77% |
| Other retail | 67.74% |
| Pharmacy | 82.80% |
| Fitness centres | 40.86% |
| Restaurants | 90.32% |
| Entertainment | 56.99% |
| Medical or dental services | 80.65% |
| Personal services such as hairdresser, spa | 64.52% |
| Education | 18.28% |
| Other (please specify) |

Other Services specified by respondents:

|  |
| --- |
| * Everything, what is the point of the question???
 |
| * more recreation spaces and parks
 |
| * pub, dog park, doctor, fitness
 |
| * Other retail such as garden centre, hardware, yarn/knitting shops. Other service such as pottery studio.
 |
| * I access ALL services outside of Parkdale with the exception of an ice cream or a rare coffee, even those options are dwindling; and medical imaging at EFW.
 |

**Q 14.Where are these services located?**Mostly in the NW – see the Residential Survey Spreadsheet for details |
| **Q 15. Do you have any additional comments regarding future Land Use in Parkdale?**Main Comments: |
|

|  |  |
| --- | --- |
| No comments | 25.0% |
| Parking | 12.5% |
| Other | See below |

Other comments from respondents (No Comments deleted): |
| * Ask about parking! A development plan (esp one that increases density) is not a plan at all if it just dumps 1,000’s of additional cars into the community with no place to put them!
 |
| * Lane houses are a terrible addition, too big, lack of privacy. No more density. lots of condos and apts already, basement suites, semis. Density needs to be at LRT stations and hubs. Homes are expensive and do not want to see any changes to the land use so that a row house could be beside me or across from me - huge parking issues with Hospital parkers and rental homes. Some with 2 suites have 6 vehicles! Plus visitors. DO NOT agree with low rental housing as earlier question. Who decided this was a good idea? Was this presented to the community in some format? Parkdale has enough issues with Woods Homes, group homes, nightly garage, yard and car thefts. Low on green space in Parkdale. The park and ride would be a good retail on main and a few floors of condos. City needs money and ought to sell it to highest bidder. A small park would be even nicer there for the seniors who live at the seniors’ residence there, or another community garden for the seniors. We have enough density, don’t ruin Parkdale!!!
 |
| * Future land use should be sensitive to the current mix of housing types. If people want to live in a higher density neighborhood there are several other places in Calgary that provide this. Parkdale does not need higher density.
 |
| * We need a local school.
 |
| * It would be nice to have a good fresh produce market and a quality patio for outdoor meals besides the Lazy Loaf
* Community center needed
 |
|  |
| * Need to be very cognizant of structure height and shadowing issues: Don't ruin what's already here!
 |
| * I would love to see a splash park (it could be very simple) in the community centre. I feel there is still lots of land that isn't well used that would be amazing for kids and families to gather and cool off around.
 |
| * Keep the parks and green spaces. Get a grocery store. Underground parking for all future condominiums and businesses.
 |
| * Keep Parkdale walkable with sidewalks on all property sides. Some are missing in Parkdale and it’s frustrating. Illegal parking (ie too close to corners & by fire hydrants) is a BIG problem around CBC, EFW, Belcher and in general in Parkdale. Better painting on the roads etc may be helpful. Parking enforcement has been great on our street
 |
| * Parkdale would benefit from additional services, restaurants/bars, shopping that is walking distance. Increase variety to appeal to different age groups.
 |
| * Would be great to have quality (not fast food) restaurant/take-out options and patios available within walking distance; as long as not noisy.
 |
| * Parkdale is proximate to several large employment centres such as the Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, and downtown Calgary. As such, it offers residents the potential to be close to their employment, and also close to amenities such as the river pathway system and numerous parks. Preservation of existing green space is key for maintaining a vibrant community. Services such as a green grocer within a 10 to 15 minute walk of most residents is desirable. Multi-family, low profile (i.e., four storeys or less) in the former provincial lands would add density and perhaps the population needed to support additional amenities. Ingress and egress into the "provincial lands" require thoughtful planning and implementation. Underground parking should be a condition of development for multi-family and additional retail in the community.
 |
| * Parkdale Crescent buildings and adjacent city owned parking lot are an atrocious eyesore that could be a fantastic gathering point for the community and attract much out of community traffic. But as is, all the buildings there are haphazard and derelict and very uninviting.
 |
| * Ban rezoning combined multiple single/detached lots to build row houses. We have a plan that accommodates density, the City needs to stick to the plan. Disregard for community ARP's is disrespectful to the community and does not demonstrate cohesive and complete planning by the City.
 |
| * Parking needs to be considered. As a homeowner I like my family to be able to park at my home which is impeded by hospital staff trying to find affordable parking. It would be worthwhile to discuss something with FMC since I think it is ridiculous that I have to pay for street parking in front of my home (as the program is proposing) when I already pay high property taxes which should include my residential parking.
 |
| * Land use has to be tied to architectural mandates for quality and scale and yard design
 |
| * Potential commercial or residential densification involving zoning change should be located on the Provincial lands and maybe along major roads (3rd Ave). Commercial should be in the existing commercial area or the Provincial lands. The building height should be <4 stories (current zoning) but could be higher for mixed use zones, but no more than 6.
 |
|  |
| * No more high density! Control parking on the street! Start monitoring the streets for those non-residents staying longer than 2 hours. Stop parking on 3 Ave, it is too hard to see to safely get out of the neighbourhood
 |
| * A walkable grocery store would be an amazing addition
 |
| * To be very protective of overdevelopment so as not to lose green space on residential lots due to row house development.
 |
|  |
| * I want to see implementation. I want the City to stop wasting money on the Planning department spin. I'm frustrated and over the over-engagement that produces NO results.
 |
| * Canada
 |
| * Future development may create parking issues. Currently everything is ok, but there are a lot of people that come to park and use the pathways or go to work. More density may lead to less parking. At that, there is a park and ride that the city is selling. Perhaps keeping that as community parking will help alleviate that future problem.
 |
| * Would love to see more restaurants in the area! Also mixed use housing.
 |
| * Just a general comment - I believe it is ridiculous that the former park and ride site has remained fenced off for years. Why not use allow continued parking for adjacent businesses at his location?
 |
| * Do not give in to crap developers. Keep low profile buildings and orientation to the river. Increase accessibility where possible for older/disabled to access green space and river. Offer small retail in a pleasant setting. Pass laws that limit destruction of healthy large, older trees on private property. Trees have biological and spiritual benefit to all. are beneficial to all.
 |
|  |
| * Mature and charming communities like Parkdale are rare. Trees and green spaces need to be protected and the zoning respected.
 |
| * I would love to see a plan that puts higher density (four plexes or higher) on busier roads, not mixed throughout the community. I would appreciate having more businesses/restaurants within walking distance.
 |
| * we need to provide more affordable housing and a walkable grocery store
 |
| * Love focused density around the crescent. Retail/commercial below, residential/commercial above
 |
|  |
| * Keep all green spaces try to make more.
 |
|  |
| * Bowness Road(3rd Ace) is a needed commuter roadway but he speed of traffic, volume and lack of traffic enforcement is dangerous and annoying
 |
| * We urgently need a restaurant and a big box grocery store In Parkdale. A restaurant would allow the community to socialise together, a grocery store would allow food shopping without having to drive or use public transport.
 |
| * Should be much more affordable housing options
 |
|  |
| * Parkdale has a small town feel minutes from the downtown core, I would hate to see this feature lost through large development projects.
 |
|  |
|  |
| * Revisit the affordable housing parcel along 3rd and 33. There is already enough affordable housing in and around the retail area. A cap on additional high-density rental buildings to protect property values. We moved out of the core to avoid high volume/high-turn-over rentals. The product is alleys filled with old furniture and debris.
 |
| * Support development of mixed use retail, service and residential. Plan looks generally good. I would personally emphasize restaurants and bars for evening entertainment within walking distance of residential areas within the community - this is currently sadly lacking within Parkdale which otherwise is an excellent neighborhood.
 |
| * Need more amenities
 |
| * Lane "houses" were a mistake since they can be as large as a "50's bungalow"
 |
|  |
| * Be mindful of how much you develop/density so as to not destroy the sense of community that exists. Even at this stage, the community has changed over the past decades, not always for the best.
 |
| * Parkdale does not feel like a community. There is nothing to do and you need to travel for any entertainment
 |
| * Adding high rise apartment buildings is not something i endorse.
 |
| * Planned outdoor events like Lilac Festival, etc.
* Grocery store is biggest thing missing in Parkdale.
* Encourage the City to address parking issues.
* Parkdale needs to build up its amenities to attract the density and be a community of choice.
 |

**Q 16. Would you be willing to answer follow-up questions relating to the future plan for Parkdale?**

|  |  |
| --- | --- |
| Yes | 64.37% |
| No | 35.63% |

**Q 17. Part 2: Who are you?**

**How long have you lived in Parkdale?**

|  |  |
| --- | --- |
| Over 10 years | 25.81% |
| 6 to 10 years | 25.81% |
| 1 to 5 years | 21.51% |
| Over 20 years | 9.68% |
| Over 30 years | 9.68% |
| Less than one year | 7.53% |

**Q 18. How many adults live with you?**

|  |  |
| --- | --- |
| No of adults | % |
| 1 | 64.04% |
| 2 | 23.60% |
| 0 | 7.87% |
| 4 | 3.37% |
| 3 | 1.12% |

**Q 19. Do you have school age children or teenagers who live with you?**

|  |  |
| --- | --- |
| Yes | 25.00% |
| No | 75.00% |

|  |
| --- |
| **How many? Ages?** Age No %1 3 8.11%2 1 2.70%3 2 5.41%4 4 10.81%5 1 2.70%6 2 5.41%7 0 0.00%8 3 8.11%9 0 0.00%10 4 10.81%11 1 2.70%12 0 0.00%13 2 5.41%14 2 5.41%15 1 2.70%16 1 2.70%17 0 0.00%? 10 27.03%If yes, where do they attend school? |
|
| School | No. | % |
| Banff Tr | 8 | 25% |
| University el. | 7 | 22% |
| St Ambrose | 4 | 13% |
| Unknown | 3 | 9% |
| Westmount charter | 2 | 6% |
| River Valley | 2 | 6% |
| St Brigid |  1 | 3% |
| Queen E | 1 | 3% |
| Private | 1 | 3% |
| Triwood | 1 | 3% |
| Lakeview | 1 | 3% |
| La Coccinelle preschool  | 1 | 3% |

**Q 20. Please provide any additional comments or suggestions?**

|  |
| --- |
| * I support densification…but there better be a plan to deal with cars! I don’t want to live in a community that has densified itself into one giant on street car park. Developers and city planners are wilfully blind to the “car problem”. Force developers to include onsite parking AND charge for on street parking.
 |
| * Do not mess up with community with even more density. There is lots and sure don't need more ugly giant lane homes, row homes, 4 story multi family. And definitely NO HIGH RISES!!! Not a proper fit for here. we have enough problems with the hospital (parkers, helicopters, cut through traffic. Need more stop signs on 7th Ave which is a BIG cut through. 5th has less due to stop signs. More traffic calming is needed. Especially with the playground zones and area around the community centre. Don't wreck our community!!! Need more open houses for major decisions such as low cost housing - ugly cheap buildings that deteriorate can go elsewhere please and thank you
 |
| * We need a public school
 |
| * Thank you for conducting this survey and the work you are doing!
 |
| * Na
 |  |  |  |  |  |  |
| * It seems many non-residents park in the neighborhood, more enforcement may be needed
 |
| * None
 |  |  |  |  |  |  |
| * Work to prevent the city from implementing their current push to allow multi-family apartment towers, row houses etc in places that are currently zoned RC-1 and RC-2. Don't destroy the fabric of our community by implementing a "density at any cost" strategy being pushed by the city.
 |
| * It is discouraging that there are so many kids and young families in parkdale now, and yet we have no local school that kids can safely walk to.
 |
| * I'm a highly educated professional who loves the current lifestyle afforded the area, but would love if have more high quality food/restaurant amenities within walking distance that doesn't disrupt the peacefulness of the area.
 |
| * Apply pressure to the city regarding Parkdale Crescent buildings and adjacent city owned parking lot. This is atrocious infrastructure that could be a fantastic gathering point for the community and attract much out of community traffic. But as is, all the buildings there are haphazard and derelict and very uninviting.
 |
| * Thank you for seeking community input, both residential and business. I would support efforts by the community association to "annex" the homes on the west side of 3th Street NW, Point McKay and West Hillhurst (from 28th Street NW to Crowchild Trail) into Parkdale.
 |
| * The first section has two "other" options but no place to provide the details to describe them...so will include them here. We were attracted to the Neighborhood 28 years ago to start our family. Our criteria were: NW, 50 foot lot, fenced west facing yard, garage, mature trees, and school. Proximity to downtown and Foothills hospital provided a bonus proximity to work. Off leash access became a bonus when we got a dog. Now in our retirement horizon, the pathway system along the river is an huge bonus now that we have time to enjoy it.
 |
| * Id like for reducing traffic speed on memorial drive. I’d like more space on the river path for walking and cycling. Parkdale blvd 3rd ave is too wide open and drivers are too comfortable to drive quickly. Having a local area plan with strict architectural mandates could make increased density more palatable
 |
| * We need more traffic calming on 3rd Ave
 |
| * Really tired of construction - and how expensive our 920 sq ft home is for taxes. We're likely tied for the smallest home on the block, so per sq ft, our taxes are ridiculous
 |
| * Because of the odd border, working closely with West Hillhurst would be an advantage.
 |
| * Great Survey
 |
| * Apologies for the frustration in my responses. I just want this community to improve and stop 'engaging' about it.
 |
| * Pave the alleys.
 |
| * We have a young child who will likely go to school in the area when she is old enough
 |
| * Thanks for asking and doing this good work.
 |
| * We have had to tolerate a huge, oversized laneway structure built next to us that was converted into an AirBNB and now large townhomes being built behind us that removed every single tree and trace of green to squeeze in more units for greedy developers. We need to preserve the integrity of our community!! Now!!
 |
| * Thank you!
 |  |  |  |  |  |  |
| * Annex Pt MacKay and Everything west of Crowchild
 |
| * Would love more commercial spaces (ie. Restaurants, grocery, etc.)
 |
| * Parkdale is an "older area" but it can and should be beautified with the crescent and careful attention to the quality of development, not just the quantity. Beautification can be plantings, less obtrusive signage (hard I know!). The divisiveness of Bowness Road creates our environment.
 |
| * Thank you for carrying out a survey and offering a chance to give input.
 |
| * I’ve lived here for 6 years and now looking to buy a condo. But I’m priced out of this neighbourhood as a single working female. I’m very sad to leave but the housing is unaffordable in this area.
 |
| * More mixed use with evening entertainment .. maybe like in Maria Loop or Garrison Woods areas
 |
| * Parkdale does not have to become high density living. There will be a bonus in the future for communities that have stayed with traditional living spaces. Lastly, keeping our resale values high should be at the top of this communities priority list.
 |
| * Stop people living /camping along the river.
 |
| * Grocery store
 |
| * This is a good and important initiative - kudos to you!
 |
| * It's a great community, I have always wanted to live here, so when the opportunity arose I jumped at the chance. Love it here. When I move it will be because I am leaving Calgary.
 |