



# CKE COMMUNITY ENGAGEMENT STUDY

March 2022

**Stone —  
Olafson**



# Table Of Contents

- 3 How we did the research
- 4 The story on one page
- 5 Detailed findings
- 18 Respondent profiles



# How we did the research.

A total of 544 residents completed an online survey. The questionnaire was developed in consultation with the CKE Board and Stone-Olafson.

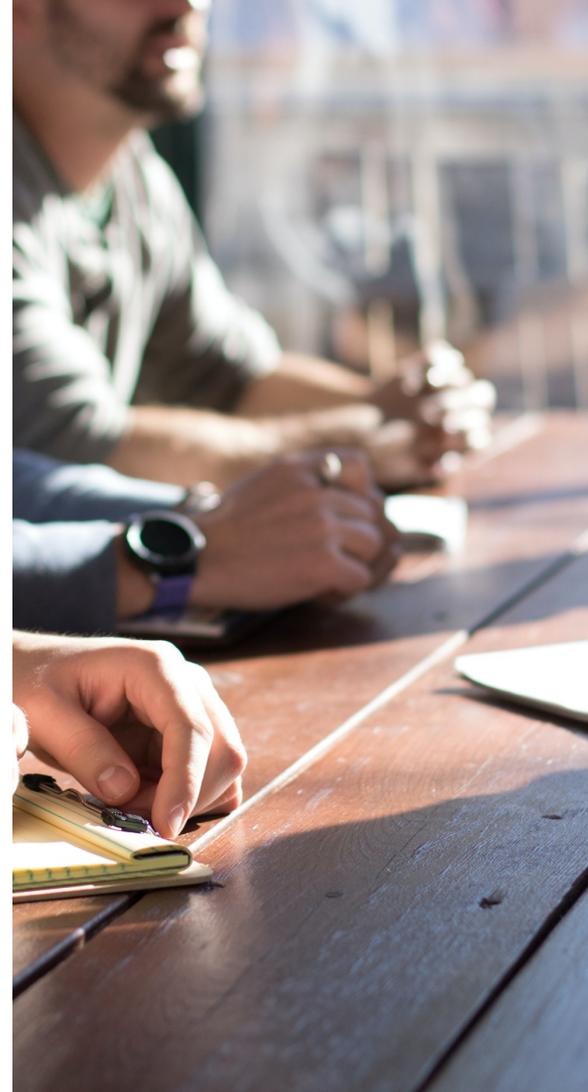
The survey was promoted using a variety of methods:

- Bold Board: using the CKESurvey.ca url;
- Post cards delivered door to door with the CKESurvey.ca url;
- A private citizen community email list;
- CKE Community Association membership email list; and,
- CKE Community Association general list.

The survey was open from February 10<sup>th</sup> to March 20<sup>th</sup>, 2022. To incent participation a draw for one of three \$100 gift certificates was offered to those who completed the survey.

Data was cleaned and screened for multiple-use IP addresses (ensuring no single IP address could complete the survey several-multiple times, also known as ballot-stuffing).

As this is a non-probability (convenient) sample, a margin of error cannot be quoted. However, a sample of this size yields a credibility interval of +/- 4.2% nineteen times out of twenty.



# The story on one page.

**CKE residents love where they live.** They highly value the quiet, community feel of the area and the wealth of natural spaces and parks that are offered. Maintaining the quality and vibrancy of the community is of significant importance to residents.

**There is great concern about losing Chinook Park School.** To quote one resident, “*CPS is the anchor of the community,*” and the idea of losing such an integral community school is unsettling.

**Residents recognize a need to attract more young families to the community, but are extremely worried about the Local Area Plan, densification, and what this entails for the safe, quiet, family-oriented community they love so much.** It is important to listen to community member’s concerns about how the community will grow and to navigate these concerns in the planning of the area. Many people chose to purchase homes in the community specifically for the lack of tall multi-dwelling buildings and congested traffic. Densification needs to be mindful of keeping the character of the community intact.

**There is a lack of familiarity with the Local Area Plan.** Of those aware of the LAP, 56% are not familiar with the details of the plan. Especially with so much concern and opposition, it will be important to hold as many information sessions as possible where residents can better understand the details and voice their concerns. It is also important to advocate these concerns to City Council – residents don’t trust The City to develop the area in a way that is mindful of their concerns and preserves the community.

**There is a lack of trust with The City of Calgary in terms of what is good for local community development.** The community can help build that trust, and it starts with understanding community concerns and ensuring The City hears and acts on those concerns.

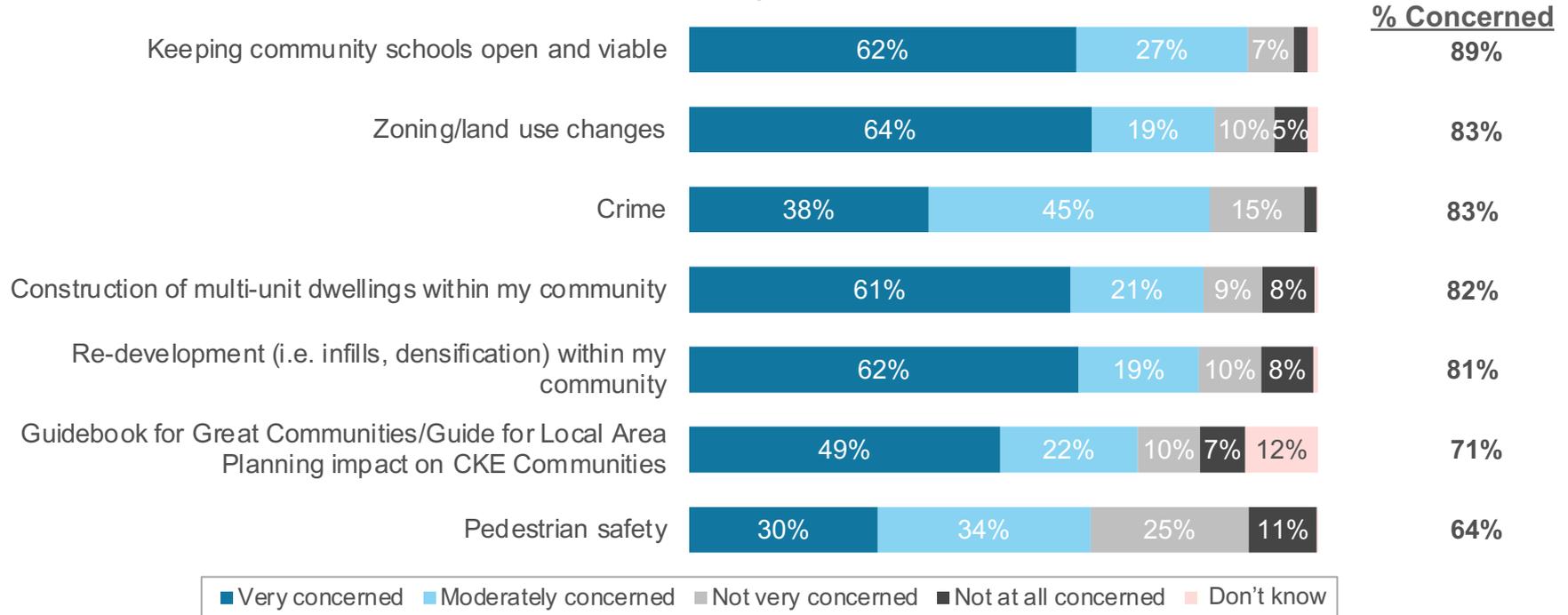




# Detailed Findings

# The biggest concern among respondents is keeping community schools open and viable

However, zoning/land use change and densification are also major areas of concern. Residents do not want to see an increase in multi-unit dwellings, but this population increase is important to addressing their main concern. Almost 50% of residents are “very” concerned about the Guidebook/LAPs.



Base: All respondents (n=544)

Q5. How concerned are you about the following? Totals may not add to 100% because of rounding.

# Densification and Chinook Park School are the most significant concerns in the community

Finding a balance between limiting crowded densification and drawing enough young families in to maintain schools will be important.



## Densification

By far, the biggest concern of residents is the densification of the community. With the Local Area Plan, people are worried about the development of multi-dwelling homes that will make the area lose its community look and feel. Many residents moved to the area specifically for the single family detached homes that are integral to maintaining the community environment.

*“Changing zoning - we bought here because it's all single-family homes. We don't want to have increased population density and a plethora of multi-family homes.”*

*“As a community member, we would like to preserve the single-family dwelling and avoid the use of these beautiful large lots to develop multi unit housing. i.e. duplexes, 4 plex, condos etc.”*

*“Growth and development that ensures the character and quality of the neighborhood is maintained. I moved here and have stayed because of the feeling of space and the quiet pace.”*



## Chinook Park School

The possible closure of Chinook Park School is a major concern among residents. Keeping community schools open and viable is a top priority for CKE residents. They view community schools as a vital aspect in keeping the community feel in the area.

*“Chinook Park elementary school potentially being closed is a huge issue for my family as we moved here to attend a community school.”*

*“Potential loss of chinook park school. The school is the glue to the community and the ticket to continued renewal.”*

*“Continuity - I think it starts with our schools, in particular Chinook Park School. To me, CPS is the anchor of the community.”*

Base: All respondents (n=544)

Q4. In your opinion, what is the most important issue facing your community?

# Issues related to traffic, affordability, and crime are also top priority concerns

With crime, affordability, and traffic already being key concerns of the community, it will be crucial to address and manage the affects of the potential densification in these areas.



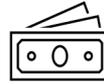
## Crime

Increasing crime has residents concerned, particularly with criminal activity in alleys and break-ins. Community members are used to living in a safe community and safety is a top priority in the face of densification.

*"Crime - Break in and theft from Cars, Garages, Yards."*

*"Not enough light visibility around the path along 14<sup>th</sup> st from 75th south. Allows criminals to move through the neighbourhood."*

*"Drugs and other illicit activities in our alleys and streets."*



## Affordability

Affordability in the community, particularly the affordability of housing, is another concern of many. This concern is heavily associated with the densification plans for the area, and fears that the price of real estate and property taxes will only continue to increase in the future.

*"Affordable house prices for young families which are the backbone of the community."*



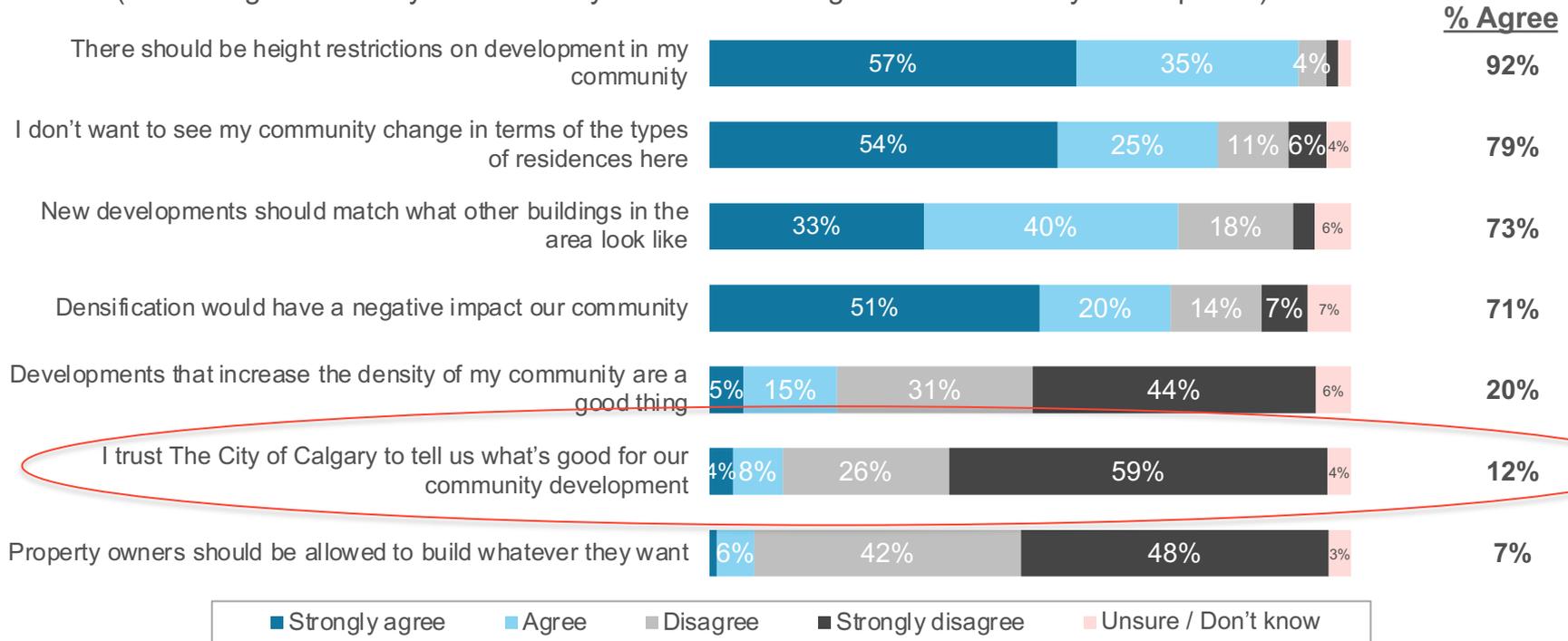
## Traffic

Traffic is another concern of the community. Reducing speed limits and managing congestion need to be considered.

*"Slowing traffic (and reducing the cut through traffic) and creating a walkable neighborhood with more services that can easily be reached with active transportation."*

# Residents are worried about the changes new zoning and densification will bring

CKE residents highly value the community feel of the neighbourhood, and do not want to see a lot of new high buildings that do not match the character of the community. The City of Calgary has a significant lack of trust on this issue (85% disagree that they trust The City to tell us what is good for community development).

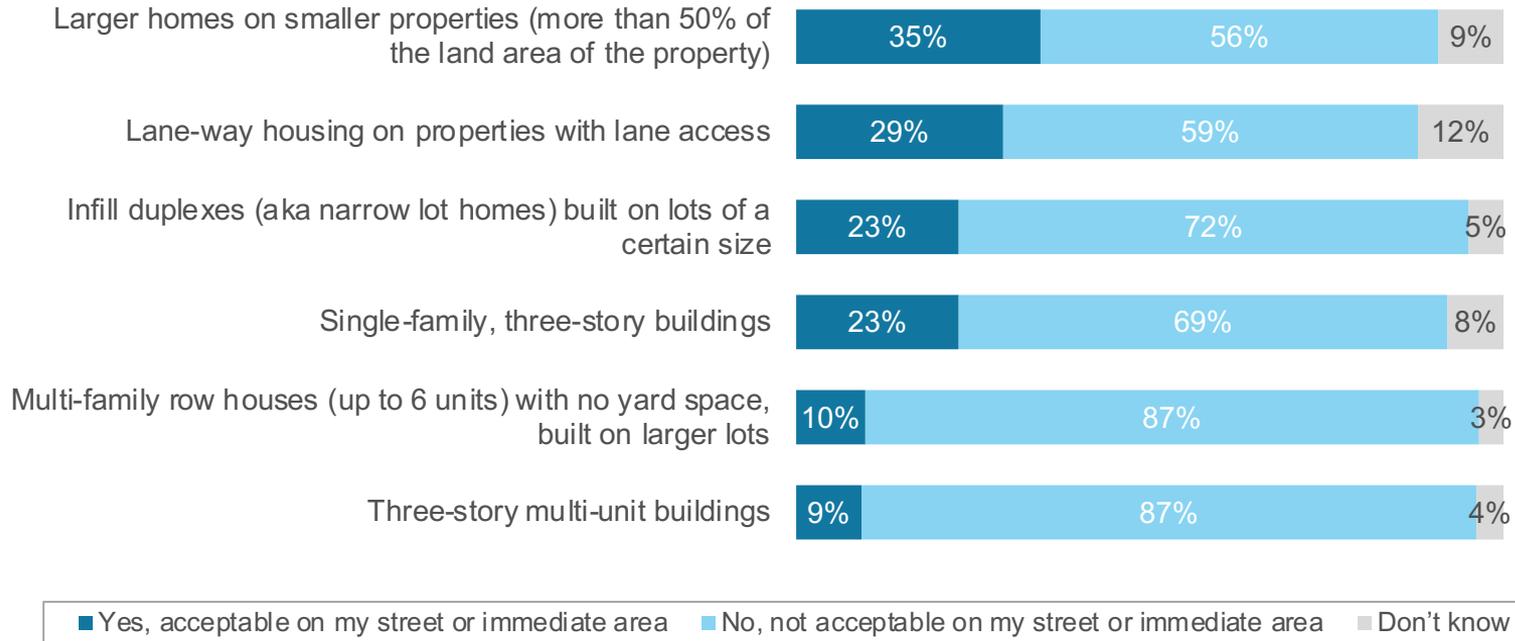


Base: All respondents (n=544)

Q6. There are many different opinions about how communities can grow and develop. Please tell us if you agree or disagree with each one. Totals may not add to 100% because of rounding. 9

# Few are in support of new types of developments in their immediate area

However, there is more tolerance for larger homes on smaller properties than there is for multi-dwelling homes.



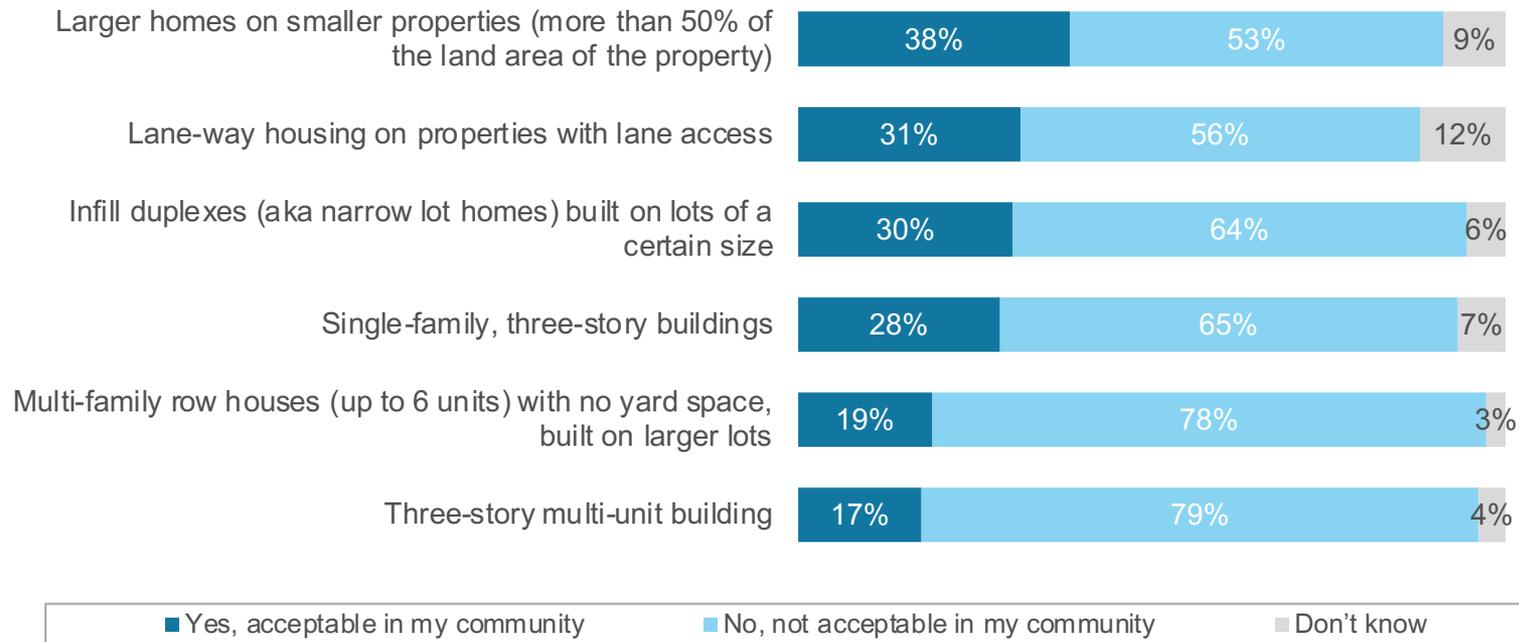
Base: All respondents (n=544)

Q7. New building types and approaches to land use are becoming common across Calgary. Below are some of the different types of development that communities are seeing.

For each one, please tell us if you find this to be acceptable or not in the immediate area where you live. By this we mean on your street or very close by. Totals may not add to 100% because of rounding.

# Residents are marginally less opposed to new types of developments somewhere in the community than they are to having them in their immediate proximity

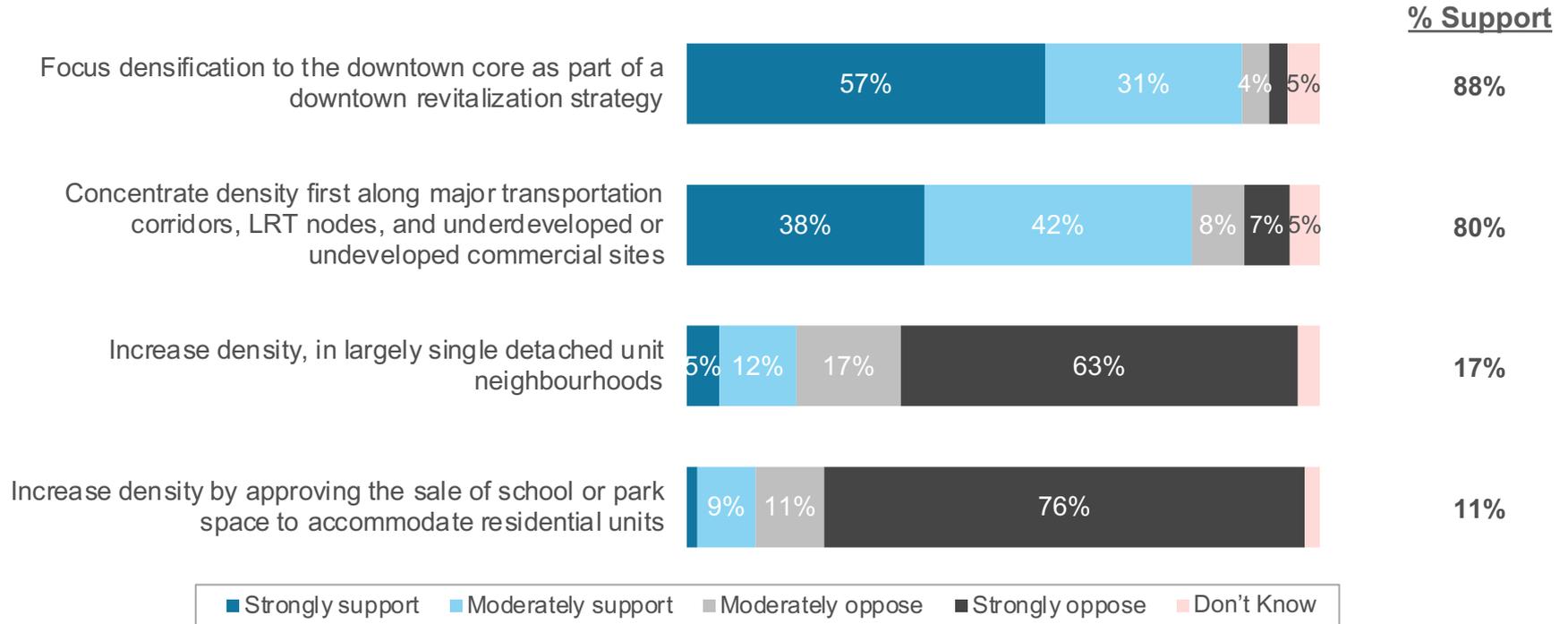
However, most residents do not support these developments on their street nor anywhere in the community.



Base: All respondents (n=544)

Q8. And again, for each of these, please tell us if you find this to be acceptable or not in your community. By this we mean not on your street but somewhere in your community. Totals may not add to 100% because of rounding.

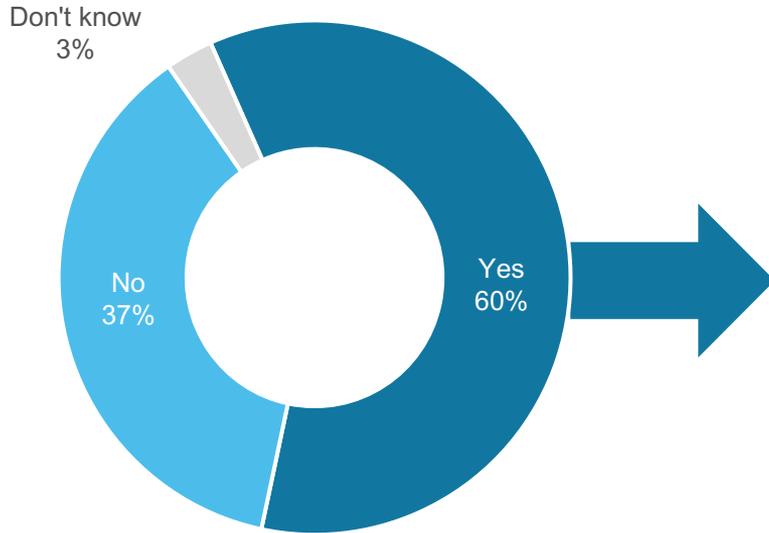
# Residents want to see densification concentrated in the downtown core and along major transportation corridors and undeveloped commercial sites



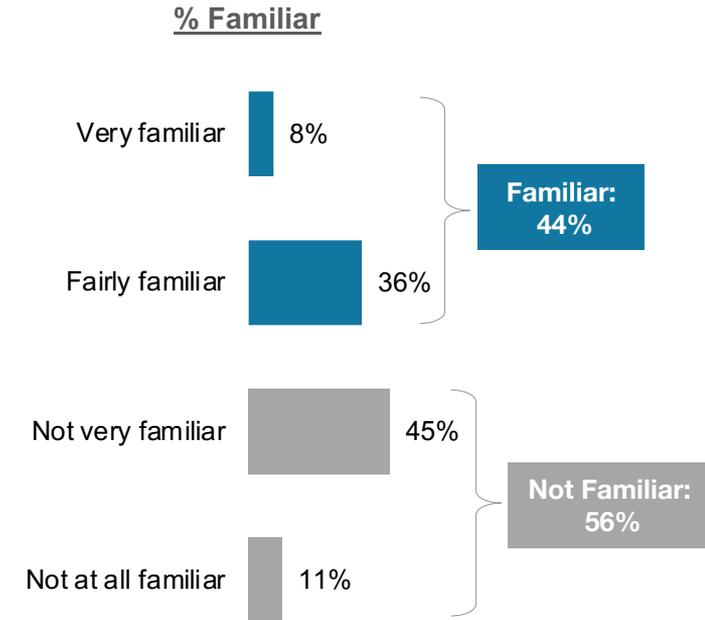
Base: All respondents (n=544)

Q9. Thinking about other options for densification within our community and the city of Calgary would you support or oppose the following? Totals may not add to 100% because of rounding. 12

# Most are aware of the Local Area Plan, but there is a lack of familiarity with the details of the plan



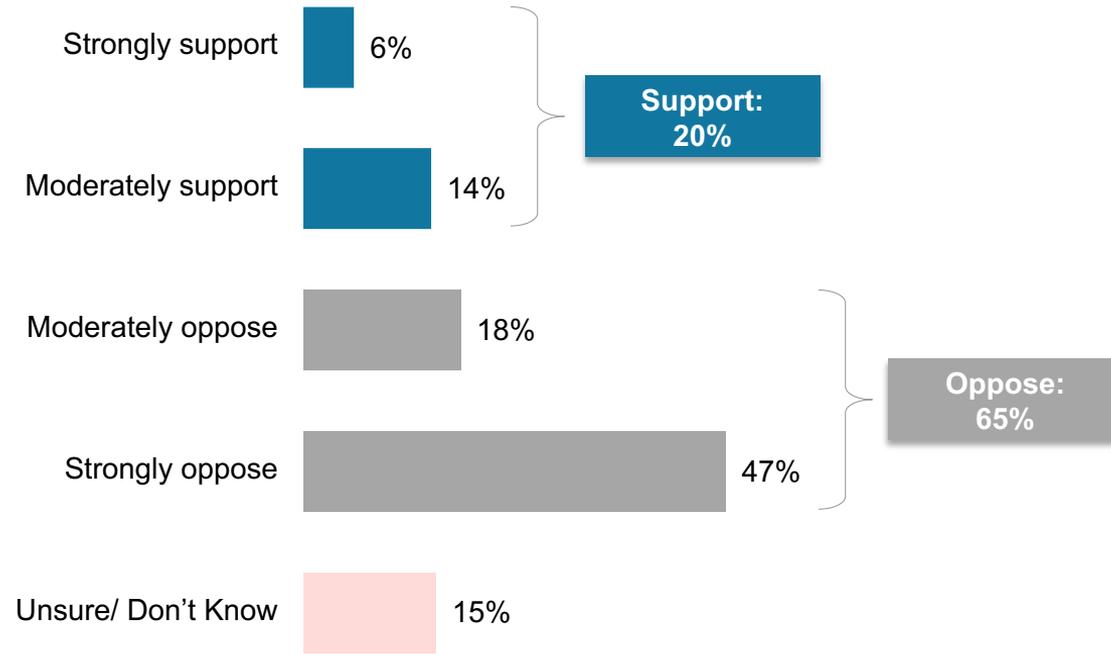
Base: All respondents (n=544)  
Q10. Before today were you aware that Local Area Plans were being prepared for areas that include the CKE communities?



Base: Aware Local Areas Plans are being prepared (n=328)  
Q11. Overall, how familiar would you consider yourself to be with the Heritage Local Area Plan that involves CKE communities?

# There is strong opposition to the Local Area Plan in the community

Few are in support of the plan, but 56% are also unfamiliar with the details. Support may be increased with greater understanding.



# Densification and loss of community feel are the most significant concerns residents have with the Local Area Plan



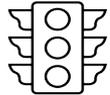
## Changes in zoning and densification

The biggest concern residents have with the LAP is the impact it will have on the style of homes and character of the community. Many moved to the community because of the larger lots with single family homes and are worried their property value will be affected with the plan. An increase in multi-dwelling homes will also increase population, bringing fear that it will make the community busier and more crowded.

*“Changing the fabric of our community- residents move here because of its large lots, and family friendly quiet streets. We don’t want to live in “the next Marda Loop”.*

*“I am very concerned that changes proposed in the LAP will take away my choice to live in a community of single-family homes. We bought our house and spent significant money to renovate this house to make it our forever home. We chose this neighbourhood because of all 3 schools in walking distance and because the neighbourhood is comprised of single-family homes. We specifically chose to avoid neighbourhoods currently undergoing densification like Altadore, Killarney and Windsor Park.”*

*“People choose to live in our community because they love the feeling of inclusiveness and connection with neighbours. I’m afraid we will lose that if this planning document is imposed on us.”*



## Traffic

Residents are already concerned about the speed and congestion of traffic, and the prospect of densification accelerates these concerns. There is also significant concern that more traffic will result in decreased safety, noisier neighbourhoods, limited parking availability, and decreased property value.

*“Additional vehicles on the road. Added noise and safety concerns. Lowering the value of properties.”*

*“Does not address parking, transportation... This city typically loves increasing density with out any regard to the negative impacts of increased population, traffic pressure...”*

# Loss of natural spaces is also of concern

Although there are many concerns with the LAP and what this entails for the state of the community, there is some support for the plan if it is done right and adequately addresses residents' concerns.



## Natural spaces

A big draw to the community is the amount of natural spaces to be found. With the threat of new zoning rules, residents are worried about the affect this will have on the quantity and quality of parks and natural spaces.

*“Any removal of existing green space would be a concern, especially space that is currently used by the community. Development that changes the feel of a neighborhood is something each neighborhood should approve.”*

*“I am concern that the development might turn out to be a concrete jungle without sufficient green parks with trees and benches for folks in these communities if they choose to take a break from their homes.”*



## Support

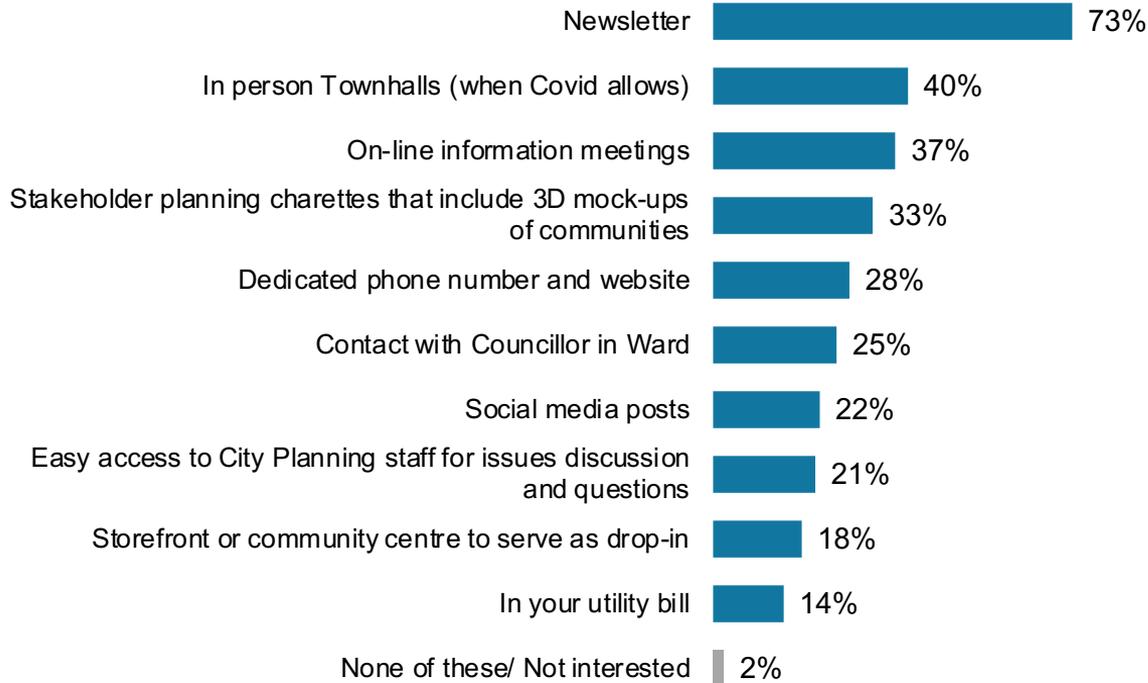
Not all residents are completely against the LAP, but it is important that it is done right. Being mindful of what the community values most and involving them in the planning is important to garnering support.

*“I fundamentally support densification in Calgary in general for the future sustainability of the city, but I am naturally concerned with uncontrolled, unplanned densification, especially if it negatively impacts green spaces or housing values.”*

*“I have no issue with densification as long as adequate parking is available on site and good quality public transit remains available.”*

*“I like that we are actually deliberately planning our future in the area. This is a far better solution than dealing with redevelopment in an ad hoc manner. We know we have to grow our city more sustainably and we all have a part to play in that. Change can be done in a positive manner, and we can all play a part in accepting new Calgarians and businesses in our City. The Heritage Local Area Plan allows us to do that.”*

# Most residents prefer to receive information about the Heritage Local Area Plan through a newsletter



There is also interest in meetings – both in person Townhalls and virtual information meetings. This is important to keep in mind with most of the community being unfamiliar and unsupportive of the plan. Hosting Townhalls and information meetings will help increase familiarity and serve as a platform to address some of the issues surrounding, and possibly misconceptions, about the plan.

Base: All respondents (n=544)

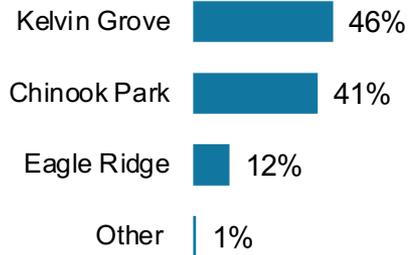
Q14. How would you like to receive information about the Heritage Local Area Plan?

# Respondent Profile

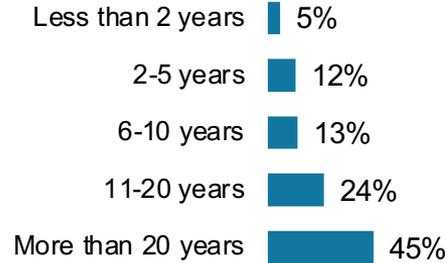


# Respondent Profile

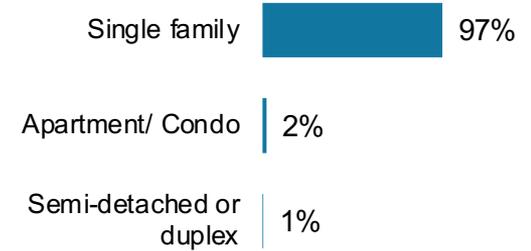
## Community of Residence



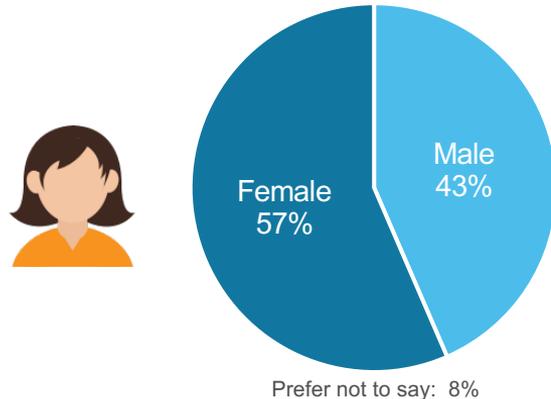
## Length of Time in Community



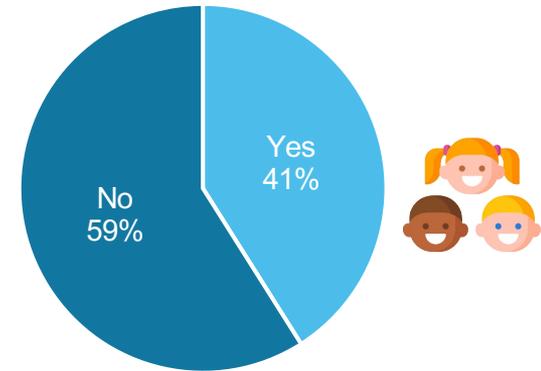
## Type of Dwelling



## Gender



## Children in Household



**Stone —  
Olafson**

**Understanding people. It's what we do.**