

Survey Responses & What We Heard Report

Bower Woods Survey & Responses

Q1: What elements of the Bower Woods NASP do you like or appreciate?

Green Space / Natural Areas / Environmental Preservation

- I really do appreciate how the City has retained most of the natural forest areas and is focused design on the already cultivated area. I do wish all the reed areas along Selkirk would also be untouched though too.
- I like that there will continue to be green space and connections to the trail system. (2x)
- Walking trails and access to wooded areas.
- I appreciate the open spaces, green areas, future pedestrian bridge and links to the trail system.
- Piper creek, trees and natural areas and its connection to the broader trail system. (2x)
- The natural aspect and preserving some of the natural landscape and features
- I appreciate the natural beauty that is already there with important wildlife and lower light pollution
- Extensive green space and connection to trail systems.
- Preservation of natural features.
- Protecting the adjoining creek and nature corridor along Barrett dr, the trees surrounding the field.
- I like the preservation of green space.
- Maintaining the nature corridor and green space, connections to the trail system, historical considerations.
- Retention of the natural spaces and trial system.

- Keeping dedicated green space and existing trees, as well as developing away from Piper Creek.
- I like how they have been able to preserve the Bower woods. It appears that the only cut through the woodlands will be the pedestrian bridge and pathway at the present time. (2x)
- I love seeing a big area of green space in the city, where cows roam free and often wildlife visit. It feels, only for a minute or so that you are not in a city because of the big sky and green field. It's perfect!
- The trees, the walking areas. The wildlife that comes around
- The attention to protecting piper creek and its surrounding natural area. I like the inclusion of multi-use trails that will connect to the rest of waskasoo park. I like that there's not very many hyper-manicured outdoor areas like soccer fields and baseball diamonds. I like the inclusion of denser residential housing as well as single family homes and commercial.
- Good protection of wildlife corridor on west side of creek.
- I appreciate all of the housing options and the preservation of the piper creek area.

Trail System / Connectivity / Pedestrian Bridge

- Really appreciate the pedestrian bridge.
- I appreciate the connection to the trail system.
- Trail connections.
- Bridge over Piper
- Love the idea of the pedestrian bridge.
- Good pedestrian connection throughout and to other trails and neighbourhoods.
- Connecting to the Waskasoo trails is great as well.

Density / Mixed Housing

- The mix of housing types and neighborhood commercial looks good. (2x)
- The mix of density creating living space to meet a variety of needs, the great green spaces and buffers to the creek

- Good balance of housing density and preserving green space.
- Well designed with high and medium density next to main thoroughfares.
- I appreciate all of the housing options and the preservation of the piper creek area.

Road Access / Molly Banister Drive / 22nd Street Connection

- The green space, and only 1 more access onto 40th. The city puts in way too many accesses onto arterial roads.
- The access to Molly Banister Drive from 22nd street. And the commercial development on the corner.
- I like the inclusion of the Molly Banister extension
- Easier connection to bower mall. Access to more shopping for convenience. Walkability. (Homeowner in sunneybrooke)
- Extension of Molly Bannister Drive to accommodate growth should be prioritized.
- The potential expansion of Molly Banister Drive through to 22nd St., and that if the NASP has to go through that at least some thought has been put into preserving the natural environment, but still not enough, in my opinion.
- The biggest thing I think is having a connection to bower mall. Having to drive all the way around to get to bower is annoying. And has been for years.
- I like the idea of extending 22nd street to Molly banister drive. The city needs a more direct route from neighbourhoods like Inglewood, Vanier, Lancaster, to the shopping centres like Bower Mall. I like that there will be a mix of residential and commercial opportunities, while still preserving the nature in the area. Connecting to the Waskasoo trails is great as well.
- Please connect 22nd street with Molly bannister drive
- I like the idea of connecting 22nd st to Mollybanisster
- The balance of the space so it's not as condensed and the extension of Molly Bannister to allow for ease in access.
- BUILD THE ROAD FROM 22ND TO MOLLY BANNISTER FIRST!!!
- Inventive phasing for Molly Banister Drive extension which hopefully is never completed.

Commercial Development / Amenities

- Commercial development. (2x)
- I like that there will be a mix of residential and commercial opportunities, while still preserving the nature in the area.
- Close to the mall and great area nestled by the woods

General Planning Quality / Community Design

- Well designed with high and medium density next to main thoroughfares. Love the idea of the pedestrian bridge. Good protection of wildlife corridor on west side of creek. Inventive phasing for Molly Banister Drive extension which hopefully is never completed. Like the idea of natural playgrounds. Good pedestrian connection throughout and to other trails and neighbourhoods. It's a good plan.
- I appreciated the background information on the Bower Family farm and the detailed information in the proposal.
- I am glad that it will no longer be an empty farm parcel. Development is needed. I believe that this development will be more attractive to buyers and developers than the development areas on the outskirts of the City.

Miscellaneous

- Its just a typical subdivision. Nothing special, just like others in southeast Red Deer that have lots that aren't selling.
- Not very much, it looks very typical.
- That it is the last green space on the south end of Red Deer. There is so much opportunity to turn this into a lush green area, why waste it on pavement and housing that would disrupt our already dwindling ecosystem.
- Nothing. While I appreciate we have traffic congestion during rush hour on 32nd and 22nd, adding in more people and traffic will only add to the problem. The proposed artery through into Bower will not be sufficient to relieve the added congestion of the high density housing going in. We also bought in this area of

town because they are mature neighborhoods with plenty of mature tree growth, nature and privacy, and the natural spaces left natural.

- None. As usual this city's planning and council cannot once and for all put Molly Banister drive through. As 19th street, 32nd street, Ross street, 55 street (which basically funnels traffic toward Ross Street and the 67th 30th connector are all consistently at capacity for traffic volumes.
- None. This is absolutely ridiculous. Why do you need to destroy our green spaces!? Leave it alone.
- Another crowded community being planned. How many 1/2 empty subdivisions are planned for Red Deer?
- None. Do not do this. We don't need another area for housing — stop tearing down the few areas wildlife have, leave them in peace. No one in Bower wants this, have some respect for the people and wildlife that live here.
- Expansion of water detention pond
- There is no pressing housing crisis in Red Deer that justifies expansion into untouched greenspace. The city's core is dotted with vacant lots, underutilized buildings, and ageing strip malls that could be repurposed through infill, intensification, and revitalization.
- Approving this development may expose the City of Red Deer to legal, regulatory, and reputational liabilities... (full comment on potential breach of environmental policy, flood risk, legal exposure, inconsistency with EMP, etc.)

Q2: Is there anything that you feel is missing from the Bower Woods NASP?

Green Space / Natural Areas / Trees

- We also want to see a promise that any vegetation taken out, is replaced by other vegetation.
- We also want a promise that all mature trees near the farm, be preserved.
- Would like more of the green area protected. Also missing natural park plans. A park like what was built in evergreen would be appreciated.

- Leave more green/natural area. Once lost they can never be replaced. I think it is a perk to Red Deer to develop as little of the land as possible. I lived in Edmonton for 30 years. Edmonton boasted about its Rivervalley park. However, that park area is not accessible to the vast majority of Edmontonians. As the city grows more green space is needed, not less.
- Leave it as park/green space
- More green space
- All the natural areas, treeds, habitat for wildlife should all be incorporated/maintained in the plan. Developer needs to be respecting those areas that border current residents & subdivisions. Money made from the sale of lots, building homes for a new subdivision should not be the ONLY consideration. The trees removed by developer in College Heights is a good example of what not to do!
- Respecting all communities around. Protect all nature spaces, Molly Banister does not need to be built. Ensuring nature spaces are redirected more than just on west, partial north west side.
- Not enough protection for Bower Woods
- The nicer new subdivisions have trees around...this area with increased growth will start to look like north Calgary, there should be natural buffers all around to blend into the area.
- We go on a walk past that area almost daily and love the birds and the peaceful atmosphere. Just don't want to lose that.

Road Access / Molly Bannister Drive / Traffic

- Prioritization of the Molly Bannister Drive extension to 22nd Street. This needs to be a top priority of any development in this area
- The connection to Molly Banister Drive MUST happen from the beginning!
- What is the plan for the Molly Banister Drive expansion? This should be presented at this time so that residents in Sunnybrook, South Brook and Bower have a full picture of this development.

- Molly Bannister extension MUST happen before this sub-division is even developed. 40th Avenue is already too congested, 19th Street won't be 6-lanes in any near future to accommodate the increased traffic, 32nd Street needs to be 6-lanes IF the Molly Bannister extension is going to be delayed for another 10-15 years (I've lived in this city my whole life... I've been aware of this "plan" for 2 decades)
- I think Molly Bannister Dr should be extended sooner than later as construction can be very disruptive for residents and traffic is only going to increase.
- The allowance for Molly Bannister creates a big unknown for potential property owners - will there one day be a high traffic connection right through my neighborhood? The feel of the subdivision and the Bower Woods Park area would change drastically: Bower Woods would feel like two neighborhoods after being split by a major thoroughfare.
- The costly and needless Molly Bannister Drive bridge and road expansion project should be REMOVED from this (and all planning) entirely.
- In the vast, ever-evolving landscape of urban development, the proposal to extend Molly Bannister Drive stands as a testament to the human desire for expansion. Yet, with this expansion comes a troubling consequence: an anticipated surge in traffic volumes, which threatens to disrupt the delicate balance of peace and tranquility within the surrounding subdivision... (full extended comment maintained)
- Traffic mitigation plan
- Concerned about the connector road and the traffic!
- Future High Traffic consideration at 40th ave and 22st. especially for commercial applications.
- Information on how this neighborhood will connect to existing neighborhoods. As a Sunnybrook resident this is very important. We do not want Springfield Ave to become a thoroughfare.

Commercial Development / Amenities

- I am not certain that a commercial space is necessary since one exists one block to the south and three blocks to the east. Include more high density housing in that space.
- What is the need for a grocery store? There is Save-On, IGA and Co-Op all within 5 minutes of here. We don't need more commercial development - we have enough Cannabis/Liquor and convenience stores.

Housing Type / Density / Affordability

- A focus on high-density housing that includes affordable two and three bedroom apartments.
- More missed opportunities to creat estate type lots, similar to some areas in Sunnybrook and the Pines. Many people (our family) would pay more \$ to build a home on a large lot/directly in trees! Also tearing down current trees that border all of Selkirk Avenue isn't fair to the people who currently live on that street, have those residents been contacted, made aware of tree removal AND increased foot traffic by opening up path.
- Will there housing be affordable? All ownership or some rental buildings?
- I think yall missing that yes red deer has a housing issue... but having it more away from things so that way the house is affordable. Not to mention wanting to take out trees an such from wild life will only harm our economy system more. Lots of space by Makenzie... why not add out that way.
- It would be nice to have a 55+ community with self-sustained homes with a garage but with yard and snow taken care of. There are not a lot of these in Red Deer.

Connectivity / Trail Systems / Pathways

- Would like there to be lit pathways using solar powered streetlights to ensure visibility for evening strollers, joggers, runners. A public restroom, similar to those cemented at Mackenzie trail, would be wonderful. Will there be an area with picnic tables and or park benches for folks to sit a spell and enjoy the nature reserve?

- What about dedicated sidewalk for bike traffic? Like in Capstone.
- Imagine, if you will, an elegant pedestrian bridge, stretching gracefully from the new subdivision to Bower Place, offering both utility and beauty, a quiet sanctuary amid the bustle.

Schools / Playgrounds / Community Infrastructure

- A grade school. There isn't one in Bower either, where are these kids supposed to go to school?
- A playground.
- Will there be playgrounds? Southbrooks structures could sure use an upgrade so hopefully this new development acknowledges the young kids in the community.
- I would like to see a community shelter with bathrooms built for outdoor activities. This would be located next to where an outdoor basketball field and hockey rink would be situated. There would be a public parking lot next to this also.
- The proposed water holding area, could this be stocked with fishing to provide recreational opportunities

Environmental Concerns / Wildlife / Buffers

- Yes, you suggest that you are going to "consider continuous wildlife corridors and key wildlife habitat areas".
- There needs to be a far, far better explanation what that statement means. Looks like weasel words to me. What will you do to preserve this wildlife corridor? Or do you care about the wildlife at all?
- Naturalization is not maintained in all areas, only on the side that leads to a commercial area/Bower Mall. Privacy of the neighborhoods around them.
- The projections for traffic flow, however, seem to underestimate a crucial factor: the sheer presence of larger trucks and modified vehicles... degradation of air quality...

Planning Transparency / Design Concerns / General Feedback

- Hard to tell what you have planned and where it would go.

- Setback from Selkirk Blvd in northeast corner of plan area.
- The future expansion of the roadway across the creek needs a timeline or a criteria threshold so that it doesn't just become land that never gets used. I feel that road will never get built so why set aside the road allowance?
- I understand the layout suites front servicing, but I was surprised to see the entire subdivision layout getting front serviced by storm water sewer. This does not make use of the lanes well, nor does it serve maintenance well. The streets will be busy for waste collection days with all the vehicles and now waist bins. Wondering if rear servicing and wage collection could be accommodated more.
- 22nd needs to fully connect east to west to make this viable especially with continued expansion in the SE of the city. There needs to be another through lane option. I would also love to see a commitment to environmental building materials, procedures, and ultimate low energy need buildings in this new area.
- Ensure every house has a drive way - no street parking.

No Additional Comment

- No (5x)

Q3: Is there anything else you'd like to share about the Bower Woods NASP?

Molly Banister Drive – Extension Support

- Please ensure the Molly Banister Extension happens. 1800 residents will place undo harm on the remaining roadways without the extension.
- The expansion of Molly Banister drive should be a condition of this development approval... connect directly to the intersection of 22nd and 40th... once people live in Bower Woods they will fight against the expansion of Molly Banister...
- Prioritization of the Molly Bannister Drive extension to 22nd Street. This needs to be a top priority of any development in this area.
- Although increased housing may be necessary I believe that the extension of 22nd st to Molly Banister needs to be approved and made a priority.

Opposition to Molly Banister Drive Extension / Environmental Concerns

- PLEASE Please Please Don't take away the forest for a road (connection to Molly Banister)...
- We think that the Bower Woods will not be protected from the eventual expansion of Molly Banister Drive...
- Let's drop the Molly Banister extension. For goodness sake... We encroach, pollute, degrade, deforest...
- Another road should not be on the plan now or ever.
- I do not want the Molly Banister extension. I think it would just create traffic through Sunnybrook...
- I would not like a major road traveling through and disturbing the creek and trail system or woods.
- Stop the costly, needless, Molly Bannister Drive bridge and roadway expansion project!

Traffic & Infrastructure Concerns

- Lights have to be installed at all major intersections on 40th.
- We are concerned about increased traffic in Sunnybrook, request separate roads for the neighborhood...
- School buses may be an issue.
- The true test of this vision lies in the crossing of 40th Avenue... a formidable barrier that could become a choke point...
- Could there be a more seamless way to connect these spaces?... we must not forget the practicalities of how people move through and interact with their environment.
- The majority of residents will be journeying northward... the crossing could evolve into a bottleneck...

Green Space, Forest & Trail Preservation

- This should have turned into parks space.

- I've been a resident for the passed 3 years and I personally feel it's the only *woods* this side of Red Deer has...
- I'll be sad to see the farmland go.
- The trails are a favorite in the area. Leave them alone!
- Leave it as park/green space.
- I think this area should be left alone.
- Don't demolish the farmland for roads or housing!
- As a resident of Sunnybrook... it would disrupt the path plus be getting rid of the surrounding nature.
- People will pay more \$ for lots/homes that are surrounded or back onto trees and wooded areas...
- The builder's plan does not take advantage of existing green spaces...

Housing Density & Development

- Too much high density housing. As usual it will be packed tightly with little to no street parking... (2x)
- If we are going to increase density then build apartments more than 4 stories... poor quality sound insulation, fire hazard, etc...
- Developments should allow single detached homes with front-facing driveways, south-facing yards for gardens...
- Developers plan is thinking only of selling lots, \$ building homes...
- Will this be another subdivision that sits 1/2 empty/undeveloped.

Commercial Development & Mixed-Use

- Mixed use for this area should be used with caution. It did not work well in Timberlands...
- There should be no commercial. We have enough empty commercial buildings in the City... Leave it as green space.
- In the grand design of urban planning, the placement of a commercial hub must be approached with both foresight and balance...

Wildlife, Natural Habitat & Environmental Impact

- Feel terribly for the wildlife but as usual Melcor always wins.
- I would like to know what environmental studies have been done... Despite the city's name, it seems intent on driving out wildlife...
- The expansion will result in overwhelming pressure on the habitat of many animals in the Piper Creek...
- Once Melcor has developed that area, the argument will be that it is necessary for greater traffic access...

Parkland & Recreation

- At least one third of the area should be parkland...
- The trail network and natural areas are cherished...
- Speed bumps like those used in Sherwood Park near natural areas should be used in Bower Woods.

Construction, Engineering & Quality

- Increase building inspection to ensure quality is achieved and ensure developers are giving appropriate warranty...
- Missing information. In plans, lot sizes etc.

Low-Income Housing

- Make sure there is ZERO use of ANY land for low income housing!

Engagement, Transparency, and Process

- A group email of all presentations should be available for further online discussions.
- What kind of engagement/notification has been done to the residents of Sunnybrook...

Supportive Comments

- Can't wait to see this built!

- We are now looking forward to this exciting addition to our community.
- Let's get on with it. No more delays!
- This area is long overdue for development and will be a tremendous addition to the city...

Miscellaneous

- School buses may be an issue.
- Will the trees in Selkirk be replaced, naturalized, or a berm built?
- This is one of the most beautiful green spaces left in red deer...
- Local services... which are now closed... should be developed along 19 Street open land.
- I think this area should be left alone.
- I think it's a terrible idea.
- Let's educate the public and give up these immature and selfish ideas of development...
- The world is changing in ways we can't imagine. Pay attention to what the experts are saying.

No Additional Comment

- No (3x)



Bower Woods Neighbourhood Area Structure Plan

What We Heard Report
July 2025

From May to July 2025, The City engaged residents about the future Bower Woods Neighbourhood Area Structure Plan. The City shared the draft NASP, which includes the following components:

- A new neighbourhood for approximately 1,800 residents
- Low, medium, and high-density housing options
- A 10-acre commercial site to serve the local area
- Extensive green space, with 37.9% of the area dedicated to open space
- Trail connections to the Waskasoo Park system and a proposed pedestrian bridge over Piper Creek
- Preservation of natural features, including Environmental and Municipal Reserve dedications
- Space set aside for a potential future extension of Molly Banister Drive

ENGAGEMENT TECHNIQUES:

The following techniques were used to gather community input:

- Online Survey (May 5 – June 4, 2025)
- Elders Circle (May 13, 2025)
- Open Houses (May 20, 2025)
- Elders Walk of Bower Woods site (June 16, 2025)

WHO WE HEARD FROM:

- 140 online respondents
- ~120 open house attendees (including Red Deer River Naturalists, WEES, Sunnybrook Farm Museum, Red Deer Historical Society, and nearby residents primarily from Sunnybrook, Bower, and Southbrook).
- 12 Elders engaged

WHAT WE HEARD:

Elder's Feedback

At an Elder's Circle on May 13th, 2025, Administration heard concerns about the timing and depth of engagement with Red Deer's indigenous community.

At an Elder's Walk of the Bower Woods site on June 16th 2025, the following feedback was gathered:

- Request for indigenous people to be part of hired labour in future phases of the project, and
- Involvement in planning of other documents needed (ex: Municipal Development Plan, and Major Area Structure Plan).

Community Feedback

Through the in-person open house, and the online survey, the following themes were heard (based on frequency).

1. When asked "What elements of the Bower Woods NASP do you like or appreciate?", the top themes from responses included:

- **Preservation of Natural Areas:** appreciation for the retention of green space, trees, natural corridors.
- **Connectivity and trails:** appreciation for trail connections into Waskasoo Park and nearby neighbourhoods, including pedestrian bridge over the creek.
- **Molly Bannister Extension:** Divided response about the Molly Bannister road right-of-way being included in the NASP.
- **Increased housing:** Appreciation of the mixed housing types in the NASP.

2. When asked "Is there anything that you feel is missing from the Bower Woods NASP?", the top themes of concern were:

- **Traffic Capacity:** Concerns about congestion along 22 Street, 40 Avenue and 32 Street. Local traffic concerns along Selkirk Boulevard, Springfield Avenue and Sisson Avenue, with concern about increased "cut-through" traffic near GW Smith. Request for traffic calming measures in Sunnybrook.

- **Parks, playgrounds and amenities:** Lack of playgrounds or community park space (community gardens, splash park, community shelters, benches, etc)
- **Environmental protection:** While many appreciated the areas that were being retained as green or natural, many wanted to see this further protected, including more trees preserved along Piper Creek and Selkirk Boulevard.

3. When asked to provide open ended feedback to the plan, the top themes were:

- **Molly Bannister Extension:** The most polarizing topic during this engagement was about the road extension and right of way.
 - **Top themes in favour:**
 - **Needed for traffic flow:** traffic capacity concerns along 19 Street and 32 Street.
 - **Timing:** Many in favour expressed it is needed to be built now to support the traffic that will come with the new neighbourhood.
 - **Top themes against:**
 - **Environmental concerns:** Those against, were primarily concerned about the impact to green space and wildlife habitat.
 - **Impacts to surrounding neighbourhoods:** Concerns about noise, pollution and safety to immediately adjacent neighbourhoods (particularly Sunnybrook).
- **Neighbourhood Design & Density:** There were mixed views on the design of the neighbourhood.
 - Some expressed the plan has too much high-density and want to see less density, with more estate lots.
 - Others call for more medium and/or high density to support affordable housing needs.
 - Concerns about lack of parking, with a desire for ample off-street parking.
- **Commercial space:** Many questioned the need for commercial space in the NASP.

- Many comments indicated the proximity to East Hill shopping centre.
- Some call for the commercial area to be left as green space, while others said it would be better served for high-density housing.