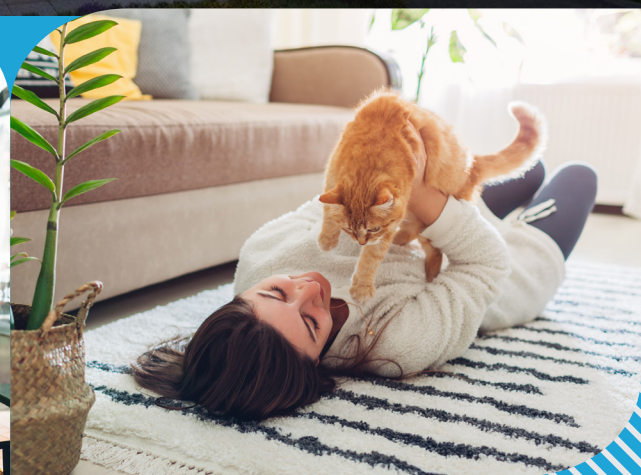


RANCHMAN'S VILLAGE



Engagement Summary

JULY
2026



RANCHMAN'S

VILLAGE

Engagement Summary



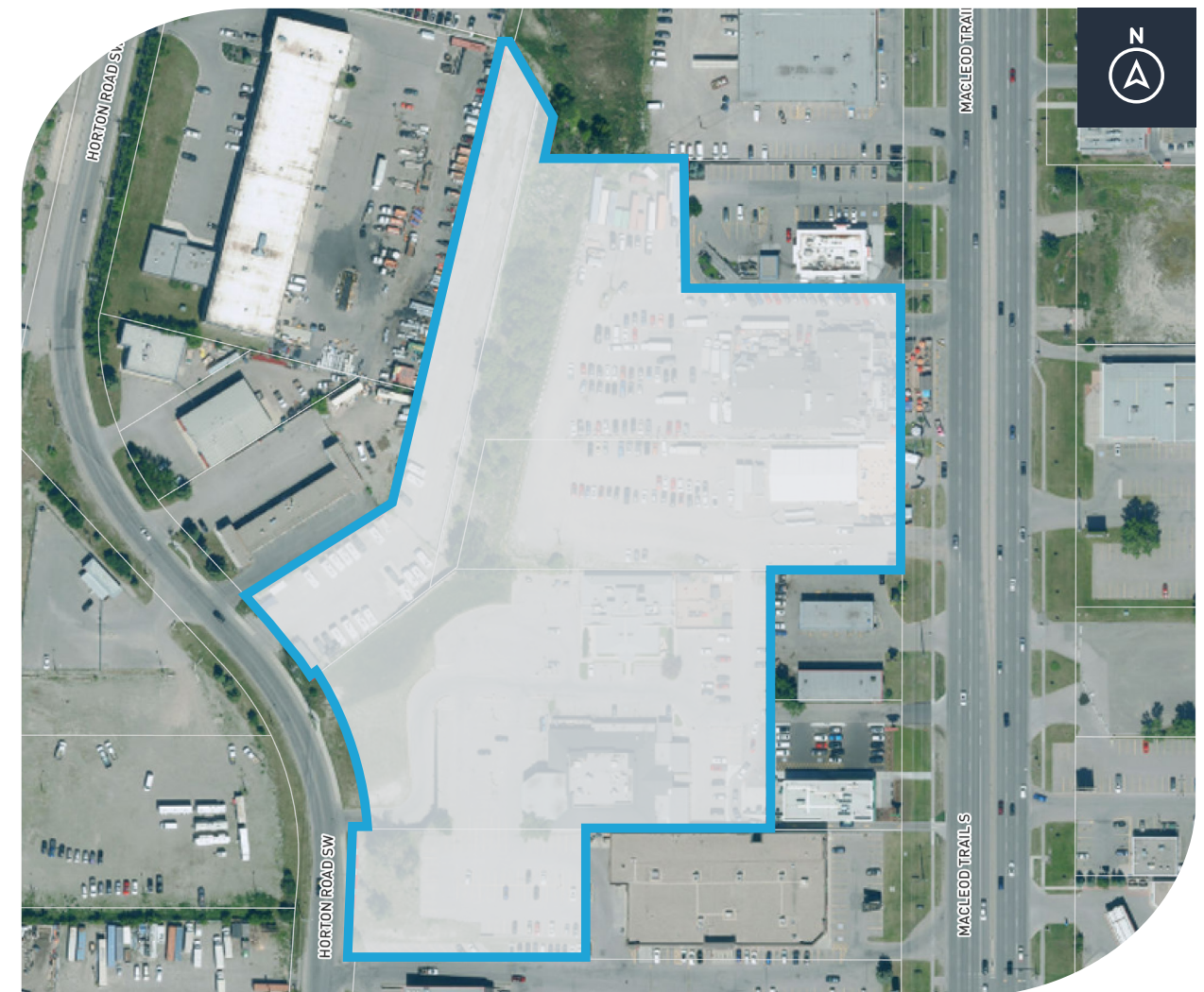
1.0 PROJECT INTRODUCTION

CIMA+/B&A is supporting the land use redesignation application for the project’s developers; Deveraux Group of Companies and Lansdowne Equity Ventures (the project team). The land use redesignation is the first step in realizing the vision for a multi-residential community along the Macleod Tr corridor.

The subject site is just over nine acres and includes the well-known western bar, Ranchman’s Dancehall and Cookhouse. The future development will revitalize underutilized commercial land, creating a connected urban community. Its location is in between two walkable LRT stations, Heritage and Southland, and is near existing infrastructure able to support higher-density development.

The name Ranchman’s Village was chosen to pay homage to the location and the venue’s roots within Calgary’s County & Western music and rodeo scene. The development will bring new multi-residential homes, shops, and public spaces to create an active, walkable community designed for everyday life. The current lands are designated as General (I-G) District and Industrial – Commercial (I-C) District to the west, and Commercial – Corridor 3 (C-COR3) District to the north, south and across to the east. Two land use districts are being proposed on the site:

- **MIXED USE** Active Frontage (MU-2) District to allow for a broad range of residential and commercial mixed-use forms. The proposed maximum allowable building height is 40 metres (approximately 12 storeys).
- **DIRECT CONTROL** (DC) District ensures flexibility for existing and potential uses within existing buildings prior to future redevelopments. The DC will also allow for the inclusion of a nightclub, while maintaining the same District restrictions as defined in the MU-2.



2.0 OUTREACH STRATEGY

Proactive Communications

Given the site’s association with Ranchman’s Cookhouse and Dancehall and the planned relocation of the venue, the project team implemented an enhanced communications and engagement approach to support public awareness of the proposed land use redesignation. Ahead of the onsite notice posting, the project team worked collaboratively with Ranchman’s ownership to issue a joint news release on February 26, 2026, providing early information about the proposal and helping to facilitate informed public discussion.

While the proposed development does fall within the community of Haysboro by jurisdiction, the project team recognized that the subject site also borders the communities of Southland and Acadia. In respect to the communities’ close proximity, broader community association outreach was conducted.

On March 3, 2026, following the news release, CIMA/B&A reached out to Councillor Ward’s office (Ward 11), the Haysboro Community Association, Southwood Community Association and the Acadia Community Association to notify them of the proposed development, offer a meeting and share more project related information.

Community Outreach, Promotions and Engagement

Following the initial outreach efforts to direct interest holders, broader community engagement began. Engagement activities included:



A virtual information session



Community association meetings



An open house



The timeline below details outreach, promotional efforts and engagement that were conducted with the community.

- **MARCH 23, 2026** Designated project website is live: RanchmansVillage.ca is developed to host information related to land use amendment application and project vision.
- **MARCH 26, 2026** Invitational postcards to an online engagement (information session) were distributed to residents in Haysboro, within 500m from the site.
- **APRIL 1, 2026** Following outreach to the Haysboro Community Association, a meeting was held with CA board members and representatives from the project team at the Haysboro Community Centre. A presentation was shared with the board members to show preliminary concept plans and application details. The presentation was followed by questions and open discussion. The CA requested that the project team host a larger in-person open house with its community members. A summary of the comments received are included in the “What We Heard” section below.
- **APRIL 7, 2026** An online information session was hosted by the project team. Following the invitational postcards, a total of 3 people registered for the event and 2 attended. Following the online information session, a link to a feedback form was shared with the attendees to collect feedback, comments and concerns. One person completed the form. See the “What We Heard” section below for more information.
- **MAY 12, 2026** The project team attends the Acadia Community Association board meeting to discuss the proposed project and land use amendment details. Full representation from the board members attends and the project is well received with few questions from board members and no noted concerns.
- **JUNE 11, 2026** The project team holds an in-person open house at the Haysboro Community Centre, as requested by the CA. A graphic for a social media post, post copy and an e-newsletter banner were created and shared with the CA on May 29 to promote the event through its community channels. The event was attended by 12 attendees, most of whom represented the Haysboro Planning Committee. Feedback forms were available in-person during the event, and a QR code was created to access the form online. A total of 11 feedback forms were completed following the open house.
- **JUNE 16, 2026** A post-event “thank you” email is sent via Mailchimp to those who opted-in at the open house to receive project updates, a copy of the information boards were included, as well as a link to the feedback form. The email was sent to 6 recipients, opened by 2 and received 3 link clicks (2 to the survey, and 1 to the info boards).



3.0 WHAT WE HEARD

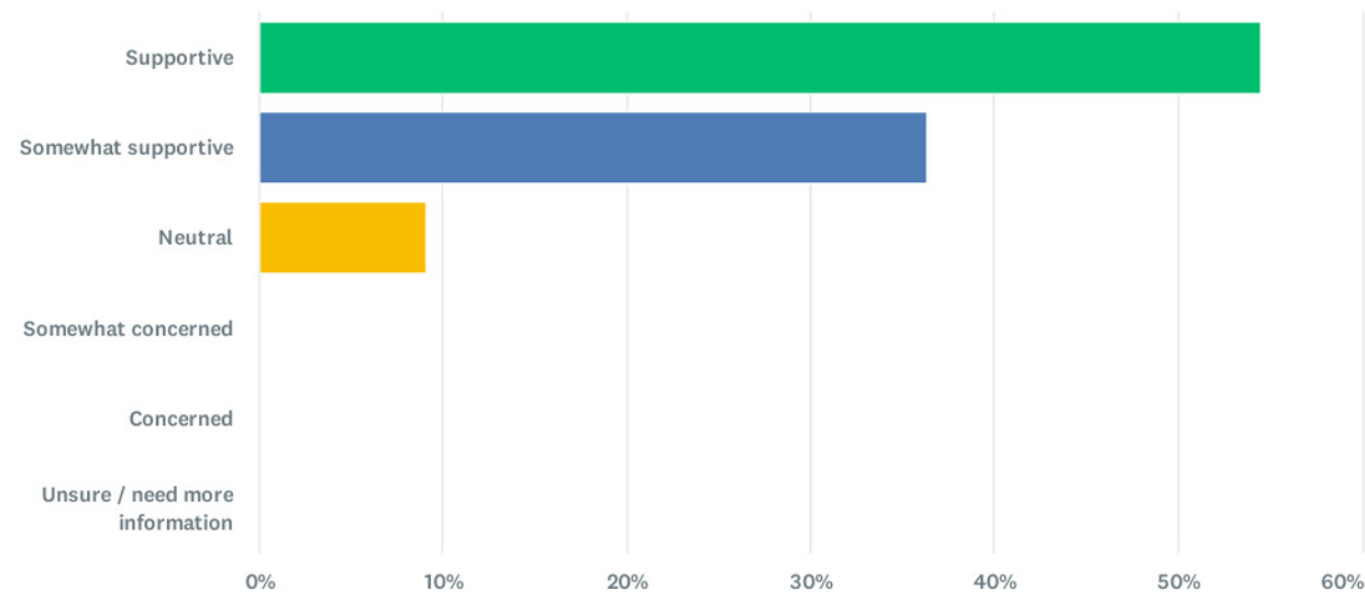
Overall, sentiment is showing a favorable trend of support for the proposed project based on the feedback received from the various interested parties who were engaged from February – June 2026.

- Feedback forms completed after the virtual info session: 1
- Feedback forms completed after the open house: 12

During the initial in-person meeting with Haysboro Community Association board members, general questions came up regarding density, building form and scale, curiosity to learn outcomes of a Transportation Impact Assessment, and an expressed desire to see site plans in more detail. Questions probed to understand the site’s western slope and the plan for residents and visitor parking. Conversations around social disorder and broader community safety were of concern, exclusive of the proposed application. Of the 12 total completed feedback forms, 11 people shared they were Haysboro residents and 1 was a resident of Acadia.

Q4 11 responses

After reviewing the information presented, how do you feel about the proposal overall?



The survey respondent following the virtual session provided their support to the overall proposal.

Q7 Is there anything else you would like the project team to consider at this stage?

Answered: 1 Skipped: 0

RESPONSES	DATE
I think its great & fully support it!	4/7/2026 6:26 PM

Respondents were asked to share up to three topics that were most important to them as planning continues. The following percentages show the ranked preferences based on the June (post-open house) survey results:

- Traffic and transportation (selected by 81.82% of respondents)
- Building height and scale (54.55%)
- Compatibility with surrounding areas (54.55%)
- Public spaces and pedestrian experience (54.55%)
- Construction impacts (54.55%)

Open Ended Responses

The feedback form included an opportunity to provide comments or additional feedback through an open ended comment field. . Seven comments were received and consistent with feedback heard during the April 1 meeting with the CA: a couple shared preference to a height of 6-storeys, and some comments expressed concerns related to safety near and at the LRT stations, as well as onsite security and traffic/parking management.

RESPONSES	DATE
Try to coordinate construction activities to minimize disruptions to local businesses. This and additional developments are too much for Horton road traffic.	6/19/2026 9:32 AM
I like the overall idea of this project. My only issue/concern would be security for parking area and the pool area. This could potentially be a big issue a more people come to the area as well as those who frequent the LRT stations. Consultation with CPS maybe a good idea.	6/12/2026 4:27 PM
Supportive at 6 storeys. Supportive if there is a plan to provide access to each LRT station. Without sidewalks or bridges, everyone will drive to the LRT. Maybe direct bus route to the station.	6/12/2026 4:25 PM
I like the overall design + plan to create a real community feeling.	6/12/2026 4:23 PM
We discussed safety issues with 2 c-train stations. i.e. security cameras, etc. It seems that these are covered. Thank you. Keeping @ 6 storeys creates a community. Towers are not a community, it's just "housing".	6/12/2026 4:22 PM
need access (walkable) to LRT. Would be more supportive if land use redesignation was for th6 stories you say the buildings will be.	6/12/2026 4:19 PM
I'm hoping we can keep up engagement with the community for Phase 2, as you've done with Phase 1, even though you'll have your land use. I hope you do as much green as possible - we can review at the DP phase. Very happy about Fenyk! Please meet with Constable Colbert from District 6, as security + safety are essential, especially on the main street. will be inviting public access + therefore crime. Density can improve visibility + lower crime, but given the commercial access/main st., I think having a security guard 24/7 is required. Thank you for bringing a comprehensive plan!	6/12/2026 4:12 PM



4.0 CLOSING THE LOOP

The project team will share the Engagement Summary report to the interested parties, which includes the Community Associations, attendees of the engagement events, and will post a copy to the project website for broader public access. Additionally, communications will continue with the Community Associations and project subscribers to notify the interested parties of upcoming application milestones, such as CPC and Council dates. The application is anticipated to go to Calgary Planning Commission and a public hearing at Council in the fall.



5.0 APPENDIX A Virtual Info Session Feedback Form – 1 Respondent

Q1

I live in Haysboro

Please select the option that best describes your connection to the area

Q2

Based on the information presented, how do you feel about the proposed Land Use Amendment?

(no label)Generally supportive

Q3

How suitable do you feel this location is for a mixed-use development (homes and shops)?

(no label)Well suited

Q4

How do you feel about the general scale of development shown?

(no label)Comfortable

Q5

Please select up to three (3) items that matter most to you

Safety and lighting,
Public spaces and amenities

Q6

Do you have any specific considerations related to traffic or access?

Yes (please specify):
Please maintain access from Horton Road to the site for everyone, not just residential parking, if possible. If auto access is not possible, allow bike/pedestrian access.

Q7

Is there anything else you would like the project team to consider at this stage?

I think its great & fully support it!

Q8

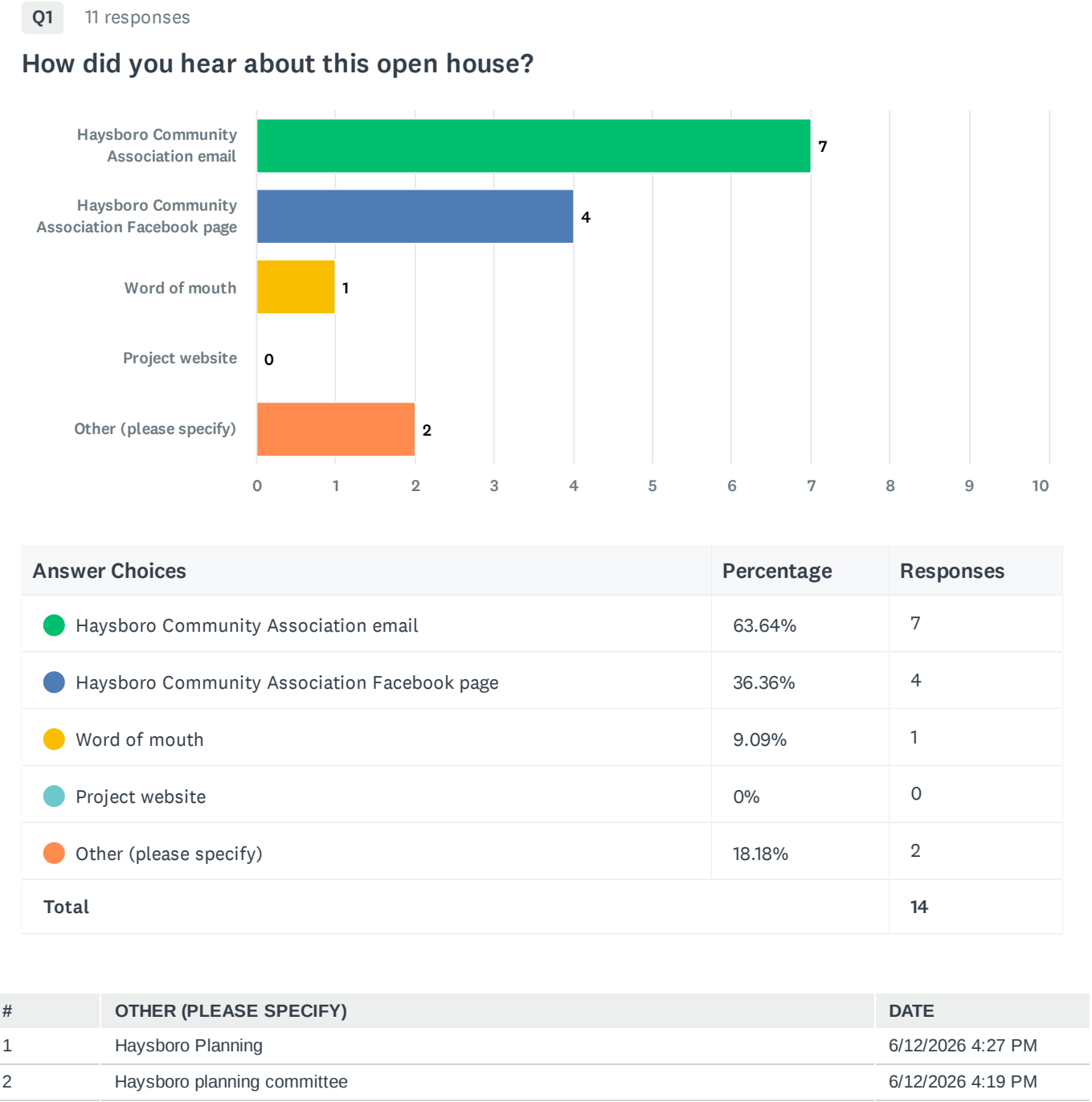
Would you like to receive project updates?

Yes

Q9

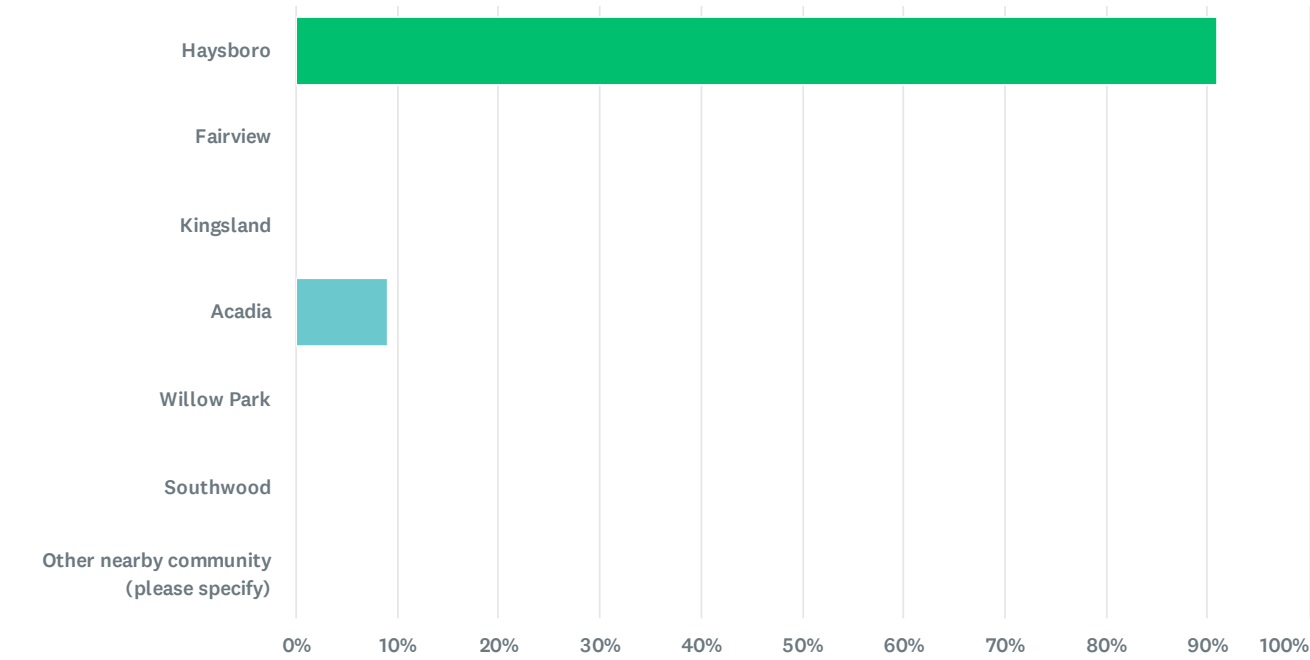
If yes, please provide your information below

6.0 APPENDIX B Open House Feedback Form – 11 Respondents



Q2 11 responses

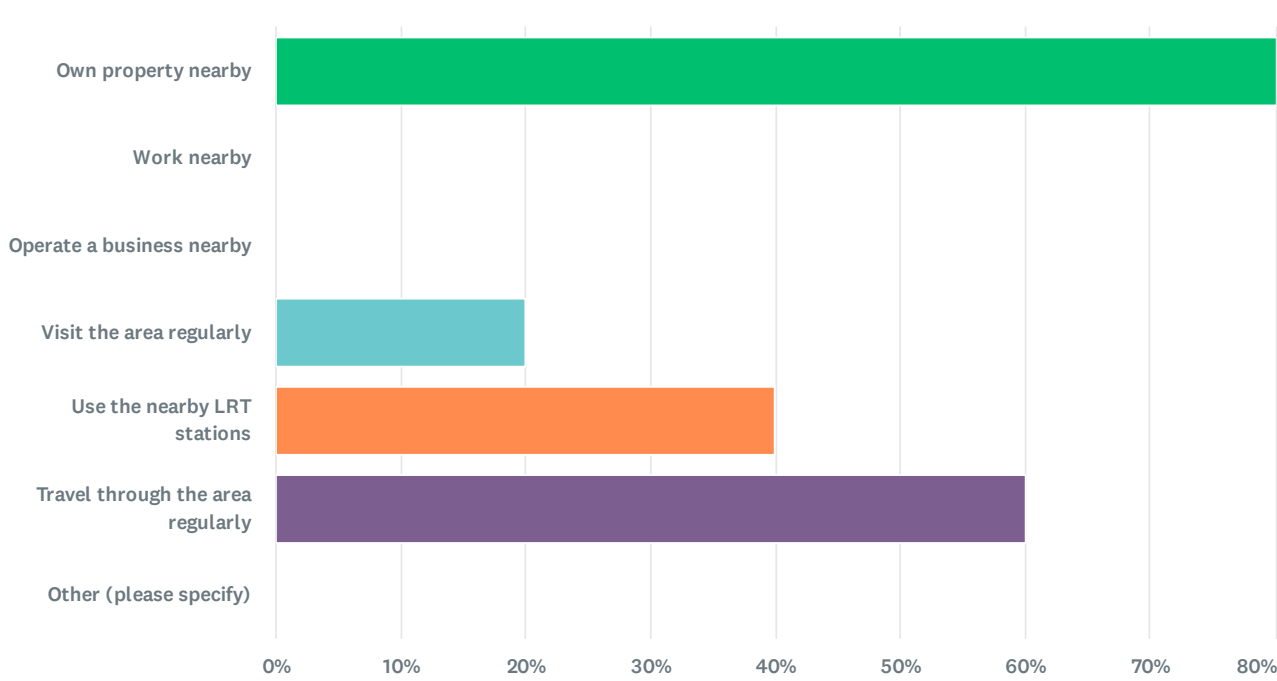
I live in:



#	OTHER NEARBY COMMUNITY (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 5 responses

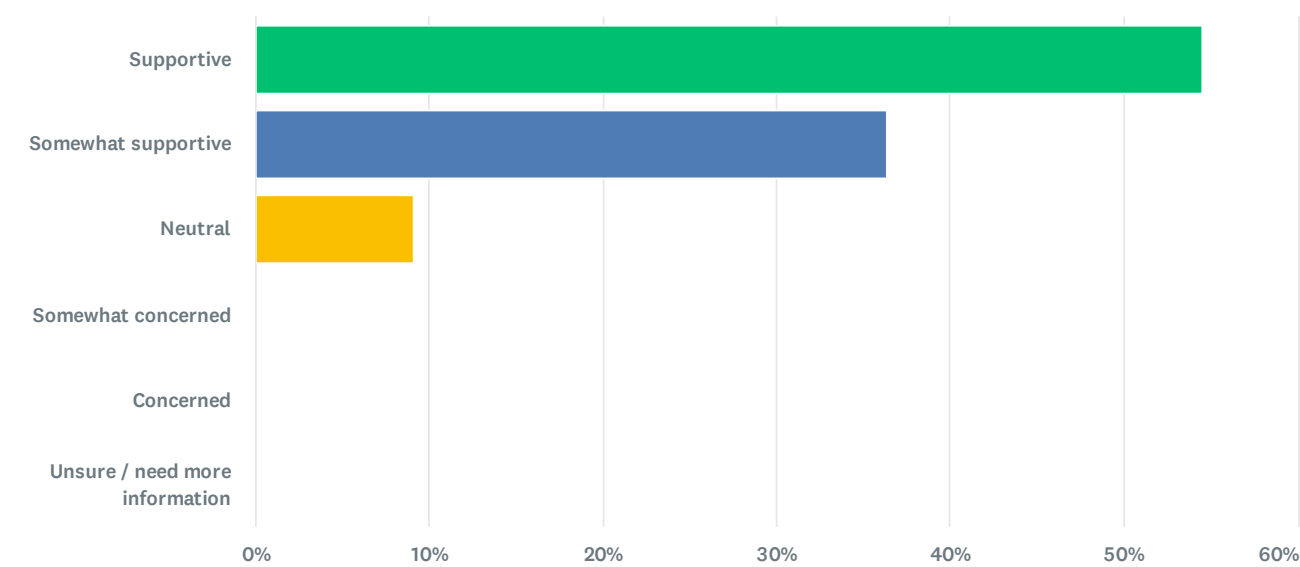
I also:



#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

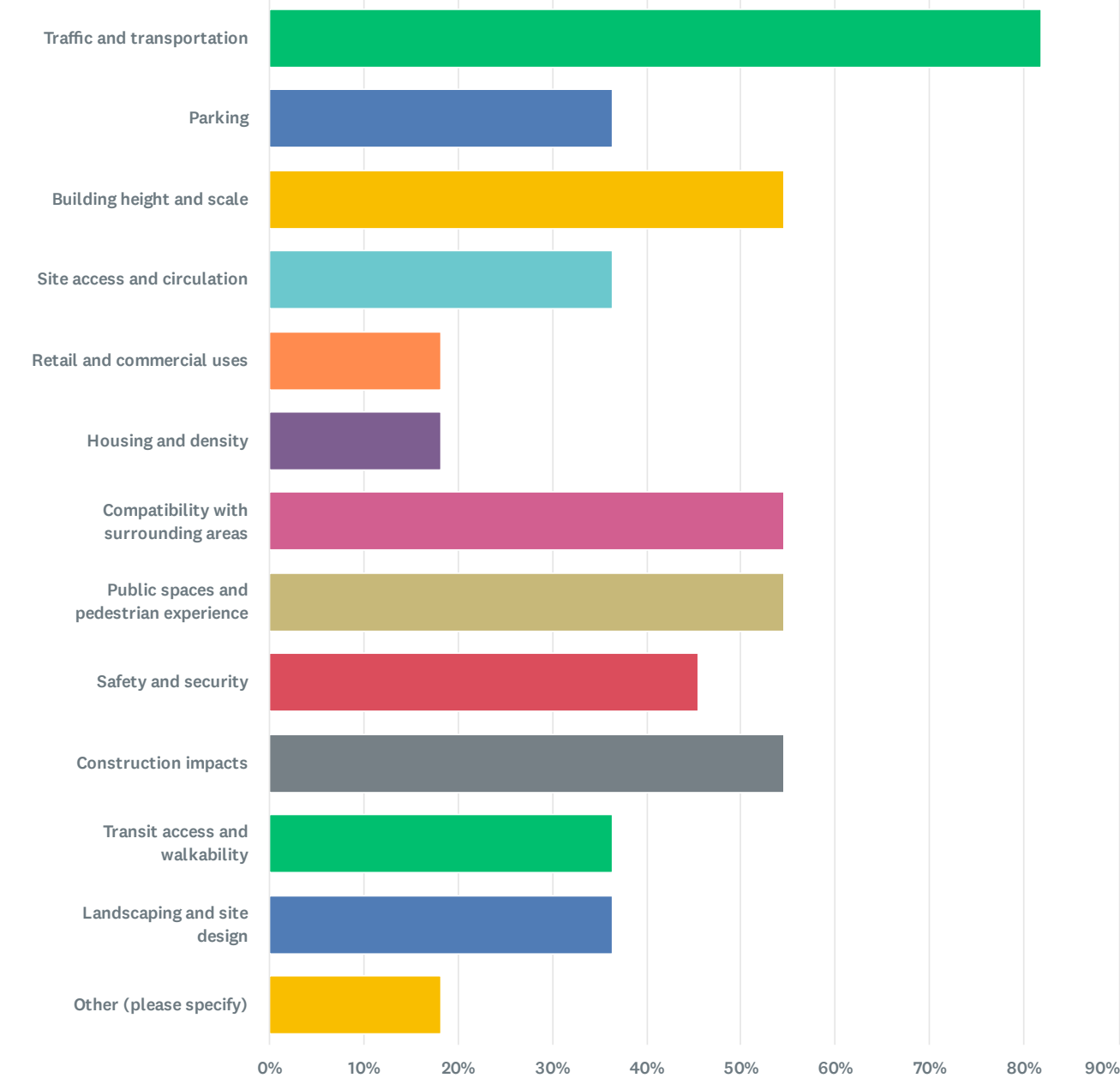
Q4 11 responses

After reviewing the information presented, how do you feel about the proposal overall?



Q5 11 responses

Which topics are most important to you as planning continues?Please select up to three



#	OTHER (PLEASE SPECIFY)	DATE
1	Exit on to Macleod Trail	6/12/2026 8:48 PM
2	Safety and security on Macleod and Horton	6/12/2026 4:22 PM



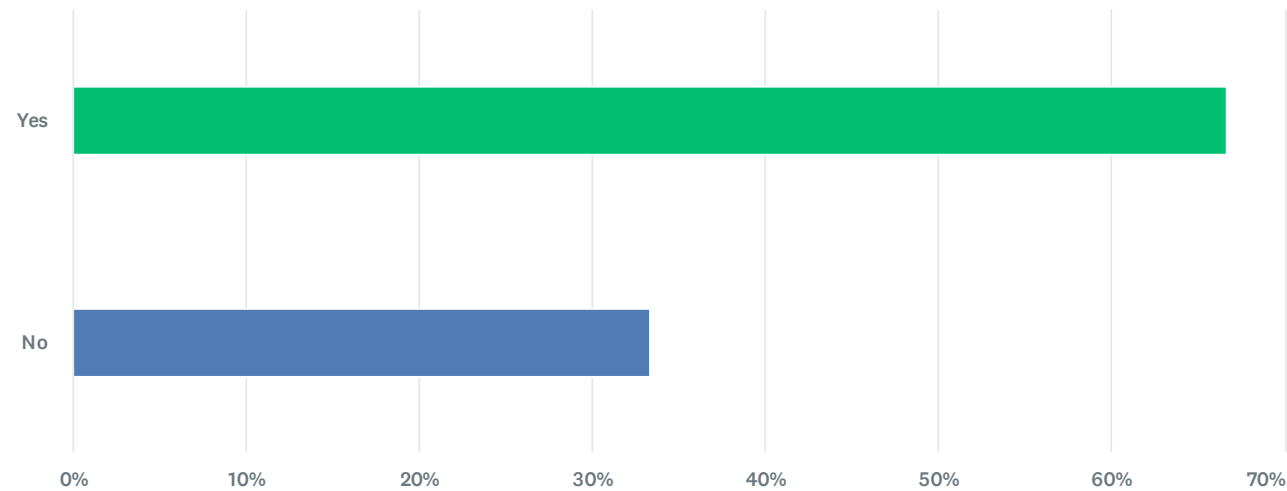
Q6 Please share any comments, questions or considerations you would like the project team to review as planning continues.

Answered: 7 Skipped: 4

#	RESPONSES	DATE
1	Try to coordinate construction activities to minimize disruptions to local businesses. This and additional developments are too much for Horton road traffic.	6/19/2026 9:32 AM
2	I like the overall idea of this project. My only issue/concern would be security for parking area and the pool area. This could potentially be a big issue a more people come to the area as well as those who frequentthe LRT stations. Consultation with CPS maybe a good idea.	6/12/2026 4:27 PM
3	Supportive at 6 storeys. Supportive if there is a plan to provide access to each LRT station. Without sidewalks or bridges, everyone will drive to the LRT. Maybe direct bus route to the station.	6/12/2026 4:25 PM
4	I like the overall design + plan to create a real community feeling.	6/12/2026 4:23 PM
5	We discussed safety issues with 2 c-train stations. i.e. security cameras, etc. It seems that these are covered. Thank you. Keeping @ 6 storeys creates a community. Towers are not a community, it's just "housing".	6/12/2026 4:22 PM
6	need access (walkable) to LRT. Would be more supportive if land use redesignation was for th6 stories you say the buildings will be.	6/12/2026 4:19 PM
7	I'm hoping we can keep up engagement with the community for Phase 2, as you've done with Phase 1, even though you'll have your land use. I hope you do as much green as possible - we can review at the DP phase. Very happy about Fenyk! Please meet with Constable Colbert from District 6, as security + safety are essential, especially on the main street. will be inviting public access + therefore crime. Density can improve visibility + lower crime, but given the commercial access/main st., I think having a security guard 24/7 is required. Thank you for bringing a comprehensive plan!	6/12/2026 4:12 PM

Q7 9 responses

Would you like to receive future project updates?



Q8 Personal information is collected only to share project updates and document engagement feedback related to this application.

Answered: 8 Skipped: 3

ANSWER CHOICES	RESPONSES
Name	100.00% 8
Email	75.00% 6
Postal Code	75.00% 6



RANCHMAN'S VILLAGE ENGAGEMENT SUMMARY

RANCHMAN'S
— VILLAGE —