



UNIVERSITY OF  
CALGARY

## Study Information and Consent Form

**TITLE:** Perceptions of neighbourhood walkability, bike-ability, livability, health, and vibrancy among residential real estate professionals, homebuyers, and developers

**SHORT TITLE:** **Perceptions of neighbourhood walkability**

**SPONSOR:** Canadian Institutes of Health Research (CIHR)  
Alberta Real Estate Foundation (AREF)

**INVESTIGATOR:** Dr. Gavin McCormack (Principal Investigator)  
Contact: 1-403-220-8193 or gmccorma@ucalgary.ca

This consent form is only part of the process of informed consent. It provides important information about what you will be asked to do during the study, the risks and benefits of the study, and your rights as a research participant.

You have been selected for this study because you have been identified via a public website, the Alberta Real Estate Foundations or other industry stakeholder, or recommended by another study participant, met the eligibility criteria, indicated that you understood what your involvement in the study would mean, and provided your explicit verbal consent to participate. We greatly appreciate your willingness to take part in this study.

### **STUDY BACKGROUND**

There is ongoing research, practice and political interest in creating neighbourhood environments that support health and wellbeing. However, several terms or words often used to describe neighbourhoods, such as “walkability”, “bike-ability”, “vibrancy”, “livability”, and “healthy”, are often used interchangeably and or do not have agreed-upon definitions among urban planners, developers, public health professionals, researchers, policymakers, and the public. Inconsistent use of this terminology may lead to misinformation in marketing materials for homebuyers and sellers, to the development of incomparable neighbourhood health metrics, and to miscommunication between and among stakeholders. This study will gather the perspectives of Real Estate Professionals, land developers, and homebuyers to create universal definitions for these terms. We are recruiting 10 Real Estate Professionals, 10 homebuyers, and 10 land developers to take part in this Alberta-wide study.

### **WHAT IS THE PURPOSE OF THE STUDY?**

This study will contribute to a shared understanding of “walkability”, “bike-ability”, “vibrancy”, “livability”, and “health”, as they relate to neighbourhood design by exploring and comparing the perceptions of Real Estate Professionals, recent homebuyers, and residential land developers. The study findings will help formalize definitions of key neighbourhood design terms allowing for their consistent use among professions and the public.

### **WHAT WILL I HAVE TO DO?**

We will ask you to participate in a telephone-administered interview that will take approximately 30 to 45 minutes to complete. During the interview, we will initially ask you questions that inquire about your sociodemographic

Ethics ID:REB19-1069 This study has been approved by the University of Calgary Conjoint Health Research Ethics Board.  
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PI: Dr. Gavin McCormack  
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background (i.e. gender, date of birth, training and qualifications, time in profession, speciality, and city). We will then move on to questions that ask about your perceptions, awareness, and use of various terms used to describe neighbourhoods.

It is very important that all the information you provide is your own and not the opinion or views of other people. You do not need to answer questions that you do not want to answer or that make you feel uncomfortable. You can withdraw your consent to be interviewed at any time.

### **WHAT ARE THE BENEFITS AND WHAT ARE THE RISKS?**

There may or may not be a direct benefit to you but the information you provide may improve homebuyer expectations and increase their purchase satisfaction, as well as increase the accuracy and transparency of developer and real estate marketing materials and improve communication between and among professions and the public. Participating in this study should not harm you in any way.

### **DO I HAVE TO PARTICIPATE?**

Your participation in this study is voluntary. If you decide to be a part of the study, you can stop, for whatever reason, even after providing informed consent. If you withdraw from the study, there will be no consequences to you. In cases of withdrawal, any data you have provided will be retained unless you tell us otherwise. Your participation in this study is important to us and we value your responses and contribution.

### **WILL I BE PAID FOR PARTICIPATING, OR DO I HAVE TO PAY FOR ANYTHING?**

You will not be paid to participate but after completing the interview you will receive a \$50.00 pre-paid VISA gift card. You will not be required to pay for anything to participate in the study.

### **WILL MY RECORDS BE KEPT PRIVATE?**

Any information you provide is confidential. Your information will be stored in a locked filing cabinet and in a locked office within the Cumming School of Medicine at the University of Calgary. Information you provide that is stored electronically will be password protected. Dr Gavin McCormack (Principal Investigator) only will have full access to the information you provide. Under the approval of the Conjoint Health Research Ethics Board and supervision of Dr. McCormack, graduate students and research staff may have restricted access to data collected for training purposes or for carrying out the study as planned. Note that any personal identifying information, such as your name will remain separated from your interview responses.

Only grouped data will be summarized for any presentation or publication of results. You will be asked to provide your gender, date of birth, training and qualifications, time in profession, speciality, and city; however, the data you provide will be grouped with data from other participants who share similar characteristics. Grouping data ensures that your data remains anonymous when presenting the results.

## **PROVIDING INFORMED CONSENT**

### ***Explicit Verbal Consent***

A copy of the consent form was emailed to you by the Research Coordinator. You provided explicit verbal consent to take part in this study during your telephone call with our Research Coordinator. In providing consent you have agreed to participate in a telephone-administered interview. By providing the Research Coordinator your explicit verbal consent you are indicating that you understand to your satisfaction the information regarding your participation in this research project and you understand your rights and responsibilities as a research participant.

Your informed consent (explicit verbal consent and implied consent) in no way waives your legal rights nor releases the investigators, or involved institutions, from their legal and professional responsibilities. You are free to withdraw from the study at any time.

If you have any questions concerning your rights as a possible participant in this research, please contact the Chair, Conjoint Health Research Ethics Board, University of Calgary at 403-220-7990.

## **QUESTIONS**

You are welcome to ask questions at any time before, during, or after your participation in this research. If you require more information about this study, please contact:

### **Dalia Ghoneim**

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or

### **Dr. Gavin McCormack**

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