

Community Association Letter

The City of Calgary
Planning & Development Department
Community Planning
800 Macleod Trail SE
T2P 2M5
File Managers: Breanne Harder and Calvin Chan

January 28, 2019
Via e-mail

RE: Letter of Objection to LOC2018-0256 Proposed Osprey Meadows application

Dear Breanne and Calvin,

Thank you for circulating LOC2018-0256 to the Chaparral Community Association (CCA). Community residents and the Board appreciate the extension that was granted to submit formal comments on the circulation. As submitted, the CCA has serious concerns with the application seeking to develop a remnant parcel in Chaparral that was once recognized and considered to be part of the Blue Devil Golf Course. The undeveloped parcel is zoned Special Purpose – Recreation (S-R) district, and presently functions as passive open/green space with very limited day use by hikers, dog walkers and others because it is widely known to be signed as private property. The parcel falls within the overall community of Chaparral as defined by our Community Association bylaws registered with Service Alberta. The CCA objects to any residential development on the parcel that does not reference “Chaparral” within the proposed name.

The CCA considers the Chaparral Area Structure Plan (ASP) amendment and Land Use/Outline Plan application to be premature, lacking details, incomplete in certain aspects, and failing to address a number of crucial factors that should have been addressed based on the feedback area residents provided at the developer-led engagement prior to the submission. As a result, the CCA is firmly opposed to the proposed ASP amendment and Land Use/Outline Plan submission.

The CCA’s chief concerns and reasons for opposition are summarized below:

1. Provisions for Municipal Reserves (MR) towards suitable community parks and open spaces
2. Layout of the Outline Plan prompts safety concerns due to access/egress points, and the failure to integrate into the existing community based on design, density targets and land uses are missed opportunities
3. Hydrological, storm servicing and drainage concerns that are not well-studied or understood
4. Ineffective community engagement and consultation

Provisions for MR and suitable community parks and open spaces

The CCA and area residents are not satisfied by the responses provided by the applicant, developer and city staff on the matter of Cash-In Lieu for MR dedication. Decision(s) affecting Chaparral’s green/open space were made without any consultation with the community. There are broader issues surrounding good governance, transparency, fairness effective decision-making that will need to be addressed as part of the application review. Further, decisions of the past were made on certain assumptions, failing to consider the ability of Chaparral Valley residents to access MR lands in Chaparral Lake or Ridge due to topography, grades and distances that area residents need to travel to access parks and open spaces. The CCA believes that as a community that is home to many young families, all Chaparral residents should have short, direct and convenient walkable access to parks, playgrounds and open spaces. Our

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recent experience in working with Calgary Parks inform us that programmable open spaces in Chaparral Valley are lacking, and the utilization rate is high.

In reviewing the applicant's submission, the CCA is disappointed that the minimum requirement of 10 percent MR dedication has not been met. The incorporation of the green space, as designed, is neither programmable nor of value to future residents of the proposed neighbourhood. It is poorly planned and puts as many residential homes as possible into the space with lack of foresight and lack of thought about how these people will live in a vibrant community space. The CCA demands that the developer integrate a meaningful, centralized and accessible open/green space to serve as future amenity for all area residents and provide a landscaped pathway system that connects and beautifies the utility corridor. As part of a re-design of the Outline Plan layout, the minimum requirement of 10 percent MR or 4 acres must be met.

Outline Plan layout, land use, and density targets

The applicant and developer need to initiate a re-design based on the CCA's review of the initial submission. A number of area residents have identified that due to the proximity of the Bow River, and limited number of egress points, safety concerns as part of emergency evacuation have not been understood or addressed in the proposal. As designed, the single access/egress point into the 40 acre parcel travels north-south in a perpendicular manner that intersects the proposed storm pond. During a flood event, future residents may find themselves trapped should water levels within the storm ponds exceed capacity and restrict vehicles from making use of the roadway. Similar concerns were raised in part due to the 2013 Floods.

The unsympathetic and incompatible design layout, as proposed within the Outline Plan, is also problematic in that it fails to address the basic principles of community planning. Connectivity within the neighbourhood and to the adjacent neighbourhood of Chaparral Valley is entirely missing. Walkability, permeability and integration of a new neighbourhood into the overall community of Chaparral through pathways and pedestrian links is also an oversight. The design is auto-oriented and not focused on community building and integration. The design scheme is based on a plan for an "island" that fails to account or integrate with the existing developed portions of the community.

Density targets outlined in the applicant's submission refer to the Municipal Development Plan (MDP), and specifically those captured in the New Community Planning Guidebook (NCPG) Volume 2, Part 1 of the MDP. However, the submission has not taken into consideration that the Chaparral ASP predates the MDP, and the section of the MDP that outline minimum density targets also requires ASPs to explicitly note that the NCPG applies to the ASP. The NCPG is largely meant for new communities that are still developing. The CCA is unclear on why MDP density policies of 2013 are being retroactively applied in Chaparral when all of the community has already been built-out. The CCA expects The City's Administration to raise this matter with the applicant, and as part of the resubmission align with the existing density framework and targets of the Chaparral ASP. Furthermore, Section 1.4.4 of the MDP states that "ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context", and as such the changes proposed at this stage of the community development cycle are presumptuous - given that context and expectations have been established and built-out.

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The applicant's submission does not include sufficient information on grades, but based on the requirement to flood proof and meet design flood elevation, area residents are rightfully concerned that the new development will be sitting much higher relative to the existing homes and will pose issues from building heights relative to sunlight access and privacy/over-looking matters. Furthermore, to achieve higher density the outline plan proposes a significant percentage of R-G and R-GM residential housing which does not align with adjacent homes and does not support the developers stated goal of a development that will compliment Chaparral Valley. Homeowners directly adjacent to the proposed development were sold golf course lots at a premium price and as such have invested in upgraded features and adhere to restrictive covenants to maintain a premium appearance. As part of a re-design of the Outline Plan layout, the development must provide R-1 housing adjacent to Chaparral Valley.

Hydrological, storm servicing and drainage concerns

The submission is lacking relevant analysis on the pre-existing hydrology and drainage concerns within Chaparral Valley and the broader Bow Valley river system as well as future development within areas designated as flood fringe of the Bow River Valley. Since the soils adjacent to the Bow River are frost susceptible, foundations need to be protected from frost penetration below the footings during home constructions. Otherwise, frost heaving and movement in the structure can result. Surface concrete, at-grade patios, and sidewalks within the new neighbourhood will be exposed to frost heave movements causing long term maintenance and costs implications for The City. Many area residents have been experiencing similar issues for several years at significant expense. It is unclear what the impact of new development will have on existing issues

Given the above concerns, the CCA expected that the developer would have included a comprehensive Storm Water and Storm Drainage analysis as part of the submissions. Storm water and the overall drainage in the area is a very serious concern in Chaparral Valley as channeled by many area residents. It appears that the Outline Plan/Land Use application may have been prematurely submitted without the necessary due-diligence completed on critical servicing solutions. The CCA respectfully requests the review of all technical documents pertaining to hydrology, storm servicing and drainage prior to any formal recommendation by staff to Planning Commission or Council.

Ineffective community engagement and consultation

The CCA is troubled by the ineffective community engagement that was haphazardly announced and organized by the developer. No request to attend or present to the community association was attempted. Tactics used leading up to and at the information session in June, 2018 suggested it was a "check-box exercise." At the information session, critical information was being guarded, which demonstrates insincerity on the part of the applicant and developer. For example, when asked of the developer if they had developed an overall Outline Plan and Land Use plan – the answers provided were repeatedly "No." This has turned out to be simply untrue as the Phase 1 Environmental Site Assessment prepared and submitted by the applicant is dated May, 2018 and contains a detailed Outline Plan map with Land Uses on page 12 of the document.

Section 2.3.7 of the MDP contains text that speaks to "fostering community dialogue and participation in community planning." The CCA demands that the applicant/developer and city staff offer meaningful opportunities to carry out a dialogue on shaping the future of the community. Effective community consultation and participation should be carried out in a responsible manner that is transparent and allows for all voices to be heard. It is our sincere hope that future consultation opportunities will be

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managed in a manner that produces not just a "What We Heard Report" but a "What We Did Report" that respects the concerns of residents.

On behalf of the CCA Board, resident members and affected land owners, I respectfully request that you take into consideration this correspondence as part of any formal direction and recommendation that may be provided to the applicant and developer as part of DTR comments. Further, I urge the applicant and developer to address the concerns outlined within and a full re-circulation commence upon resubmission.

Sincerely,

Lynette Javaheri, President
Chaparral Community Association

CC: Councillor Peter Demong
CCA Board members