



## Public Submission

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### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Kristi
* Last name	Beunder
Email	Kristi@twpplanning.com
Phone	4038808921
* Subject	Ricardo Ranch Business Case - Nov 2 Agenda
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please refer to the attached letter for inclusion in Council's agenda.

103 Shawbrooke Crescent SW | Phone: 403.880.8921  
Calgary, Alberta T2Y 3B3 | TWPplanning.com



**The City of Calgary**  
City Clerk's Office, 700  
Macleod Trail S.E., P.O Box  
2100, Postal Station 'M' 8007,  
Calgary, Alberta,  
T2P 2M5

10/27/20

**ATTN: Mayor Nenshi and Members of Council**

**RE: Ricardo Ranch Business Case – Alexander Soutzo**

Your Worship and Members of Council,

I am writing on behalf of my client Alexander Soutzo who is landowner in the Ricardo Ranch business case area. We are requesting that Council approve the Ricardo Ranch business case.

We are currently in a situation where the City is constructing both the Ogden Water Feeder Main and the Seton Storm Trunk and outfall on Mr. Soutzo's land. Much was said at Priorities and Finance committee about the City front ending infrastructure and requiring payback in a timely manner for same. If the infrastructure is in our land, and we cannot develop due to a growth management overlay (GMO), we are not in any position to begin to repay the City and its taxpayers for their investment. We wish to undertake site development and repay the City. To date we are in a pre-application process and subsequent to the completion of that process we will be submitting a Phase 1 land use and outline plan proposal.

We simply should not be here. Ricardo Ranch was provided with an Asterisk (\*) in 2018 as a recommended business case, as part of Rangeview, but we didn't have an Area Structure Plan in place. Once that plan was in place, we felt the GMO could be removed because of the strength of our business case. However, the ASP included a GMO, and at the ASP public hearing we requested it be removed, it was not, and we were deferred to the 2020 business case process. Councilor Keating provided the following in the minutes of 18 November 2019:

*"Ricardo Ranch supports the continuation of build out to both Seton and Rangeview Plan Areas, the City should consider the Plan area as part of a larger Southeast community when evaluating proposals to remove a portion of the Overlay provided it can be demonstrated to the satisfaction of Council, that the proposal leverages existing capital infrastructure investment already made in Seton and Rangeview."*  
Councilor Shane Keating

This business case has no operational or capital expenditures, an overpass, water, sewer and storm are in place and we are ready and willing to proceed and repay the City, and its taxpayers, back for their investment. If this business case does not proceed these assets are fundamentally stranded and the City will continue to carry the debt.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,  
**Township Planning + Design Inc.**

A handwritten signature in black ink, appearing to read "Kristi Beunder".

Kristi Beunder, B.A., M.E.Des.  
Principal, RPP, MCIP



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name: Nicole  
\* Last name: Bross  
Email: nocole.bross@gmail.com  
Phone:  
\* Subject: New communities

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I do not support the addition of any new communities in Calgary at this time. With the current oversupply of new homes, condos and vacant rental units, combined with the downturn due to covid-19, the city simply has no reason to add more housing and cannot support their development in a time when we're already being asked to give up so much. Please vote no to any new communities being added.



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name BRADEN

\* Last name GRAY

Email braden.f.gray@gmail.com

Phone 4034772776

\* Subject Approving 11 new subdevelopments

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I lost my job working for the city because they had to cut millions of dollars in recreation spending, and now there is the option of adding 23million dollars more in spending per year due to new sub-developments which have been proven be not good for housing prices. I really disagree with this, and the councillors voting for expansion should be ashamed of themselves. We should be focusing on maximizing our current services, and densifying communities rather than subsidizing developments so developers can make more money.



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Richard

\* Last name Hepp

Email hepp.rf@gmail.com

Phone (403) 479-5133

\* Subject Please do not approve new communities

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I urge you to not approve these communities. As a homeowner, economist and proud Calgarian, this would be a poor decision at possibly the worst time.



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Michael

\* Last name MacLean

Email mimaclea@gmail.com

Phone

\* Subject 11 new communities are not needed

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We have an excessive downtown vacancy rate and the last thing Calgary needs is more urban sprawl. Please focus Council's efforts and spending on making the most of what is already built rather than subsidizing new communities that we do not need at this time.



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Dan  
\* Last name Taubensee  
Email gowellstaywell@shaw.ca  
Phone  
\* Subject Vote NO re. 11 new communities

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Calgary city council must vote no to new communities next week or Calgarians are going to lose faith in the democratic process. In 2009, after years of public consultation and feedback, city council approved Plan It Calgary, a long-range blueprint to shift growth away from sprawl into established neighbourhoods. But in 2018, one month after passing a new climate plan, city council approved 14 new communities; since then, the housing market has stalled, and now we are paying for the developers' shortfalls. We don't need more sprawl. We don't need more communities. We don't need to fill developers pockets at the expense of ordinary homeowners' house values falling. We don't need to make our city larger and more carbon intensive. The majority of Calgarians agree...so will our representatives listen this time?



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\* First name

\* Last name

Email

Phone

\* Subject

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The last thing Calgary needs right now is more urban sprawl, let alone more housing capacity while the other 40-plus communities are not yet fully utilized, let alone the kind of vacancy rates we're seeing in the core. This is not financially sound or environmentally sound. Please say no to servicing more new communities.

Thank you.





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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Polly

\* Last name Knowlton Cockett

Email [plknowlton.cockett@gmail.com](mailto:plknowlton.cockett@gmail.com)

Phone

\* Subject Considerations of Biodiversity in proposed new communities?

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,  
Regarding the proposals for more new communities around Calgary's perimeter, my first thoughts go to: what about biodiversity?  
How will the new communities incorporate biodiversity and habitat connectivity, both within any new community and cumulatively within Calgary's city and greater region?  
Has the Council and the relevant committee/s fully considered the goals of the City's 10-year Biodiversity Strategic Plan?  
What about the interdependent goals of enhanced sustainability and mitigating climate change?  
Today, Oct 28, I read this article in The Guardian, International Edition by Robert Watson: "The world's banks must start to value nature and stop paying for its destruction" with the subtitle: "As a new report spells out how financial institutions contribute to biodiversity loss, the clamour is growing for a new approach." It is quickly searchable online.  
One could easily substitute "cities" for "banks" - as beyond 2020 MUST be far more than business as usual, and the full spectrum of nature and ecosystems must be in full consideration in any decisions about municipal development.  
Our future is inextricably linked to how we approach, maintain, conserve, support, and rehabilitate our ecological environments, including how we communicate about - and on behalf of - these considerations - to developers, Council, city employees, and the citizenry.  
How are you doing in this process? What can you do better? Do better!



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Sincerely,

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