

**Smith, Theresa L.**

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**From:** Furness, Jordan A.  
**Sent:** Monday, March 27, 2017 9:28 AM  
**To:** 'John Young'  
**Cc:** Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; City Clerk; DiGioacchino Mark; Ines McNevin; gcook1@shaw.ca; ctpambianco@gmail.com; kelly26butler@yahoo.ca; laurajoy@shaw.ca; ivettep@shaw.ca; paulaiello66@gmail.com; tjolly@shaw.ca; sandylarm@shaw.ca; michaelsheng@hotmail.com; alonso.j.palacio@gmail.com; chan.joey@shaw.ca; gregborrows@hotmail.com; michelepankiw@yahoo.ca; vmelifonwu@yahoo.com; Dale K Young; pat.kelly@parl.gc.ca  
**Subject:** RE: LOC2015-0151 - Proposed development of 5 Rocky Ridge Lane NW

Hi John,

I apologize for not responding sooner. This application was first circulated to the neighbourhood in March 2016 and has complied with the process put in place by the Municipal Government Act and Calgary City Council for all Land Use Amendment applications.

At this point I do not have a substantial enough reason to delay the application from having Calgary City Council's review, which is called the Public Hearing. As you know, I do not have the authority to approve or refuse this application, that is the role of Council.

However, after the public hearing on April 10 has finished, Calgary City Council may approve, refuse or request amendments to the application.

Our Parks department has reviewed this application and does not believe a Federal Environmental Assessment is required. As well, it is the belief of administration that building a new street to service this development would have a greater environmental impact than extending the existing Rockyvale Green NW.

Let me know if you have any further questions.

Sincerely,

**Jordan Furness** BBA, RPP, MCIP  
**Senior Planner** | Community Planning (North)  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.8391

RECEIVED  
2017 MAR 27 AM 9:54  
THE CITY OF CALGARY  
CITY CLERKS

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**From:** John Young [mailto:jfyoung141@gmail.com]  
**Sent:** Monday, March 27, 2017 6:40 AM  
**To:** Furness, Jordan A.  
**Cc:** Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; City Clerk; DiGioacchino Mark; Ines McNevin; gcook1@shaw.ca; ctpambianco@gmail.com; kelly26butler@yahoo.ca; laurajoy@shaw.ca; ivettep@shaw.ca; paulaiello66@gmail.com; tjolly@shaw.ca; sandylarm@shaw.ca; michaelsheng@hotmail.com; alonso.j.palacio@gmail.com; chan.joey@shaw.ca; gregborrows@hotmail.com; michelepankiw@yahoo.ca; vmelifonwu@yahoo.com; Dale K Young; pat.kelly@parl.gc.ca  
**Subject:** Re: LOC2015-0151 - Proposed development of 5 Rocky Ridge Lane NW

Jordan,

Further to my note of ten days ago formally requesting you ask for an extension to the hearing dates on this development, I have not heard any response to this request from you.

I wish to impress upon you the concerns of local residents not only of the development of Rockyvale Lane/Green but the proposed additional cul-de-sacs immediately to the east of our homes. We want to understand the development plans, traffic plans in the broader sense of the community

I have included our member of parliament in this exchange as the proposed developments in this area impact a number of ponds and sensitive wildlife areas these broader development ought to trigger a Canadian Environmental Assessment, pursuant to this federal agency CEAA.

On Mar 17, 2017, at 9:50 PM, John Young <[jfyoung141@gmail.com](mailto:jfyoung141@gmail.com)> wrote:

Jordan,

I received my notice from the City Clerks today. I request that you ask for an extension on the date of this hearing for two reasons. Those reasons include allowing ample time for the residents to have ample time to prepare for this hearing, i.e. the procedural fairness I alluded to and more importantly, ample time for La Vita Land time to acquire the necessary lands on the east end of this development.

I look forward to your positive response.

Thank you

John Young

On Mar 15, 2017, at 3:56 PM, John Young <[jfyoung141@gmail.com](mailto:jfyoung141@gmail.com)> wrote:

Thank you Jordan,

I did check my post today and have not received anything as yet from the City Clerk's office.

In all matters of law there is a concept of 'procedural fairness'. In cases such as these, sufficient and ample time includes both the project proponent and those impacted, i.e. the residents.

It is clearly in the interests of La Vita Land and the residents a reasonable delay be given for the developer to acquire the necessary lands to mitigate the concerns of the residents.

In the package we anticipate receiving too, I expect you did deliver the Planning Commission the concerns of the residents. From your note, little by way of minutes of the meeting suggest little other than a formality of process.

In conversations with my neighbours we hope our voice is heard early in this year.

John Young

On Mar 15, 2017, at 10:44 AM, Furness, Jordan A. <[Jordan.Furness@calgary.ca](mailto:Jordan.Furness@calgary.ca)> wrote:

Hi John,

Thanks for your email.

I wanted to let everyone know that there is another formal opportunity for neighbours to provide comments that will be included in the Council Agenda Package.

The City Clerk's office (cc'ed [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)) will or maybe has already mailed notices of the April 10<sup>th</sup> public hearing in front of Council. This mailing goes to neighbours within a certain distance of the property (the exact distance is determined by the City Clerk's office). As well, a sign(s) will be posted at the property boundary for a period of time.

This email chain that I have been providing updates on is on top of the formal notification process that every land use amendment across the City goes through. I apologize though for my delay on updating the email group.

Feel free to contact me if you have any questions or comments

Thank-you

**Jordan Furness** BBA, RPP, MCIP  
**Senior Planner** | Community Planning (North)  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.8391

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**From:** John Young [<mailto:jfyoung141@gmail.com>]  
**Sent:** Tuesday, March 14, 2017 6:55 PM  
**To:** Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2  
**Cc:** Furness, Jordan A.; DiGioacchino Mark; Ines McNevin; [gcook1@shaw.ca](mailto:gcook1@shaw.ca); [ctpambianco@gmail.com](mailto:ctpambianco@gmail.com); [kelly26butler@yahoo.ca](mailto:kelly26butler@yahoo.ca); [laurajoy@shaw.ca](mailto:laurajoy@shaw.ca); [ivettep@shaw.ca](mailto:ivettep@shaw.ca); [paulaiello66@gmail.com](mailto:paulaiello66@gmail.com); [tjolly@shaw.ca](mailto:tjolly@shaw.ca); [sandylarm@shaw.ca](mailto:sandylarm@shaw.ca); [michaelsheng@hotmail.com](mailto:michaelsheng@hotmail.com); [limgliu71@hotmail.com](mailto:limgliu71@hotmail.com); [alonso.j.palacio@gmail.com](mailto:alonso.j.palacio@gmail.com); [chan.joey@shaw.ca](mailto:chan.joey@shaw.ca); [d.townsend@bluelinerentals.com](mailto:d.townsend@bluelinerentals.com); [hanphaum@hotmail.com](mailto:hanphaum@hotmail.com); [gregborrows@hotmail.com](mailto:gregborrows@hotmail.com); [michelepankiw@yahoo.ca](mailto:michelepankiw@yahoo.ca); [vmelifonwu@yahoo.com](mailto:vmelifonwu@yahoo.com); Dale K Young  
**Subject:** Fwd: LOC2015-0151 - Proposed development of 5 Rocky Ridge Lane NW

Councillors Sutherland and Magliocca,

First off, I am not against the development proposed but am very opposed to how the development is planned.

I am not confident Mr. Furness has passed along the many issues raised by neighbours of the development. To that point, Mr. Furness apologizes for his three week delay in getting us the information following the Planning Commission meeting and we only received this information today. This leaves us with less than four weeks before this important matter is presented to Council. Three weeks of lost preparation time for residents to respond. I find this kind of bureaucratic inconsideration unacceptable and hopefully not intentional.

**I request you delay and reschedule for some future date the application by La Vita Land to proceed.**

This necessary delay will provide time for La Vita Land to acquire additional lands between the "Proposed Temporary Cul-de-Sac" on the east side of the proposal in order they develop the "Future extension of the road" to connect to Rocky Ridge Lane, NW. (This is a very short distance of land to acquire). Once these lands are acquired, which are clearly contemplated and labeled on the Land Use & Outline Plan. This would then allow the development access from Rocky Ridge Lane with a Cul-de-Sac to be developed at the south portion of the development at the current fence block.

This change in development access addresses many of the issues raised by concerned residents. This mitigation also stops a bypass of the bus trap enticing many other vehicles to bisect Rocky Ridge. Many of these concerns were attached to a petition and attached as Exhibit A and sent to you at an earlier date. I attach again for your reference.

I am concerned too resident concerns have not made their way to you for your consideration on this matter. We pay some of the highest taxes in this community and are all concerned about careful future development.

Thank you.

John Young  
403-275-4968

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

**Smith, Theresa L.**

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**From:** John Young [jfyoun141@gmail.com]  
**Sent:** Tuesday, March 28, 2017 2:47 PM  
**To:** McDougall, Libbey C.; City Clerk  
**Cc:** Torran Jolly  
**Subject:** Re: Public Submissions for  
**Attachments:** Redevelopment Concerns Rockyvale.docx; ATT00001.htm; Rocky Ridge Dev area map.png; ATT00002.htm; Royal Oak Rocky Ridge map.png; ATT00003.htm

Please find attached my submission for Application for Land Use Amendment: LOC2015-0151, Location: 5 Rocky Ridge Lane NW. Please also find 2 illustrative figures referred to in my submission, i.e., maps of the area.

Thank you. Please confirm all three attachments came through.

John Young

RECEIVED  
2017 MAR 29 PM 2:37  
THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, Alberta T2P2M5

RECEIVED

2017 MAR 29 PM 2:37

THE CITY OF CALGARY  
CITY CLERK'S

VIA EMAIL – cityclerk@calgary.ca

Re: Application for Land Use Amendment: LOC2015-0151  
Location: 5 Rocky Ridge Lane, NW, Calgary, AB

Mayor and Council,

***Regarding IBI Group submitting a land use redesignation application for Lot 1, Block 6, Plan 881 1565, municipally known as 5 Rocky Ridge Lane NW, Calgary.***

While we knew expansion was imminent and do not oppose further development, we have a number of concerns about the redesignation and execution of the planned development.

We live proximate to this development and purchased our home at the end of a cul-de-sac for the peace and quiet. With this we also knew our home was priced well above the average and the municipal tax rate was high.

We know you have heard from some of our neighbours and we have discussed our joint concerns.

We are concerned about re-zoning to include secondary suites. Increasing density and object to any secondary suites being considered. Along with those secondary suites comes parking and traffic issues. With the adjacent parks there are often many children in the area and the traffic by the parks can be congested and potentially of high risk. This should require the applicant to show the zone change will not result in property values going down, or interfere with existing use.

We know our Alderman, Ward Sutherland has heard on concerns on this matter as has Ward 2 Alderman Joe Magliocca.

With some adjustments to the execution of this development we feel a number of our concerns may be mitigated including:

- 1) Rockyvale Green as it is proposed has no turn around area at its termination. We suggest instead the entrance to Rockyvale Green for this development be from the existing road, Rocky Ridge Lane to the east (see Figure 1 attached): and
- 2) Rockyvale Green as it is proposed ends at the existing fence at the south and the roadway have a turn around mirroring the one that exists on the south side of the fence (Figure 1). These two suggestions minimize the construction traffic and future traffic from the new homes and sustain traffic at its current volume near the existing parks. This would also eliminate Rockyvale Green from being used as a by-pass to the bus trap on Rock Lake Drive as a short cut between Rocky Ridge and the community of Royal Oak (Figure 2 attached). Once construction was substantially completed, the wooden fence along the south border of the development should be replaced with similar aesthetically pleasing fence (as per current architectural standards) with a pass through gate or bollard posts between the two areas for pedestrian passage and children on bicycles and to gain access to the green areas at the north end of the development. No vehicular traffic should pass through. Knock down bollards could be installed for emergency vehicles.
- 3) Following in the footsteps of Calgary's own Green Box planning guidelines where, "several design alternatives to the contemporary cul-de-sac can visually soften the streetscape by incorporating public space and green infrastructure elements into the design." and ASCTOO planning standards a cul-de-sac should service a maximum of 25 individual residences. Rockyvale Green cul-de-sac, as it exists today serves 26 residences. Our recommendation of a new access and cul-de-sac from Rocky Ridge Lane would serve approximately 21 residences. Another reason for the recommendation to change the access to Rocky Ridge Lane.
- 4) The two irregular lots to the north and east of the fence along the south border of the development should be converted to make space for the turn around area previously mentioned and those lands not utilized for this purpose used for park/green space. (See the Greenbox note above) This would allow the developer to utilize the lot on the east side currently planned for emergency exit with bollards.
- 5) Winds in this area are predominately from the west or north. The developer should therefore be required to utilize dust mitigation measures. Traffic control measures should be put in place for the



safety of residents. The builders should be responsible to keep the entry roads clear of debris and clear of mud and snow.

- 6) Given the number of residences to the south, east and north of the development, the developer and subsequent builders should be required to build during normal business hours and required to utilize sound mitigation measures.
- 7) The developer and future builders should be held to high standards of garbage containment and clean up and this should be enforced.
- 8) Should the fence on the south edge of the border be removed and Rockyvale Green become a bypass for traffic between Rocky Ridge and Royal Oak a traffic control device must be installed to prevent this from coming to fruition.
- 9) Architectural controls must be placed on the new homes to match the high level of those in the immediate area. We are not supportive of the re-zoning to secondary suites in this area due to increased traffic and already challenging parking.
- 10) To avoid lengthy construction periods, the developer should provide substantial Performance Bonds and Compliance deposits to ensure all developments occur within a reasonable time.

The existing developments immediate to the area are designated as 'estates' and the architectural controls and standards need to be maintained.

We all want the community of Rocky Ridge to be vibrant, attractive and a great place to raise our families.

Given the proposed Rocky Ridge Lane development and additional development plans immediately to the east adjacent to Rockyvale Green , we request this matter be deferred until such time as the community can understand the cumulative impact of all these developments. Impacts include such matters as access and traffic management, impacts to sensitive wildlife and water bodies, construction impacts and safety to residents. Please defer your decision on this redesignation by sending this application back to the planning and development department in order measures to mitigate can be properly implemented to accommodate local resident concerns.



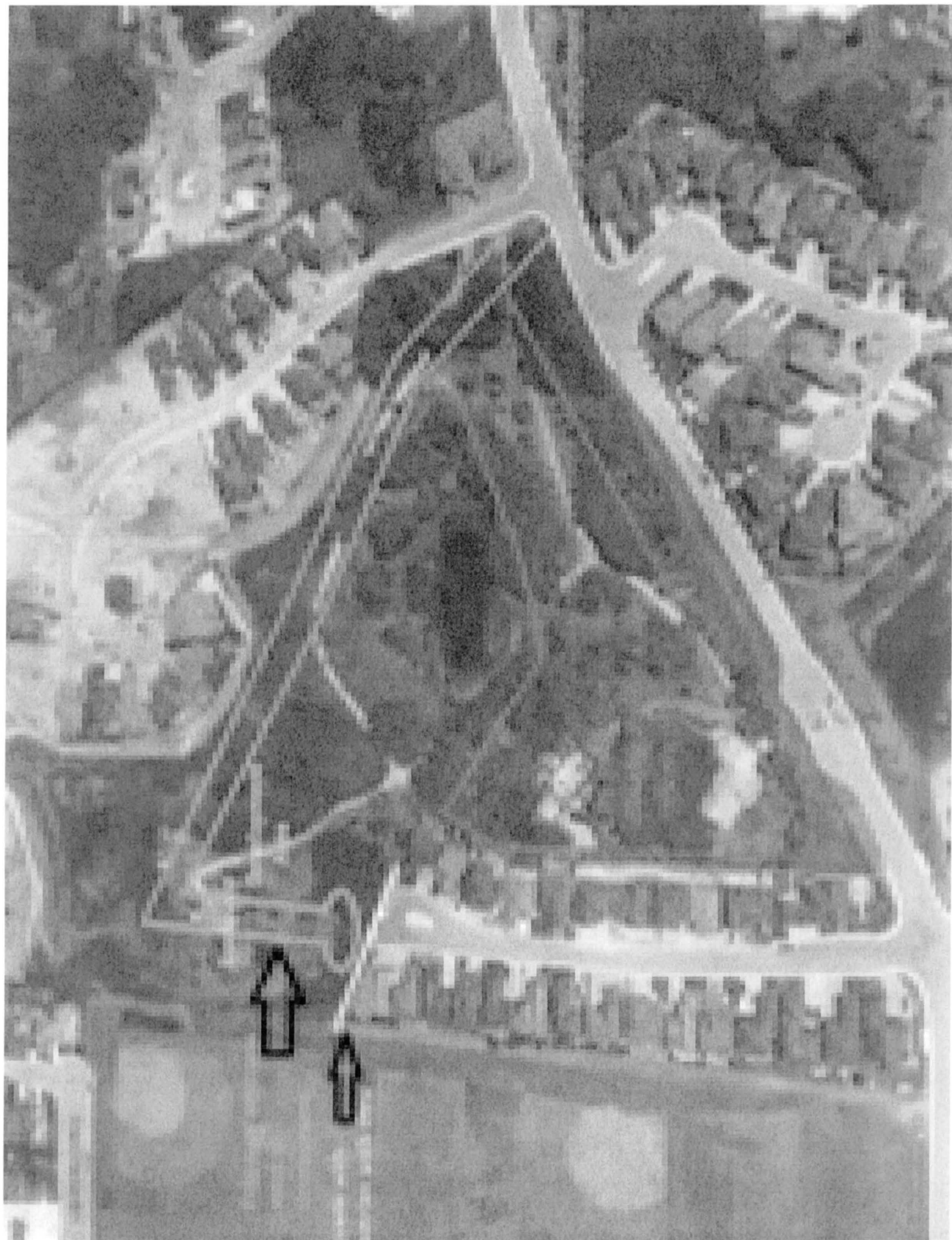
Finally, by way of a letter received from the City Clerk about the deadline for submissions and if so desired attending the hearing on April 11<sup>th</sup>, 2017 I would like one point clarified. If residents make written submissions and do not attend the hearing is there any loss of recourse to appeal the decision?

Respectfully submitted.

Mr. John and Mrs. Dale Young  
45 Rockyvale Green, NW  
[jfyoung141@gmail.com](mailto:jfyoung141@gmail.com)  
[dkyoung58@gmail.com](mailto:dkyoung58@gmail.com)

c.c. Alderman Ward Sutherland  
Alderman Joe Magliocca





**Smith, Theresa L.**

**RECEIVED**

**From:** Torran Jolly [tjolly@shaw.ca]  
**Sent:** Monday, March 27, 2017 5:24 PM  
**To:** Schryvers, Peter; Furness, Jordan A.; City Clerk  
**Cc:** John Young  
**Subject:** LOC2017-0015 & LOC2015-0151 Applications

**2017 MAR 28 AM 8:15**

**THE CITY OF CALGARY  
CITY CLERK'S**

To whom it may concern,

This submission relates to 2 individual matters relating to the similar properties in Rocky Ridge. For the past several months we have been kindly working with Jordan Furness regarding land use designations and respective amendments under LOC2015-0151. Now recently, we just received a land use amendment LOC2017-0015 from Peter Schryvers.

Since these applications relate to a similar section within Rocky Ridge with similar concerns and issues, I have commingled this response. I respect that these are separate applications, however, they relate to the same general area within Rocky Ridge.

Overall, I appreciate the polite and professional responses by both Jordan and Peter. As well, I am not opposed to area development. However, I do have some concerns, which apply to both properties in question and will highlight my concerns, which are the same concerns as other area residents. I will separate my concerns into a few categories: shadow plan, traffic management, by-pass, architecture controls/density, and construction.

#### **Shadow Plan**

Area residents have been provided 2 separate land use applications relating to a specific area in Rocky Ridge. However, there has been no submission of any "shadow plan" associated with a 3rd property. As a background, the properties in question relate to 2 acreages separated by a 3rd acreage, which is in the middle of the 2 applications. Therefore, it is very difficult for residents as well as city planners to approve any application affecting all 3 properties without knowing what the possible plan may be for the 3rd property. As residents, it is important to have some awareness of the master plan including, but not limited to, how the properties will be connected, what is the road network, the number of potential properties and will the pond be developed or preserved? Therefore, I propose council defer LOC2015-00151 until a shadow plan is submitted for the 3rd property.

#### **Traffic Management**

Under the proposed plans, it appears that Rockyvale Green may result in a cul-de-sac configuration without any exit at the other end. This poses a traffic volume concern. Rockyvale Green is a small street and cannot handle a significant volume of traffic. As well, there is limited street parking already. With the addition of more homes, which may have secondary suites, this will put more stress on the road network. I ask council to defer this assessment back to the transportation department to reconsider the road use.

#### **By-Pass**

Since there is no shadow plan submitted, area residents have speculated that if Rockyvale Green does in fact provide a continuous flow traffic back to Rock Lake Drive, then this may provide a by-pass of an existing bus trap along Rock Lake Drive/Rockyvale Drive - these 2 roads are the same road separated by a bus trap. Again, we ask council to request these applications be put back to the developers to prepare a shadow plan of the area so that residents and council may understand the proposed land use applications in their entirety.

#### **Architecture Controls and Secondary Suites**

Both of these proposed applications include a reduction of lots sizes and includes secondary suites. The current homes are situated on larger lots sizes and do not include secondary suites. By reducing the lot sizes and including secondary suites, the existing property values may be negatively impact. First, with smaller lots, the type of homes that can be built will be smaller and distract from the look of the street. I ask that for LOC2015-00151 application that the developer reconfigure the lot size to be consistent with the existing lots.

Secondly, the application is to include secondary suites, which again may potentially decrease existing property values. In addition, with secondary suites there is added pressure on traffic flow and parking. As mentioned before, Rockyvale Green cannot accommodate more homes along with secondary suites because there is inadequate parking already.

Lastly, to preserve the estate presence of Rockyvale Green, we ask council to at least request the developers to meet or exceed existing architecture controls of the existing street.



**Construction**

During construction, I have concerns with construction traffic. As mentioned before, Rockyvale Green cannot handle the current traffic flow very well, so adding construction traffic to this will only contribute to the existing problem. As well, there is a significant number of children in the area that will be at risk of injury if the construction traffic is permitted to use Rockyvale Green as their main access. I ask that the temporary fencing at the end of Rockyvale Green remain in place during construction and for all construction traffic to use the existing access road, Rocky Ridge Lane NW.

As a result of the foregoing, I ask that council does the following on April 10th.

1. Defer approval of this project until a shadow plan has been submitted by either applicant; LOC2017-0015 and LOC2015-0151.
2. Request the transportation department to review and comment on the bus trap on Rock Lake Drive including whether these developments may lead to a by-pass of the bus trap by using Rockyvale Green.
3. Request the applicants to remove the secondary suite application and reconfigure the lot size to be consistent with existing homes.
4. Request the development department to reconsider the construction traffic access.

Thank you in advance for your consideration. Should there be any questions, please let me know.

**Smith, Theresa L.**

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**From:** jeff grant [jeffmg@shaw.ca]  
**Sent:** Wednesday, March 29, 2017 2:43 PM  
**To:** City Clerk  
**Subject:** Proposed Land Use Bylaw Amendment for 5 Rocky Ridge Lane NW (from S-FUD to R-1s, S-SPR and S-UN)

To Whom it May Concern,

Thank you for the opportunity to provide input on this. Our property (19 Rockywood Circle NW) is immediately adjacent to the field on our South border as well as the treed area just East of us.

We look forward to completing the final development phase of our area, but have significant concerns about the location of a pathway used to connect the current pathway (to our East) to the field adjacent to our property. We have had issues in the past with illicit activity taking place near our home, and would like to avoid having this connecting pathway beside or near our home, with the expected increase in traffic.

Thank you for your consideration,

Jeff & Sue Grant  
19 Rockywood Circle NW  
Calgary AB T3G 5W1  
403-208-8799

RECEIVED  
2017 MAR 29 PM 2:43  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** Dr Judy Forrester [drjudyforrester@gmail.com]  
**Sent:** Wednesday, March 29, 2017 6:45 PM  
**To:** City Clerk  
**Subject:** Plan 8811565, Block 6, Lot 1 Planning Hearing Submission

Office of the City Clerk  
The City of Calgary  
700 MacLeod Trail SE  
Calgary Alberta T2P 2M5

I wish to submit this email as a letter regarding the property referenced as 5 Rocky Ridge Lane NW, Plan 8811565, Block 6, Lot 1. I respectfully request that this letter be included as a submission at the Public Hearing on Planning Matters which has received an application to amend the Land Use Designation for the above property. The hearing is scheduled for Monday, April 10, 2017, and I have been advised in writing by mail that my submission is required by tomorrow morning, Thursday, March 30th at 10am.

As an adjacent rural property owner Plan 8910893, Block 6, Lot 3, I wish to register my concerns over the discussion of an emergency access from the proposed development onto my gravel, single roadway. There is currently an easement registered on this road, intended only to permit regular vehicle traffic access to and from Rockcliff Heights NW to the previously owned single acreage residence and to my residence. This was originally a poorly built gravel road with no foundation and has remained so. It was, in fact, not built to Rockyview District Municipality standards due to it being located on private property.

Should an emergency access be channeled onto my driveway, my concerns would be regarding compromised security of my property (which is now completely fenced, other than the driveway access), the negative impact on the existing forest, as a significant portion of my property would have to be stripped and graded to construct this access, and the conditions and quality of the road itself. I vehemently oppose this suggestion from the developer, and respectfully request that other options be considered for this purpose. There is the potential for access in the north corner of the 5 Rocky Ridge Lane property and I am sure other options may be constructed as well.

I appreciate your taking the time to review and share my concerns as stated above.  
Thank you for your consideration and response.

Respectfully,

Dr Judy Forrester

RECEIVED  
2017 MAR 30 AM 7:38  
THE CITY OF CALGARY  
CITY CLERKS



**Albrecht, Linda**

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**From:** Charlene Pambianco [ctpambianco@gmail.com]  
**Sent:** Wednesday, March 29, 2017 9:07 PM  
**To:** City Clerk  
**Cc:** John Young  
**Subject:** development proposal 5 Rocky Ridge Lane NW

I oppose the proposal set out by your planning dept for the above 5 Rocky Ridge Lane NW.

I as stated before oppose removing the trees designated by the developer and oppose access route to the proposed developed land.

As previously stated at our neighbourhood tim hortons party put on by Jordan Furness, we still recommend that a strip of trees be left between the new development and our street. We have a proposal submitted and not yet seen by city council as the meeting is scheduled for April 10. Please note the trees were taken down today, March 29, 2017. I was also told that my fence was going to be replaced with a new fence.

Does this not sound like we have totally been disregarded? And why have we gone to all the effort of putting our proposal together, if we are not even heard as promised.

I believe in other provinces, including Ontario, there would be criminal charges laid to the parties involved for removing these trees at this point.

I have many emails that represent the total disregard for our wildlife and environmental commodities sent to Mr. Furness today regarding this issue.

Today on March 29, 2017 I sent numerous emails to Jordan Furness of which I can send to you regarding this terrible disregard for our residents of Rockyvale Green NW.

The bulldozer came in this morning at 8 am and clear cut all the trees before we even reached this deadline to have our opposition proposal to the City submitted.

The deadline is tomorrow at 10 am March 30 and already the developer has clear cut the trees and put our migratory birds and wetlands at risk.

I advise that this matter be handled immediately and correctly.

So yes, I do oppose the said proposal.

Charlene Pambianco  
403 616 3362

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2017 MAR 30 AM 7:37  
THE CITY OF CALGARY  
CITY CLERKS