



Highland Park – Land Use Amendment Application

Stakeholder Report Back: What We Heard
February 23, 2017

Overview

On January 16 and 17, 2017, Council held a public hearing on the proposed land use changes for the former Highland Park Golf Course lands. The application returned to the January 23, 2017 Regular Meeting of Council, where Council amended and gave second reading to four of the five proposed bylaws. Bylaw 32D2017 for the central area of the site was not given second reading. Council deferred the application to return to Council on March 20, 2017.

Community Meeting Summary

On February 22, 2017, members from The City's project team, Ward 4 and the Mayor's office, met with a group of citizens representing the Highland Park Community Association and the Thorncliffe-Greenview Community Association to have a facilitated discussion regarding the Highland Park – Land Use Amendment Application. This meeting was facilitated by a third-party engagement specialist that was retained by the City. There were 21 community members in attendance at this meeting and we received 21 completed feedback forms and/or emailed comments.

The purpose of this meeting was to:

- Review the motions and outcomes from the January Council meetings and inform citizens of the work that has occurred by Administration since January.
- Collect feedback specifically to bylaw DC 32D2017 to inform Administration's recommendation and planning report for Council on March 20.
- Collect input on three proposed green space options that will help inform Administration's recommendation on additional green space options for the Highland Village Green application.
- Provide an opportunity for citizens to voice their concerns about the application overall in consideration that there is no public hearing at the March 20 Regular Meeting of Council.

Input received on the green space options and bylaw DC32D2017 will be used to help inform Administration's recommendation and supplementary report to Council. All of the input and feedback received has been used to develop this What We Heard Report that will be provided to Council.

What We Asked

Citizens were asked to provide their feedback by submitting a comment form or writing their comments on sticky notes that were transcribed by City staff. We asked citizens for their input through the following questions:

1. DC 32D2017 – Your comments. Please be specific.
2. What is your opinion about the application as a whole? Do you have feedback about any specific items?



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In addition to the formal questions on the feedback form, The City asked the community to provide comments on three proposed green space options:

- Northwest pathway connection funded by the Developer through City-owned land
- Pathway in the buffer area between existing development and the new community
- City take applicants proposed publicly accessible land as municipal reserve (i.e. hatched space on plan)

What We Heard

Overall, there is a high level of interest in this application and a wide range of input related to many topics was received from the community. There is a clear negative sentiment from the community, they have clearly stated that they do not support this application and have a strong desire for this application to be rejected by Council.

The top themes that emerged through all of comments received were:

- The Community is frustrated by the process that has occurred with the application submission and expressed concern for their ideas/ concerns being heard by The City or the applicant
- The Community expressed that they still have a number of outstanding questions regarding the application that have not been answered to their satisfaction
- The preservation of green space is an important issue to the Community
- The Community is not comfortable with this application being approved prior to the completion of Water Resources' regional storm water study

Regarding feedback specific to bylaw DC32D2017:

- The majority of comments received were not specific to this bylaw and were general concerns with the application overall and did not provide suggestion for additional amendments. The Community was clear in their request for Council to reject this bylaw and/or allocate the sites to green space in their entirety.

Regarding the three green space options proposed at the meeting:

- The Community has a diversity of opinion on the buffer space and hatched area green space options with no clear consensus.
- The Community favours the northwest pathway connection and/ or support this option with suggestions.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.



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What We Did

Based on the input received Administration will be recommending the following on the three proposed green space options.

Pathway in the buffer space between existing and new community	That pathways not be included in the buffer spaces. Comments received suggested minimal benefit from a community perspective.
City takes the applicant's proposed, publicly-accessible land as municipal reserve (the hatched space on the map)	That the City not take this piece of land as municipal reserve as the public easement achieves the objective of providing connectivity without the City having to provide for potentially costly maintenance.
Developer funds a pathway connection in the NW corner of the site on City lands.	That the City continue to work with the developer to integrate a portion of this parcel into the larger central open space with the developer funding the pathway connection.

Next Steps

The input received at this meeting will help inform the City's recommendation to Council on the three green space options and will be used to develop the planning report that will be submitted to Council for the March 20 meeting.

This What We Heard Report which includes a summary of comments and verbatim will also be included in the planning report for Council. Councillors will be able to review this information as they further deliberate their decision of the application on March 20. The final decision on the application and any possible amendments will be made by Council.

Summary of Input

Below is a summary of the main themes that were most prevalent in the comments received. Each theme includes a summary and examples of verbatim comments in italics. These are the exact words you used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of your comment that spoke to a particular theme.

Theme	Explanation and/or Sample Comments
Citizens want Council to reject the application	Citizens unanimously expressed their desire for Council to defeat this application in whole.



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	<p>Sample comments:</p> <p><i>The application should be rejected.</i></p> <p><i>Please say no to this application and send it back to be reworked.</i></p> <p><i>Reject this bylaw DC32D2017</i></p>
Citizens are frustrated with the City process	<p>Citizens expressed their concern with the City process in their review and recommendation of the application and the engagement of the community.</p> <p>Sample comments:</p> <p><i>As a community member I never once felt that city admin ever represented me or our community's point of view</i></p> <p><i>City administration is not forthcoming with all factual information to the community associations.</i></p> <p><i>This appeared to be just Admin's effort to check the engagement box.</i></p> <p><i>Before this experience, I believed that city council and city administration worked for the citizens of Calgary but now I see that's not true. The "City" should be the "boss" of every developer and only let the best happen for the city.</i></p>
Citizens are concerned with the technical studies/ reports submitted with the application	<p>Citizens expressed their concern for the technical studies/ reports that were submitted by the applicant as part of the application. Comments received questioned their validity and completeness. Requests made to review all technical studies and asked for new studies to be submitted (specifically water/ storm management) prior to approval.</p> <p>Sample comments:</p> <p><i>The application should not proceed until after the Regional Water Study is completed.</i></p> <p><i>Wetland study needed to be done before third reading</i></p>



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Citizens have outstanding questions and need more information	<p>Citizens expressed their concern for the lack of information provided by The City and the applicant. Citizens have a number of outstanding questions they want answered prior to March 20. Specifically concerning: community enhancement fund, storm water management, tree inventory, water studies, environmental reserve etc.</p> <p>Sample comments:</p> <p><i>Not enough information.</i></p> <p><i>DTR questions asked were never answered.</i></p> <p><i>What happened with the community enhancement fund referenced in DTR #2?</i></p> <p><i>There are way too many questions that were brought up during this meeting that were not properly answered.</i></p>
Citizens are concerned with watershed impacts	<p>Citizens expressed their concern for the watershed impacts this development could have in the future.</p> <p>Sample comments:</p> <p><i>There is a lack of adequate consideration for the natural occurring, water course, watershed, wetlands and flood plain.</i></p> <p><i>The City should consider its liability when these developed land inevitably floods. The community has consistently warned of the flooding in advance.</i></p>
Citizens dislike the plan	<p>Citizens unanimously expressed their dislike of the plan in its entirety and feel a better plan can be achieved.</p> <p>Sample comments:</p> <p><i>I hate this application as a whole.</i></p> <p><i>This is an extremely poor application in the year 2017</i></p> <p><i>This application is unwarranted and not in the public interest.</i></p> <p><i>We need to do a much better job of planning for the future of this</i></p>



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	<p><i>community.</i></p> <p><i>It is clear that majority of residents want a development in this space. However, it is also clear they want a good, quality, transit oriented development. The current plan is not good enough and it does not provide the foundation necessary to create the quality development that the neighbourhood and the city deserves.</i></p>
Citizens want more and better green space	<p>Citizens expressed their desire for more green space that was of high quality to be allocated within the development. Concerns were shared regarding; usability of allocated green space and wetlands.</p> <p>Sample comments:</p> <p><i>We have always advocated for significantly more green space to be preserved at this site including utilizing the opportunity provided by the site of the current paramedic station.</i></p> <p><i>Residents were also very clear that significant green space to anchor that development was critical.</i></p> <p><i>This is the LAST opportunity to create more public green space for our community.</i></p> <p><i>Biggest problem is the road through the middle of site. Divides community & eliminates green space options.</i></p>
Citizens question applications compliance with City policies	<p>Citizens expressed their concern and question the compliance of the application with City policy and priorities. Comments received specifically question: TOD principles, MDP, Biodiversity Strategy, Nose Creek Watershed Management and Wetland Policy.</p> <p>Sample comments:</p> <p><i>This is overall a terrible plan that violates every City policy. It does NOT meet the test of found planning; it violates the MDP, MGA TOD policy, Biodiversity Strategy, Wetlands Policy, urban commitment, etc.</i></p> <p><i>As a whole, the application violates every city policy brought forward by the City of Calgary to enhance our neighborhoods and be considered sensible and sensitive development.</i></p>



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<p>Citizens provided green space suggestions</p>	<p>Citizens provided suggestions for green space. This specifically included;</p> <ul style="list-style-type: none"> • Dedicating entire site to green space • Reconfiguration of City owned lands (i.e. PUL) for better space • Support for NW pathway connection • Daylighting of the creek • Pathways through existing treed area <p>Sample comments:</p> <p><i>This space should totally become a green space for the community.</i></p> <p><i>Could you work with federal government to create a park for Canada's 150 like Canada's 100th?</i></p> <p><i>Reconfigure the City-owned PUL lands to get a large public land chunk that will provide the "more & better green space" the community has been asking for.</i></p> <p><i>Could natural pathway & trees behind existing houses be preserved?</i></p> <p><i>Support connection to pathway NW of site, through City land</i></p>
<p>Citizens requested more time for process</p>	<p>Citizens expressed their concern regarding the timeline and stated that it feels "too rushed" and that there is inadequate time allocated to address motions from Council.</p> <p>Sample comments:</p> <p><i>This whole process has been rushed far too much. Council and Admin needs to step back and give this a sober second thought.</i></p> <p><i>It was not our choice to be put into an unreasonable timeframe.</i></p> <p><i>The plan presented tonight under tight time constraints by council on the administration is unwinnable from EVERY point of view!</i></p>
<p>Citizens concerned with Design Guidelines</p>	<p>Citizens expressed their concern with the design guidelines and questioned the ability of the City to enforce these as they are non-statutory. Comments specifically reference the density cap and allocation of density across the subject site.</p>



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	<p>Sample comments:</p> <p><i>Is there a legal remedy if the developer violates design guidelines?</i></p> <p><i>How will the City manage the allocation of density through the site with the density cap?</i></p> <p><i>To believe the non-statutory Design Guidelines will result in a limit of 2000 units on the site is laughable.</i></p>
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Verbatim Comments

Content is captured as it was provided by citizens. These are the exact words you used. No edits have been made unless there was personal information or offensive language which are removed with an indication that this has happened.

Question 1:
Reject! The PUL lands should have been considered for consolidation in order to get a larger public land area that will provide "more & better green space" that the community has been asking for & needing. This is the LAST opportunity to create more public green space for our community. When the community of Highland Park was built the paltry amount of public greenspace allocated was justified in that the golf course lands were there & were considered as visual open space & were considered as undevelopable. Now that trade-off is being violated & The City Admin hasn't been creative in using the tools available to them: Envir Reserve lands & reconfigure the PUL to create a larger park are at <u>NO</u> cost to The City!
Non-Partisan. <u>Full</u> unbiased & scientific, <u>Completed</u> without a regional water study. Everything shown is moot. <u>Cart before the horse!</u> 6:50 to 7:40 - 50 minutes on "small table" discussions 7:40-7:50 - with 10 minutes of questions ~ A pretty unrealistic & unnatural agenda, nes pas?
There is no value \$ placed on the Highland value green space.
The bylaw being discussed is the most important part of this development. Daylight the creek and give us some hope that this development won't be a complete disaster.
N/A
N/A
Not enough information. Not enough green space. Tax payer assumes all responsibility.
<u>Mandatory</u> conditions for Nose Creek Watershed Partnership Watershed development: *Sec. 8.3 Integrated Stormwater management *Sec. 8.4 Protection of Natural Features (retain existing <u>wetlands</u>) *Sec. 8.6.2 source water protection (no known possibility for ground water contamination) *Sec. 8.8 cumulative effects of development in area surrounding. In addition to the mandatory conditions for watershed development, the following <u>must be evaluated</u> . *Sec. 8.5 Riparian protection - trees holding slope in place & purifying air and water. *Sec 8.6.3 Channelization - no net loss of channel length & no channel degradation.
~Wetland studies must be done before anything can be done/ - 50 year trees should be destroyed & replaced by short, three year old trees. -2001 ARP, TOD, DTR studies & many others not done. These must be done first.
This appears to be parcels that would be good use as park land. With flooding being an issue and no water studies in place for planning to alleviate the storm water issue. It looks like an unadvisable plan to build high density buildings on these parcels.
N/A



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It should be very clear that what the majority of the community wants on this space is a quality development. The interim report from the Green Line Team's output from the 64th Ave North Charette was very clear, the majority of the residents support at minimum a moderate development on this property. However, these residents were also very clear that significant green space to anchor that development was critical. In looking only at DC32D2017 the only way to achieve that by only modifying this parcel to leave the entire site or the majority of the site green. As such, this is what I recommend. I understand there is little appetite to purchase land at this time. However, it is frustrating that we have a resident who has come up with a plan that can get a majority of the site green without the requirement to purchase land, but instead by using a creative solution. It is frustrating that no one at City Admin has suggested this as a reasonable plan. This is even more frustrating since it was proposed to Admin early on in the development of the plan as a reasonable approach. At the time, someone in Admin even presented this to the Developer as an option and the response was "no". If there was really a desire to make something work on this site I find it hard to believe that the City would not push on the Developer to investigate an option which can get everyone there.

The first two of the three options presented by parks were embarrassing and should not even be considered. I recognize why Parks needed to present them too us, but I won't waste the paper by indicating these were horrible suggestions and they only demonstrate the Developer's lack of creativity in developing what is truly a unique and deserving site.

The third option presented is not horrible, but to say it only "nibbles at the edges" is an understatement. This plan was something that was also presented and suggested by the community a while ago and was (also) rejected by the Developer and/or the city at the time. This does not get us any more green space. The space is already green space that is accessible to the community even if not maintained. Although the Developer would put some small money into making this space slightly better in the scope of the entire project this is irrelevant. A plan for more green space that doesn't actually give any more green space is not really a plan.

This space should totally become a green space for the community.

Soviet style projects

1. I do not support the contiguous open space being located on the springs and wet areas. I am concerned about the long term performance of the space and it will be wet much of the time and unavailable for active recreation. I support the City relocating the MR spaces within to Parcels 4 and 11.
2. I do not support the location of the "regional" pathway on the PUL lands. At both the south and east ends of the plan area the pathway takes you back to Highland Drive. Regional users will opt to use Highland Drive and this pathway will be utilized as a "local" pathway.
3. I support replacing the PUL with a utility right of way and reconfiguring the City owned lands into useable open space rather than dead zones adjacent to the proposed development sites.
4. I support the requirement for the development sites adjacent to the open space areas incorporating design grades that create sloped designs to ensure the lands within DC32D2017 are maintained at their current elevation/topography. For example, sloped transitions would occur within Parcels 3, 4, 5, 9, 10, 11 and 12 to ensure the central portion of the plan area is retained at its current elevation.
5. I support the proposal put forward by the Green Line TOD Team to eliminate parking from both sides of the carriage width of the road and to eliminate the boulevard through the open space area. Ultimately to narrow the roadway to 7.0m (two lanes at 3.5m).
6. I am a cyclist and I do not support the bike lanes on Highland Drive. They lead nowhere and movement internal to the site can take place on the pathways adjacent to Highland Drive. The bicycle lanes are



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necessary on 40 th Avenue to lead to the future LRT Station.
7. The amendment to Section 9 (3) Building Height is not consistent with slope adaptive design principles and the following wording should be eliminated <i>“.....measured from the top of the curb along 44 Avenue NW adjacent to site 2.”</i>
8. I do not agree with the proposed 3m front yard setback on Parcel 4. It is not in context with the front yard setbacks along 44 th Avenue or the community as a whole.
Leave this parcel green. There are no “minor tweaks” that can be made to improve this parcel, nor improve the rest of the plan. The easiest way to more closely meet the intention and design of the TOD plan prepared by ICI would be to leave this parcel as open space.
Summary of Amendments: some modest improvements but missed/avoided the major issues: severely changing the valley land form, destroying sustainable wetlands, losing – knowingly rejecting the opportunity to optimize both green space and (natural) water features and their potential contributions. Very disappointed. The applicant's offer of more access to the sloped buffer lands is self serving and without significant benefit. The proposed amendments do not reflect the concepts/recommendations from the Greenline Design Brief (Oct 2016 Charettes), which made attempt to focus on need for open space (>50%) to justify the density proposed by this application. Please refer to the guidelines for open space in the MDP. Poor plan. Should not be supported. There is opportunity to do a much better development.
Question 2:
This is overall a terrible plan that violates every City policy. It does <u>NOT</u> meet the test of found planning; it violates the MDP, MGA TOD policy, Biodiversity Strategy, Wetlands Policy, urban commitment, etc. There is a significant question whether this plan also violates the Water Act, the Public Lands Act, the Alberta Wetlands Policy (Provincial Legislation), etc. For Admin to continue to recommend this terrible plan for approval is to publicly state that a) taxpayer's dollars already spent on developing these City policies was wasted, and b) no developer in the future will ever be required to abide by <u>any</u> City policy.
N/A
1. Reject this bylaw DC32D2017 2. <u>All</u> Studies have to be undertaken prior to any approval of this development. 3. City administration is not forthcoming with all factual information to the community associations. 4. If there are any future storm water deaths associated to approval of this development, it will be on the city council & administration's hands.
I hate this application as a whole. It feels like this developer has The City in the palm of his hand and is doing whatever he wants. Before this experience, I believed that city council and city administration worked for the citizens of Calgary but now I see that's not true. The "City" should be the "boss" of every developer and only let the best happen for the city.
This is an extremely poor application in the year 2017. If this is the best plan we can come up with then it's a sad day for the city of Calgary. There are way too many questions that were brought up during this meeting that were not properly answered. These were primarily in the area of questions about water resources. Why was there no representative from Water Resources.
It's a very sad night for The City of Calgary and for the municipal public service. This application is unwarranted and not in the public interest. The City is under no legal obligation to approve any or all applications that are made. There is no duty on city council to approve development proposals. It is sad watching talented professional put into such an embarrassing position of shilling for such a lousy, poor land use application. I realize it is not your choice, which made it all the sadder.
~My primary issue is that the Planning Dept has expressed concerns about this site. No thinks this is a good plan



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and yet we are continually making tiny amendments. - I am concerned that a developer is making "city building" decisions that do not actually contribute positively to the area. - I am concerned that planning for this site is lacking basic information about alternate options for the MR and ER. - I do not think continually fiddling with this plan is a good use of anyone's time
~There is a lack of adequate consideration for the natural occurring, water course, watershed, wetlands and flood plain. No value has been put on the urban forest and no value has been placed on the park and what it provides to the community as is. - There is no ARP and to proceed as is set a dangerous precedence for future developments. - The City is obligated to conduct an impartial review. This has not been done. -There appears to be a willful blindness on behalf of The City.
As a whole, the application violates every city policy brought forward by the City of Calgary to enhance our neighborhoods and be considered sensible and <u>sensitive</u> development. It is <u>not</u> transit oriented development. It does <u>not</u> satisfy MANDATORY conditions for Nose Creek Watershed development. It does not include LID principles. It does <u>not</u> enhance the neighborhood in any meaningful way. The City of Calgary Urban Forestry Department acknowledges the value of mature trees on private property, in terms of their contribution to carbon capture, noise reduction & storm water management. This community has repeatedly mentioned the value of this site in purifying this City's water travelling to Nose Creek. This site is doing this job at no cost. In order to develop this land, the cost of losing this free service done by watershed should be calculated. Additionally, The City should consider its liability when these developed land <u>inevitably</u> floods. The community has consistently warned of the flooding in advance.
~The application should be turned down because of all the other points above. -Could you work with federal government to create a park for Canada's 150 like Canada's 100th? Also, provincial help?
Based upon the lack of evidence that this project will follow the guidelines proposed and that taxpayers will end up paying for the lack of foresight of developers, as water will be an issue. I would say more input and studies should be done before agreeing to making recreational land into residential.
~To get city council to reject the current development plan for Highland Park Valley Wetlands and to vote "NO" on the land use bylaws. -We believe independent evidence is required for good planning of these lands. -Acceptable development of this wetland valley must protect its primary use for watershed purposes as well respect community plans.
This appeared to be just Admin's effort to check the engagement box. The plan with the proposed land use will allow for 3700 units <u>NOT</u> the 2000 the developer "promises" will be the max, yet he already us in face-to-face meetings that he planned to sell off most of the parcels after the land use change. The land use will be maxed out by each developer of each parcel, so to believe the non-statutory Design Guidelines will result in a limit of 2000 units on the site is laughable. To consider adding 3700 units with an estimated average 2.2 people per unit, that will add 8,140 people to our existing community of 4000 people that is already densifying due to R-2 bungalow conversion to infills, & 40 Ave and Centre Street urban corridor densification will put extreme pressure on our neighbourhood. There's no school planned for the additional estimated 900 or so elementary aged kids (22.5% of population under 18 out of 80 years expectancy= 1832 school kids, 1/2 of those in K to 6= 916 elementary students). The local elementary is already <u>AT CAPACITY</u> . It has increased in population 25% over the last 3 years alone with the new families already moving in to the infills in the area.
<u>Our Common Purpose</u> -To get city council to reject the current development plan for the Highland Park Valley Wetlands and to vote <u>NO</u> on the land use bylaw -We believe independent evidence is required for good planning of these lands -Acceptable development of the Wetland Valley must protect the primary use for watershed purposes as well as respect community plans (yet to be determined) -PS <u>*(personal information removed)*</u> , IMHO moderator
N/A
N/A
This whole process has been rushed far too much. Council and Admin needs to step back and give this a sober second thought. Therefore, they should fix and abandon this application.
It was not our choice to be put into an unreasonable timeframe. This is unacceptable to come here with no opportunity to consider the information provided. Again, not the decision of administration, but unacceptable just the

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same. The process did not allow for considered review of the information that was presented tonight. You did not include the fact that second reading was defeated by city council.
Why wasn't Water here tonight? Why here? Who told Brown about this meeting? Council needs to reject this plan.
There is a willful blindness on behalf of The City to provide concise and factual information to allow us to make an informed decision. I would like to see the development scraped as the community deserves a better opportunity to provide input.
The HPCA and the TGCA feel that this plan on its face is substandard. Both communities feel that none of the parcels deserve third reading. The developer has not considered substantial input from both the communities and The City's own priorities. The entire site has to be considered as a whole and is a watershed and stormwater management system. The plan presented tonight under tight time constraints by council on the administration is <u>unwinnable</u> from EVERY point of view! The community that will be created by this plan will be the equivalent of dropping a gated community right in the middle of Highland Park's <u>only</u> green space.
We need to do a much better job of planning for the future of this community. Highland Park is not a large community and it is not filled with rich people but it deserves the respect of The City.
Reconfigure the City-owned PUL lands to get a large public land chunk that will provide the "more & better green space" the community has been asking for.
Very disappointing that there was no representative from Water Resources present at this meeting.
When did the valley become classified as a brownfield? Did this affect the ability of City departments to negotiate with developer?
City Admin is supporting the taking of what should be an environmental reserve as municipal reserve. Why?
Please revisit open space using Public Lands Act (Water Course, are whether changed by humans use or not). Municipal Government Act (Environmental Reserve) & wetland's policies
How to discuss City's decision/recommendations when no Water Resources or Transportation representatives are at meeting?
Wetland study needed to be done before third reading
Find it interesting that the Water Resources department was not considered a necessary party to be present at tonight's meeting, when the water concerns of the Highland Valley & Creek are so important to the community.
Is there a legal remedy if the developer violates design guidelines?
Biggest problem is the road through the middle of site. Divides community & eliminates green space options.
It's a crappy plan. Doesn't comply with MDP or any City policies. Shouldn't be approved.
Studies that should have been done
Water Resources - Question: Has the study been awarded and scoped? Does scope include solutions on subject site?
Could natural pathway & trees behind existing houses be preserved?
Has The City investigated a different configuration of the City owned lands to get more open space? I.e. URW over sanitary trunk
Proposal for 4000 new residents at build out and not one space to accommodate an official ballpark soccer field?
This plan violates every City policy that our tax dollars paid for: MDP, Biodiversity Strategy, Nose Creek Watershed Water Management Plan, Wetland Policy, Durban commitment, TOD, etc. It should not be approved.
Willful blindness from City to provide factual information to provide feedback
Recommended for approval by The City: the developer's economics are not part of the consideration in determining sound planning, yet that has driven this entire plan and the City Admin has apparently been pressured/convincing to do whatever he wanted versus saying they would not recommend his bad plan to council
Has the City placed a dollar value on each tree on City owned lands
Community does not want application to pass. Want bylaws to file and abandon.



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Support connection to pathway NW of site, through City land
TGCA would also like to see the plan rejected/not approved
TOD not properly incorporated. DTR questions asked were never answered.
Could this space be a park like Confederation Park? This application should be approved.
Do not support the developer proposed pathway in the buffer.
What happened with the community enhancement fund referenced in DTR #2?
Why does City not take its entitlements to environment reserve? Water Course, and if properly assessed, the wetlands.
Want to daylight the creek. Should not destroy old, mature trees.
Wetland study must be done before approval of development. Daylight creek, leave trees alone, create MP to change to public park. 2001 motion to do ARP not done.
How will the City manage the allocation of density through the site with the density cap?
Population density will naturally increase in this neighborhood even without this development going through - at even 25% of "building" in the area - what's the rush?
This is such a quality site, with incredible potential. The expertise and money spent on the Charette process was unmatched. There is such a huge opportunity to craft a truly incredible transit oriented development in this space. And there are few spaces like it left in the city. The Developer has shown little desire to work with the community or the city and make any changes at this time and should not be rewarded. There has been ample opportunity and expertise to Develop a creative plan. Something that the Developer, the city, the community and all Calgarians could be proud of. The fact that the Developer does not seem willing to entertain this is incredulous.
The majority of citizens in the community and surrounding area have spoken through the charette process. It is clear that majority of residents want a development in this space. However, it is also clear they want a good, quality, transit oriented development. The current plan is not good enough and it does not provide the foundation necessary to create the quality development that the neighbourhood and the city deserves.
The application should be rejected.
Highland Park deserves better than this application. Community members have always been open to development, but we want quality development that enhances our community. This developer has demonstrated a total arrogance and disregard for the community. He feels that all we deserve is crumbs. He is betting that Council will turn a blind eye to the flawed and unfair contents of this application (and the application process) and approve this flawed development, just to make the problem go away. The community deserves so much better. Our Council member has failed to represent us and this has contributed to a situation which will result in the worst possible legacy for all involved if his application is approved. Council needs to take a stand and reject what is in front of them. This plan lacks any meaningful greenspace. This is the only chance that Council will ever have to rectify the greenspace deficiency that has dogged this community since its inception. This developer has no sensitivity to this issue or any other concerns brought forward by the community. Now he wants to pave a small area of city land near the EMS station at McKnight and 40th and he suggests that this somehow compensates for his lack of willingness to listen and adjust his plan. He wants Council to believe that paving a small strip of city owned land is somehow a sign of his largess. This is the ultimate in hypocrisy and Council needs to realize that they are setting a dangerous precedent if they approve this application. This developer arrogantly believes that he has this in the bag. He has believed this and boasted about it all along. This community could have been the "poster child" for good development. If Council will not stand up at this point for better development, who will? It must also be reiterated that city administration has completely mishandled this file. Cityplanners have consistently acted like they were "employees" working for the developer. They often spoke on his behalf. As a community member I never once felt that city admin ever represented me or our community's point of view. It has been a shocking revelation to realize that city admin in these situations does not even attempt to be neutral in their point of view. As a taxpayer I am disillusioned and weary. I would warn any other community facing a similar situation to fundraise immediately to



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build a "war chest" to get professional advice and representation, because there is no one at city hall prepared to play a supportive role. Which is crazy considering that a group of community volunteers is way more in need of help and support to represent their point of view, than a rich developer. Why does the City put its residents and community volunteers in this terrible position? I believe that this failure in process should be reason enough to reject this application. If the process has been patently unfair from the start how can the application be approved? Your process is broken and you need to seriously reflect on what has gone wrong here. If nothing else good comes out of this mess, I hope that city admin, the planning department and City Council think about how to make this terrible process better. Lastly, it must be said that in the end if a poor development like this is allowed to go through it will be a reflection on our area Councillor. How sad to think that for decades, maybe centuries to come this community will live with a horrible development because we had a weak Councillor who did not have the skill to negotiate or represent the community. Sure, he may pay at the next election, but by then it will be too late to improve this plan. The rest of Council need to seriously recognize the deficiency in representation that has taken place here. It reflects on all of City Council if they turn a blind eye to this reality and approve the development as is. So... you have a community who has demonstrated nothing but a willingness to work on a better development, a file manager who felt no need to truly represent more than the developer's point of view, a developer who arrogantly has no interest in meaningful compromise and a weak Councillor unable to help create a better vision. What a legacy! Please say no to this application and send it back to be reworked.

Half heart planning by "developer" speculator weak planning by city administrative a huge waste of public engagement. The City "snowtember excuse for the destruction planned cannot possibly be applied to conifers

· **The application does not reflect TOD principles.**

· **The application should not proceed until after the Regional Water Study is completed.**

· **The Water study should include HPGC as potential site as a solution- as was determined in the previous study.**

· **The only thing this application satisfies is the densification goals of the MPD and the developer's economic desires.**

· **It is not a complete community, it does not add to the existing community.**

· **All of the landscaping and greenspace options to date are focused on serving the new development, rather than adding value or being of benefit to the existing community.**

I strongly urge Administration to accurately represent the community association dissatisfaction with the proposal to date, the applicants unwillingness to make material changes to their outline plan therefore leading us to clearly request that this land use application be rejected. I hope that our Local Area Councillor will stand before council on March 20 and honestly represent the wishes of his residents. Highland Park Community Association sees no way forward with the current application, as such; it should be filed and abandoned.

Administration continues to baffle me with their willingness to compromise standards, policies, best practices and good urban planning principles in order to "support" this application.

There has been no demonstration to date of the resolution of issues identified in DTR2, in fact administration's response to the CA's questions in regards to this shows that DTR 2 has been largely ignored. I have little or no confidence that a commensurate level of due diligence was taken in pushing this file forward from DTR2 to CPC and beyond.

"From the time of pre-application to the resubmission received on July 15, 2015 there has been only minor changes made to the Subdivision Pattern, Land Use and Open Space Plan. The applicant has declined to explore options to pursue Urban Design Guidelines or consideration of a Community Enhancement Fund. If the applicant has no desire to make any significant changes to the plan as presented the following options are available:"



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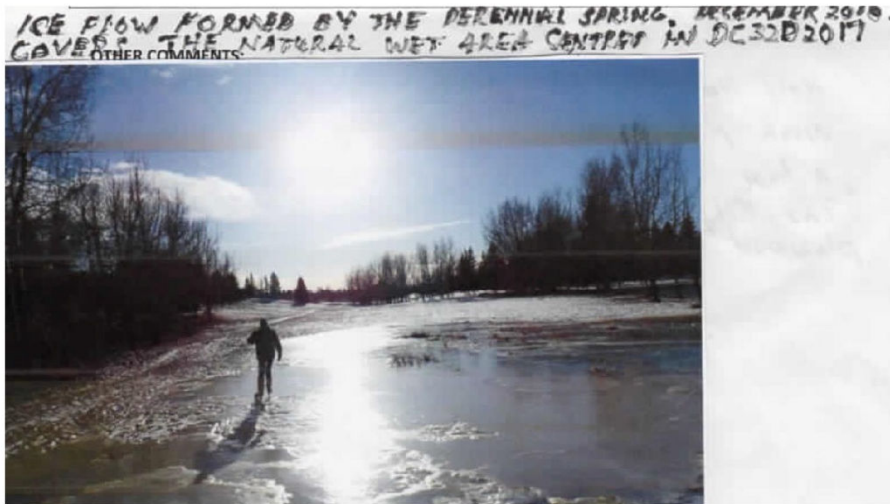
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The resulting comments from the Applicant do not demonstrate their willingness to make changes to the plan, but rather to negotiate themselves out of accountability to the requests of DTR2.

In regards to the "3 options" presented by the developer in regards to greenspace I would counter that non of these options provide the community "more or better" greenspace. I would suggest that rather see the developer spend money paving the path and putting in mediocre landscaping leaving the City to pay for the long term upkeep and maintenance that the equivalent funds be donated to our CA in order to upgrade our community centre in order to better serve our new residents. Any "upgrades" to the site will most likely benefit no one but the developer and his parcels. We would like to see something be attributed to actual genuine improvement of our community. We are taking the brunt of significant density increase (not seen anywhere else in Calgary under the same conditions) we are accepting the NCLRT in hopes that it will add to our community and to date HPCA will not see any direct benefit to local services.

As stated, our position is the development is not appropriate for the proposed land use designation and should be rejected.

We have always advocated for significantly more green space to be preserved at this site including utilizing the opportunity provided by the site of the current paramedic station. We also support more connections including looking at the parcel adjacent to Laycock Drive to provide a direct link to Nose Hill. Therefore, in principle we would have no concerns with the actions being proposed by city parks to increase the green space. However, at this stage it is ultimately trying to enhance a flawed and fundamentally inappropriate development for the site.



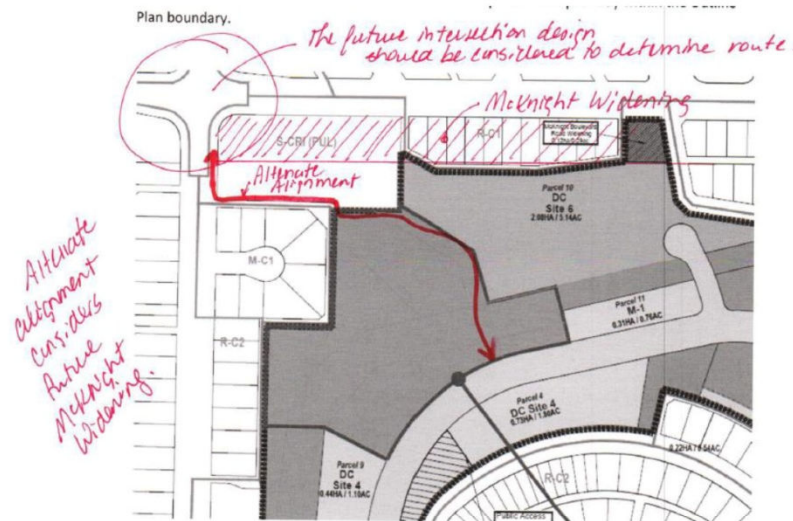
As I understood the session, the City Administration was prepared to hear feedback **only** on the developer's proposed amendments related to open space. In response to the developer's proposed amendments as presented by the Parks Representative:

1. Hatched (Sloped) Area Ownership

I support the current plan to leave these lands in the ownership of the developer and protected by a public access easement with a walkway on it as per the developer's original submission. I do not support the proposal to have these lands transferred into City Ownership.

2. Alberta Health Services Site

I disagree with the proposed alignment of the pathway on the AHS site as much of it will be eliminated with the widening of McKnight Boulevard. Could the pathway be aligned on the south side of the AHS site, west to 4th Street NW? I support the use of the portion of these lands that will ultimately be available after the McKnight Widening occurs as open space. I agree the developer should be responsible for construction of the portion of a pathway within the Outline Plan boundary.



3. Pathways in Buffer Areas

I am opposed to the proposal to include pathways in the buffer areas on this plan given the fact that there are already 3 other pathways following a similar alignment along the length of the site. There are currently pathways proposed along the PUL and both sides of Highland Drive. In addition the proposed alignment along the buffers would parallel the existing lanes that can be utilized for pathway purposes.

I support the elimination of the "regional" pathway on the PUL as I believe this will only be used as a local pathway given it leads to nowhere at both ends and regional users will opt to use the pathways along Highland Drive to avoid adding distance on their trip and to avoid the tunnel effect created by the linear path.



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The City Administration should further pursue the re-configuration of City owned lands (PUL) on the site for the use of open space. There is approximately 1.5 ha of City owned lands (PUL) that could be replaced by a URW over the sanitary trunk and be more effectively used to improve the open space plan. The URW lands can be utilized for development requirements such as parking, amenity space, garbage enclosures, etc. The combined area of Parcels 4, 9 and 11 is 1.47 ha. These parcels could become open space and the developer will still achieve the projected 2,071 units on the remaining Parcels of 1, 2, 3, 5, 6, 7, 8, 10, 12, and 13. The cumulative potential build-out of these remaining parcels exceeds 3,000 units and the developer's projected build out for these parcels is 1,951. The 121 units to reach 2,071 can easily be incorporated into these remaining parcels.

1. My opinion is the plan as a whole is a huge disappointment. From an engineering perspective, it is not innovative in anyway and implements green-field design principles on a brownfield site. I am discouraged that as late as January 3, 2017 the developer's design still contemplated the overland flood route over Center Street rather than under Center Street as per Water Resources requirements.
2. I do not agree with the land use being approved prior to completion of the storm water study, which should include these lands as an option for storm water improvements, and a Triple Bottom Line Analysis should be completed on the storm water improvements prior to the land use approval.
3. I do not agree with the land use being approved prior to the conceptual engineering design for both sanitary and storm sewer servicing being revised to reduce the fill on the site.
4. I do not agree with the minimum build out on Parcel 1 (whether considered in FAR or density) is less than the parcels inside the site. The minimum residential densities on the sites adjacent to Center Street should be higher than the densities on the internal sites.

I do not support a zoning that does not require a significant residential component on Parcel 1. The current bylaw for Parcel 1 requires only one (1) residential unit. The minimum densities for each parcel should reflect the intended density distribution across the site.
5. I do not support the land uses that collectively will allow approximately 3,700 units when we are being told there is a cap of 2,071. This cap is not enforceable and the City has not outlined how they intend to regulate the density distribution across the outline plan area. What will prevent the first 6 parcels from maximizing their FAR's/densities and achieving 2,071 units.....how will the City reject land use applications from the remaining parcels? **The information being provided to the community that states the Design Guidelines will enforce a density cap on these lands is a misrepresentation to the public.**

There is no synergy with the Green Line projectas per the MDP the City is to take advantage of these opportunities.

Feel that City Administration has abandoned the higher principles it is supposed to follow and very definitely the well being of local neighbourhoods + "downstream". Assessments by almost all informed consultants range from very mediocre to insensitive, very poor and developer biased against planning. Some point out our unwillingness to invest in a better future.

Passing these bylaws will likely negate the City's opportunity to take its entitlements (no charge) under the Municipal Govt Act and the Public lands Act (RSA). These were well known and long term factors associated with these lands. In recommending this Plan, it appears the Administration feels the existing/future residents/neighbourhoods and downstream communities do not deserve any better?

At several meetings with the Administration + Developer, the Applicant indicated the defining physical elements of



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the proposed developments – the major road along the Creek Meader corridor and filling of the valley was the result of direction from City Transportation and significant input from Water Resources. There were no reps at the meeting from these Departments. This is at least 3 times this inadequacy at City Consultations has been noted + brought to the Planning + Consultation teams.
All persons ask why not Area Redevelopment Plan, Regional Water Study and comprehensive Biophysical Assessment? Before decisions.