

March 1, 2016

Your Worship Mayor Nenshi, Councillor Chu and Members of Calgary City Council,



I am writing to you, yet again, in regards to the proposed development of the former Highland Park Golf Course. I would, yet again, like to thank you for this opportunity to comment on the proposed development. Highland Park is incredibly appreciative of the opportunity to provide our feedback, insight and opinion in regards to this unique site and the proposed land use. Highland Park recognizes this site provides a once in a lifetime city-building opportunity for Calgary. The Charette process demonstrated our community's genuine commitment to quality densification. Fully 71% of the 40th Avenue Station Charette attendees supported moderate or significant development on the site. We know the site is challenging. However, we believe with a strong vision, drive and desire this site can be something that is truly amazing for the existing community and the entire city in the near and long term future. Is this the legacy development for North Central Calgary that you wish to be remembered for? Does this development do justice for the Greenline North?

There are still unresolved, unmitigated and unrealized risks related to the Regional Water Study. We know that this site is within the catchment area being assessed in the the Regional Water Study, however we believe that this space is not being considered in the scope of the investigation as a possible place for a solution to the stormwater issues in this region. We believe there is a viable option for development AND managing stormwater issues within this catchment. Whatever the solution to the regional water problem it is agreed by all parties that it will come at a substantial cost to the city. If a viable and cost effective solution is found on the former golf course this could provide substantial benefits to the entire city in keeping with the City's Triple Bottom Line approach. It would result in much needed money being spent within our community and prevent a well established upstream or downstream park from being disrupted to the dissatisfaction of residents in other communities.

We understand the Highland Park Golf Course land is private land. However, 20% of the Outline Plan Area is City Owned Lands in the form of Public Utility Lot (PUL). The PUL follows the alignment of the sanitary trunk. The City has indicated an easement or utility right-of-way, which is more typical, provides acceptable access to the sanitary main (as mentioned in Detailed Team Review No. 1). The HPCA has presented to Administration an alternate solution attached to this letter. This solution is one of many creative opportunities which would allow a larger, better greenspace and ensure a high quality transit oriented development in this area. In the alternative presented, the PUL land is reallocated within a central greenspace area and the easement or utility right-of way lands increase the size of the development parcels. The PUL lands provide a more effective use of City owned lands than contemplated in the current proposal without limiting the development potential of the site. A graphical representation with additional details of this potential plan is attached to this email.

The proposed plan, or any other creative solution for something better, requires Council to reject the current plan before you. However, we feel strongly that a vote to reject the Applicant's plan does present a path to achieving something better for this site and for the City at large. Something that will more efficiently leverage publicly owned land and public funds allocated to the stormwater solution to achieve a better plan for all parties in keeping with the City's Triple Bottom Line approach:

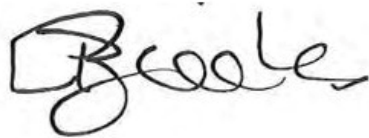
- The Applicant will be able to leverage the city owned and maintained greenspace allowing the offering of a much better product for little additional development cost.
- The Community, including the development site, will have access to a larger green space, maintain more of the topography of the site and be a cornerstone for a high quality TOD.
- The City will have a cost effective solution for a significant stormwater issues AND allow for the development of a high quality, cornerstone, TOD development that meets a wide range of city planning policies and guidelines.

We encourage Council to strive for a better plan, one that genuinely reflects TOD principles. We are eager for the opportunity to discuss an innovative design that takes its direction from the site itself, using slope adaptive design, and incorporating water as an asset rather than a liability. Furthermore we would welcome the opportunity to work closely with the City and the Applicant to contemplate a variety of possibilities on the site including landway access, buffer zones, the road width and site layout in general. Supporting the required population growth to enable the North Central LRT efficiently and effectively will only happen if we create developments that are of high caliber. This means providing a true range of housing options, not currently contemplated on this site. The City has identified Highland Park as a Neighbourhood of Promise, a community that is on the tipping point; this development will be critical to shaping the future of our community.

We urge you to reject the current Bylaws. The disjointed and haphazard revisions provided in the last months were not made with the intent to improve the overall plan but rather simply to appear responsive. We ask you to demand a better site design, a sensitive and innovative design, one that truly satisfies more than the singular policy of achieving higher densities. Stand by the desire to create the best North Central Calgary you can. Calgary is open for business but not at all costs. We want Highland Park and the subsequent development to be viewed as an inclusive whole, one that could be seamlessly and sensitively integrated into our community. We want something awesome. As visionaries and representatives of the citizens of Calgary, we're sure you want the same.

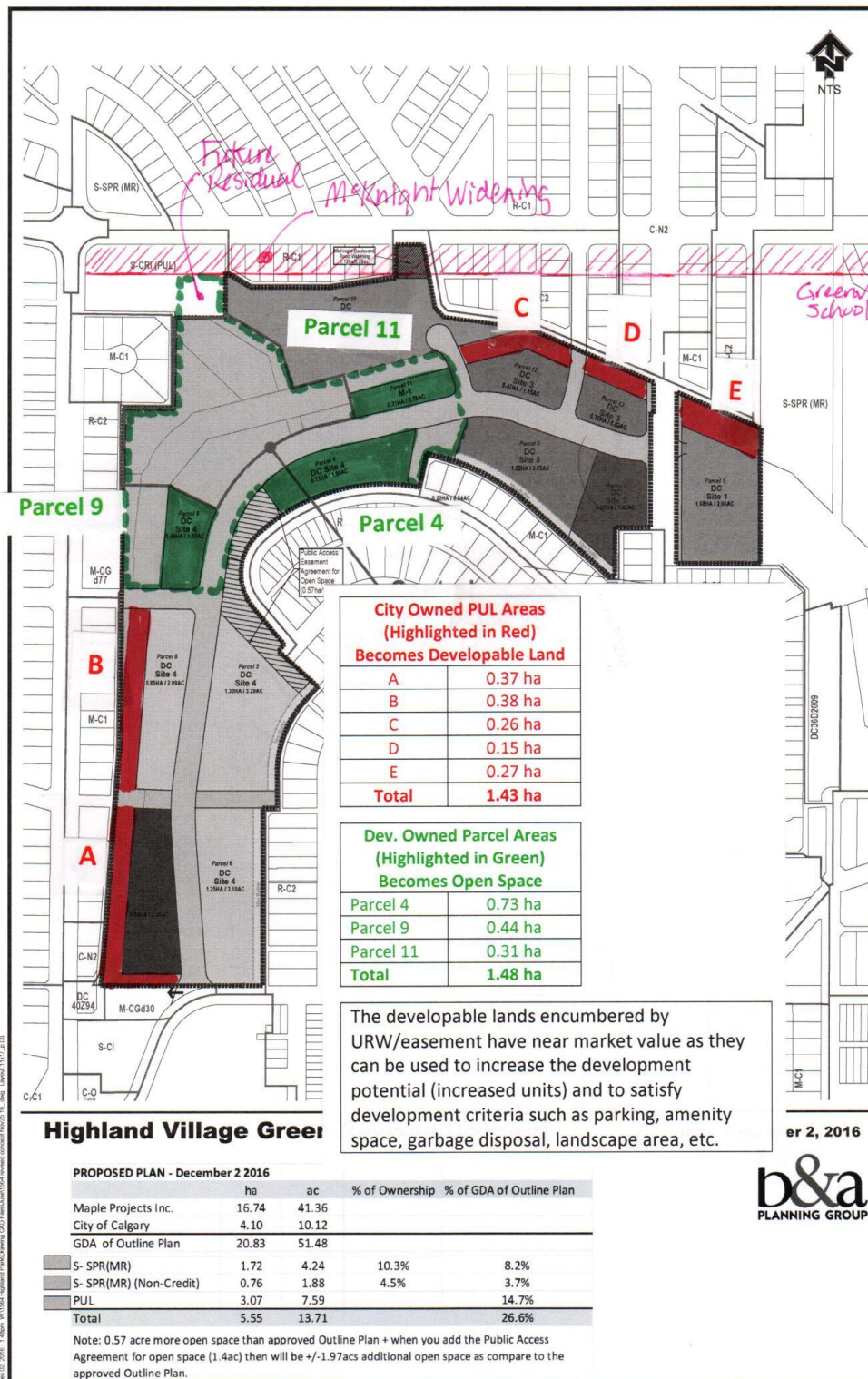
We have included 2 appendix documents for inclusion with our submission including a visual image associated with the reallocated PUL and a submission from the neighboring Community Association of North Haven. (with their permission)

Regards,



Elise Bieche
President, Highland Park Community Association

Appendix 1 Sketch of alternate option to get better aligned greenspace
Appendix 2 North Haven Letter to Councillor Chu - highlighting water concerns



Appendix B: North Haven Letter to Councillor Chu

Sean Chu,
Councillor Ward 4

Sean, we understand Council will be reviewing this development on March 20th. Our Board would appreciate you voting against allowing the development to proceed at this time. This is why:

The North Haven Community Association does not support the current proposed redevelopment of the Highland Park Golf Course lands known as "Highland Village Green". We are concerned that storm water, underground springs and creeks, a high water table and other surficial water from our upslope communities burdened by site run off from this dense development will contribute to flooding in the former golf course gulley. This is a complex issue that needs care and attention to detail. Relying upon green space to the east is not credible given the pressures for increased density along Centre Street. We require engineering proof that flooding will not occur in Highland Village Green and any downslope community. The taxpayers should not become responsible for future problems that could be avoided with increased green space. Open space at the bottom of the gulley should not be considered part of the 10% amenity space, it should be part of the conditions for flood protection in this proposed land use rezoning.

Changing absorbent green space to concrete has not worked well in many parts of our city. All it takes is for an under designed system to reach capacity and one or two storm water drains to be blocked, and this will become known as the "Highland Village Bathtub".

There are better ways to achieve this population increase on this land.

Terry Arnett, M.Arch., Ph.D., PMP
Director, Civic Affairs