

**THORNCLIFFE GREENVIEW
COMMUNITY ASSOCIATION**

5600 Centre Street N
Calgary, Alberta T2K 0T3

Administration Office: (403) 274-6840 Facsimile: (403) 275-7310 Email: admin@tgcacalgary.com

February 27 2017

To Katie Gusa,
Re: LOC2014 0190

Thank-you for the inclusion of TGCA as part of the community consultation on DC32D2017 as directed by city council on January 23. We were not disappointed by this session but admittedly our expectations were extremely low. This is not a criticism of city administration as we fully appreciate the very narrow parameters and tight time line that they were given to work with. More pertinent however is that given those limitations it would be imprudent to expect that the conversation would not invariably involve the greater foundational issues for the entire site. Whatever is specific to any changes to DC32D2017 it overlaps or acts as keystone to the base outline plan.

In regards to the specific addition of greenspace on the city leased land, TGCA recognizes this as a benefit especially given its connection potential to the regional pathway system. It is a possibility we identified early in the process and we would continue to be pleased for its inclusion. This parcel contains an enclosed feeder creek and sits between two current areas of existing, functioning and expanding wetlands. The future opportunity of daylighting this creek section and/or wetland inclusion as a re-naturalization project is most exciting. TGCA also continues to hope the connection potential/tributary daylighting might be maintained for the tiny northern spur property adjacent to the western edge of Laycock Drive. We have consistently advocated for this small but significant area as a key connection to the regional pathway ascending Nose hill and on through the northern PUL on the site extending logically to Nose Creek.

However compelling, the above additions do not override the foundational deficiencies as previously alluded to above. Consequently TGCA remains firm that the entire plan should be rejected by a council motion to file and abandon. However unlikely the possibility that third reading not be approved, TGCA cannot in good conscience demonstrate any level of faith in a positive outcome despite what we consider a sincere offer by the developer & administration to address community desires. We are willing to risk these gains because of what we consider underlying fatal flaws.

Offering more greenspace is a blunt instrument to placate the vociferous in dissent. Consequently we would not be enthusiastic on any council motion arising to purchase more property for park space. The motion is likely to fail and logically so. While we certainly would welcome more dedicated public and naturalized area, it is essentially not the quantity but rather the quality of greenspace. The importance is defining the essential public realm to integrate and mitigate the building intrusion upon the landscape. The more invasive is the hard inhabitation the more ameliorating & elevating need be that public realm. It is broadly agreed that this is a challenging site but simply adding more greenspace or limiting density will not solve the problems. We believe the design should define the density but that the landscape dictate the design.

TGCA sees the problem as two fold. Firstly we are not convinced that the evidence as currently presented justifies a land use change. Secondly if this justification can eventually be made, the design is antithetical in many respects to contemporary planning principles.

Land Use

From the current designation allowing a magnificent storm water management agent to that of one of sweeping residential buildout has tremendous implications. The precautionary principle should be applied with extra vigour to this site in regards to its role as conduit for regional storm water into the future as well as extra loading by this site proposal. It would be hoped that this would be addressed with more creativity than simply twinning a storm trunk. Without further analysis a decision to proceed appears to our admittedly lay perspective to be reckless.

It is puzzling that the engineering of aggressively terraforming the site to meet the current buildout design is dismissed as routine while similar actions to enhance current or historic natural features such as waterway daylighting are considered insurmountable. It is perhaps the conflict of the public vs the private.

We have been consistently told that options to address storm water are severely limited because the site is private property. This is perplexing. It would appear that land use designation contains the very parameters by public will upon the private and is the most elegant vehicle to ensure the vitality of both. When private gain is automatically and always leveraged against the public good the result is ultimately a society driven by the vanity of artifice. The flourishing private is built upon the public and a resilient public is contingent upon natural processes. Amongst natural processes, water is a big one.

In our last letter to council we were very critical of administration for lacking to provide to council a substantive argument that water issues would be dealt with. The next failure will however be council's to make. If perceived failures are accumulated from other recent land use changes city wide, the ultimate rebuke may rise from a broader citizenry.

Design

By many and more qualified sources much has been criticised from the broad outline plan to the minutia of detail leading most critics to fairly dismiss the entirety of the plan presented. We have cited in past letters much in greater detail. We would summarize the greatest deficits as:

- The Autocentric valley dominating spine road that alienates from rather than integrates with the existing communities.
- The lack of similar consideration to single family homes along Laycock Drive on the north side of the valley as to those along 44th Avenue on the south side.
- Buffer space and lack of more slope adaptive design
- Height limitations
- Lack of true TOD design
- Deficiencies in both quality and quantity of the public realm

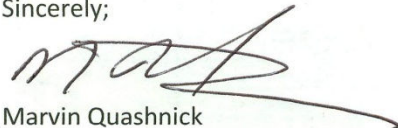
Much of the design has to follow realistic constraints by landscape and water issues and that is nowhere complete, leaving the infrastructure to fit the development rather than in the correct reverse order.

We have heard consistently that an improper overzealous land use change is an attack on the cherished civic values of open space, flowing water, and undulating lands. That Nose Hill is the spiritual heart and its connecting coulees the vessels that link and support and sustain us. TGCA has, we feel pragmatically approached this application over the last three years. While cognizant of the inherent value of this place even in its most intangible and inexplicable sense, we have consistently voiced that there can be compatibility with development.

It does have to be done with more respect and imagination than we've witnessed to date. As slow moving as this application may seem at times it nevertheless feels like expedience has been overriding efficacy and a single linear thread is attempting to weave a tapestry.

Thorncliffe/Greenview is proudly sometimes even defiantly working class. It is the honour and pleasure of TGCA to serve this community. It is a common theme in local comments about this development that "that they wouldn't get away with this in Mount Royal or even Inglewood or Ramsay" Our increasingly facile responses as a CA to statements like this demonstrates our once solid belief in civic egalitarianism is being shaken. Ultimately this is not however about what the community wants, or what the community deserves. It is whether we can both recognize and then fully utilize the living infrastructure for the utilitarian and upon which the public realm can flourish. This site begs to be a template for resiliency that can effortlessly absorb disruption. Its fail safe should be that it's designed as safe to fail.

Sincerely;

A handwritten signature in dark ink, appearing to read 'M. Quashnick', with a long horizontal flourish extending to the right.

Marvin Quashnick
TGCA