

Palaschuk, Jordan

From: TATEUM PETA <Tateum_Peta@msn.com>
Sent: Friday, December 04, 2020 1:30 PM
To: Public Submissions; Demong, Peter
Subject: [EXT] Issues to be considered for the West Creek Development - (Chapparral Meadows) Public Hearing Meeting on December 14, 2020

Follow Up Flag: Follow up
Flag Status: Completed

Categories: e-mail sent

My family lives at 50 Chaparral Valley Grove SE and we love our Community. Our home is backing onto the proposed application location and we are opposed to the proposal of a major amendment to the Chaparral ASP, the land use and site plan application on the subject property due to the following reasons below:

1. The proposed density is higher than the entire existing communities upa of 5-7 upa. The City should not allow spot densification for the last remnant 40 acre parcel in this Chaparral ASP area that doesn't have the proper infrastructure in place to support the increase in density. We request that the City keep the density for the ASP as close to 5-7upa to keep in line with the entire existing community of Chaparral and keep this site with the originally intended S-R land uses.

Please have the developer conduct an absorption rate / feasibility study for this area before approving anymore application in this area. I feel the current market will not support another community in this current location, at this time. This application is premature and the market will not be able to support this proposed development. This would fall in line with how the council voted against approving he 11 new communities at the beginning of November of this year.

2. Stormwater/water table level is a huge concern in the Valley and this application has not submitted any documentation to show how it would handle the already failing stormwater problems in Chaparral Valley. The application has not addressed the flooding of our streets the proposed lands and what would occur once the lands are brought up to grade with the changes to the water table. Chaparral Valley homes have had numerous problems with stormwater flooding existing streets, the water table, back decks failing off, landscaping/ rear yards being wet all the time as the entire site was designed with sheet drainage to drain to the east. In fact, I just had to trip my sump pump even today to drain excess water in the trap. Our door and window frames are knocked out of alignment during the winter months due to excessive heaving. I have to replace 3 windows in my house because of the heaving. This, as well as deck repairs, are a very common issue in the valley and will also be an issue for the new development. We are worried this would create increased issues due to the fact the land will have to be raised behind us, creating a sell between us. The proposed site in normally very wet and wildlife uses the ponds that form on this site. Numerous residents have photos should you like to see evidence.

3. The proposed land use are not compatible and not in line with the adjacent community or with the existing residential uses should the application continue we would only except similar product of housing adjacent to our R-1 walk out housing types. We request that the R-1s be rezoned to R-1 to make a smooth transition between the communities. Every existing house has a walkout lot with chain link fencing with a gate onto the PUL property. Should this application continue, please ensure the product type is compatible to the existing product as we all purchased lots at much higher value backing onto the golf course. We all understand markets change and we have all lost a lot of money in the housing market which in turn has made this application even harder to accept. I know

normally planning application does not take the market into consideration but please keep this on top of your mind as the removal of the proposed golf course (which is the reason we built in this neighborhood) and the proposed downgrading of the housing product) does not only affect the developer but also has a large negative impact on the home owners backing on to the proposed development.

The developer has also chosen a name not consistent with the existing names within the Chaparral ASP. We are all proud residents of Chaparral and take great pride in having all areas with the Chaparral ASP have the name of Chaparral used in the community names. This application has chosen to exclude the name hence not using great place making concepts in their design of this application. **This has been addressed**

In addition, the developer has not shown the residents how the grades will work between our houses and the proposed development.

4. The proposed application has one access into the property and one egress. The proposed access is over a storm pond. Should there be an extreme flood this would not be an option of accessing/egressing the site. The proposed emergency access spills onto the main access/egress of Chaparral Valley and could cause more problems if both communities need to evacuate at the same time. The proposed access/egress is not acceptable in regards to EMS and Fire Safety. We were all evacuated in Chaparral Valley at 2 am during the floods. Should there be a more serious evacuation the outcome would have not been favourable.

5. The only access of 194th Ave into the Chaparral Valley is not sufficient to accommodate the existing Chaparral Valley development, the approved Wolf Willow Development under construction and this proposed development. This application is premature due to the existing infrastructure that is in place. 210th Ave must be built and functioning prior to any approval on this site. Wolf Willow was approved with a cap of density prior to 210th Ave beginning built, no additional development should be approved until this infrastructure is operational. And proper studies can be done to ensure the functionality and operations are sufficient to accommodate the approved traffic volumes.

6. The ASP was approved with this site as a golf course and at that time the City accepted cash in lieu for MR with the subdivision application. The site should not be allowed to be changed without the minimum of 10% MR being allowed. Should this application go forward the City should either reimburse the developer of the cash in lieu or use the cash in lieu to purchase a minimum 4 acre site within the property to allow useable/programmable open space site on the subject property. Please do the calculations of usable/ programmable MR allocated in the valley. Please note: some of the reports have incorrect information on their maps as to where amenities space is with the communities of Chaparral, Walden and Chaparral Valley.

The proposed pathway is on PUL lands that lead to nowhere - please remove from the proposed location and have the developer relocated to a more useable and accessible location. The proposed location of token MR are in location that are not usable and are on remanent location within the proposed site. Where are children to play within this community? Are they required to drive to the closest park? This is not consistent with any other communities within a 10 kilometer range.

We would also like to request that a round about be considered for the entrance into Chapparral Valley off 194th Avenue to keep traffic flowing in the case of an emergency.

7. City council had a motion to look into the numerous requests from developers changing golf course sites into residential housing developments. Please allow administration to look into this prior to processing this application as the news has reported issues on the Highland Golf Course stormwater issues, Hampton issues and the Country Hills Golf Course issues and the Shawnee Slopes location has not developed as planned.

In conclusion, this application is premature due to the current economic conditions, lack of stormwater and transportation infrastructure in place and the lack of place making and planning that has been taken into consideration in building great communities.

Please take my concerns very seriously when doing your review of this application.

Should you have any questions, please contact me at anytime.

Thanks in advance,

Ps - Residents are very confused on where to email their concerns. The application land use sign is confusing for the general public as there is only a phone number listed. If we are seriously interested in hearing the concerns of the residents then we should make it easy for the residents to voice their concerns and provide an email with address to facilitate this process.

Regards,

Tateum Peta, CA, CFA and family

Claye Hopkins
254 Chaparral Valley Drive SE
Calgary
T2X0M3

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O Box 2100
Station M
Calgary, Alberta
T2P 2M5

To Whom it may concern:

Re: Chaparral Bylaw 159D2020

Following are my concerns to redesignate the land located at 210-194 Avenue SE (Portion of Plan 1112999 Block 1, Lot 4).

The area has inadequate infrastructure to support this development in addition to the Wolf Willow development.

There is potential for negative environmental impacts for what was previously natural park area that is very troubling. The premise for these concerns is based on the following:

1. There is only one road being 194th Ave out of the Valley for Chaparral Valley and Wolf Willow.
2. During peak traffic times access from Chapparal Valley Drive to 194th will be backed up into the Drive once Wolf Willow is completed. This will be compounded by this proposed development, which will definitely require yet another access point to 194th Avenue.
3. Traffic lights are inevitable and will impact the free flow of recreationalists currently using the path system.
4. There is potential for significant back up of idling vehicles in front of Riverside Mews and other single-family housing causing possible poor air quality for family homes.
5. Once all the developments are complete there will be vehicles backed up 194th into the valley during peak rush hours. This will be magnified as currently Chaparral Blvd. has significant congestion and back up on winter days outside of COVID.

6. A turn arrow is already required at Chapparal Blvd. turning left into the Valley during rush hour, as the single turning lane is backed up and can take up to 3 or 4 phases of lights to be able to get through, due to the traffic coming out of Walden and Legacy.
7. I do not believe the Valley can sustain the amount of development being proposed especially the designation of yet more multi residential homes.
8. The Park and wetland setting of this neighborhood bordering Fish Creek will be given up for traffic congestion and dense urbanization, which is a real tragedy. This side of the Valley is well suited to more Park and boardwalk areas, considering the dense urbanization just across the road at Wolf Willow.
9. I would like to understand the emergency evacuation strategy for this expanded urban area having to exit the valley for extraordinary events like flooding, while having to merge up a single road system.
10. Currently Chapparal Valley entrance stone is set back on Chaparral Valley Drive and would need to be positioned on 194th to give identity to the subdivision.
11. Houses now facing open land and park views now have their homes devalued as its replaced with viewing there neighbours back yard.
12. I run around through Fish Creek daily and the parking at the end of 194th is already too small to accommodate the significant number of users coming in from all the surrounding developments. Today cars were being ticketed for parking into the traffic circle, while trying to access a confined entry point to the Park.
13. To have both sides of 194th in major development at the same time will require those seeking exercise to avoid the area for all the traffic and dust.
14. During summer the traffic is further inflated by the golfers coming into the Valley.

This was and is still a quiet Valley with families and retirees etc. wanting to get away from the hustle and bustle, however dense urbanization is now catching up.

- I urge the council please to consider carefully the infrastructure and environment before forging ahead with frenetic development.
- Please allow for smooth traffic flow out of Chapparal Valley Drive, ensuring turning arrows and other traffic signals that will be required soon.
- Consider cutting back on this development allowing for more open space for residents of the community.
- Provide for more parking at the end of 194th for access to Fish Creek.

The proposed development will significantly affect life in this Valley, and I thank you for your careful consideration the above.

Sincerely

Claye Hopkins



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Simone
Last name (required)	Fortier
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Chaparral Meadows public hearing is scheduled for Monday, December 14, 2020
Date of meeting	Dec 14, 2020
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Chaparral Valley Meadows Development Project</p> <p>Overdeveloping a piece of property that puts the health, safety, and wellbeing of Chaparral Valley at risk with limited access to fire, police, and compromised access, only one road in and out of the valley.</p> <p>The City of Calgary, if it knowingly approves this development, should be held fiscally responsible for all flooding, theft, fire damage to all homes built, creating their own insurance plan to cover this development along with the developer who is pushing for this highly dense housing.</p> <p>What the Valley needs in more services, such as a community center and a park. We do not need more multi-family homes, which brings more crime and aggression. Parking is already a huge issue here, and the heavy traffic on 194, the only access point, is a tremendous health risk. Also, Chaparral Valley Drive is a huge concern due to speeding, aggression, and parking issues, and we still do not have traffic lights or stop signs that we have been requesting for years. The city simply does not have the money to support this infrastructure and homes if they are built.</p> <p>It's time to put people first before greed.</p>

ISC:

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Unrestricted

Dec 6, 2020

7:05:55 PM

Submission for December 14, 2020 Hearing

Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE,
LOC2018-0256, CPC2020-1111, Proposed Bylaw 53P2020 and 159D2020

We would like to submit to the Planning Committee my comments on the proposed development in Chaparral Valley. We know some of my neighbors also have submissions so we will try not to duplicate what has already been submitted.

Parks and Green Space

Parks and green spaces are extremely important to the health and wellbeing of people and the communities in which they live. A direct quote from the City of Calgary:

“The City of Calgary is continuously working to enhance and protect the more than 10,000 hectares of parks and open space in Calgary. Habitat restoration is one of the ways we improve the overall health of our greenspaces, so they can continue to provide value to Calgarians now, and into the future.

Natural areas provide important environmental, social and economic benefits. These landscapes help support plant, animal and insect life, particularly pollinators (such as bees, butterflies and hummingbirds) that are vital to maintain our ecosystem. Natural areas can also be more resilient to climate change and extreme weather events, and provide a healthy ecosystem resulting in healthier air, wildlife watching opportunities and more.”

We both grew up in Calgary and have lived here our entire lives. We currently reside at 29 Chaparral Valley Court, backing onto the subject green space. We remember Calgary as being noted for having an abundance of green spaces. However, with the City allowing so many golf courses and green spaces to be rezoned for development, the same cannot be said today. The City seems intent on building on every bit of space available, to the detriment of its residents.

The amount of park space in Chaparral Valley pales in comparison to the surrounding communities. We have two very small parks, one of which has a single solitary swing set. There are no other park spaces for families to use that are within walking distance. Surely you do not expect families to drive to one of the many parks located in Lake Chaparral. For instance, Legacy has at least 27 parks and greenspaces (Chaparral Valley has 2). Wolf Willow will have 11 parks and green spaces (Chaparral Valley has 2). Walden has approximately 15 parks and green spaces - again, Chaparral Valley has only 2.

To quote Beverley Sandalack, Associate Dean (Academic) of Landscape and Planning at the Faculty of Environmental Design at the University of Calgary:

“Parks are more than a benign area, they are part of a structurally complex environment. Parks play an ecological role, they are important for social and public health and they play a huge part in shaping the identity of neighbourhoods and cities.”

If the City allows the rezoning of this small parcel of land and then allows building of any kind, it would take away from Chaparral Valley's identity and natural green space that is frequented by local wildlife including deer, coyotes, owls, eagles, frogs and Trumpeter Swans (which are on the protected list in Alberta) to name but a few. It would take away yet another green space in the City, only to be filled with more homes.

We have lived at 29 Chaparral Valley Court since 2009. At the time, we were promised by the Developer and the Home Builders that this community would back onto the Blue Devil Golf Course, and that there would be no further homes built in this area, which is exactly why we chose this community to build our home. We wanted to live in a small community surrounded by green space and nature. We paid a premium price for our lot and pay higher property taxes to the City because of the view lot and the fact that it backs onto what was supposed to be a golf course.

Imagine our shock and dismay at learning that one small section of land was kept apart from the golf course by the owner, who now wants to rezone the lands and build on it! And to make matters worse, wants to build high density residential.

Essentially, this small parcel of land in Chaparral Valley will be sold TWICE as prime "golf course" property. The first time with the residents of Chaparral Valley that back onto this green space, and for a second time if the City allows this development. There is something very wrong with that.

Economics

We do not believe that Calgary's current economy can support this development, nor is there any need for this proposed development. Right now, there are many other new developments with thousands of new homes being built in the areas immediately surrounding Chaparral Valley, including Legacy, Walden, Wolf Willow, Yorkville, Belmont, Pine Creek and Sirocco, with Wolf Willow being built just across the road from this proposed development. Is there really a need to allow development of this very small parcel of land?

Chaparral Valley Water Issues

We believe the applicant has significantly downplayed the water issues that the Chaparral Valley continues to experience to this day. We know there will be additional more substantive information provided to Council on this subject so will just provide my own personal experience with water issues in the Valley. In fact, the applicant has downplayed or put their own spin on the majority of the feedback received from the community. We did not find them to be forthcoming nor transparent and in fact found them to be quite disingenuous. They are doing whatever they can to get their project approved.

Having lived in Chaparral Valley for the last 11 years, we have always had major issues with the ground water. It very difficult to grow trees as the holes fill with water and take an extremely long time to dissipate - the trees eventually drown. Many of the trees planted within the community are also dying. We have had to resort to digging in a French drain in our backyard to try to mitigate the water issues. The concrete patio that we poured to a depth of 7 INCHES has cracked badly and our deck has shifted due to frost heave. A concrete pad that thick should have been able to withstand the weight of a tank sitting on it. We also have a lot cracks appearing in our foundation floor - even after 10 years - which

can lead to possible radon issues, of which some homes in Chaparral Valley have tested above the Canadian allowable limit. If development is allowed, it would entail hours upon hours of compaction and vibration machines practically in our backyard and could cause further cracking of the foundations of homes bordering this parcel of land.

When it rains, even a light rain, our yard remains very spongy for days afterward. The subject green space fills with water in many places, forming ponds, and remain there for sometimes weeks at a time. Waterfowl come, and frogs, newts and salamanders emerge from the ground and remain at these ponds.

We believe that if there is any kind of development allowed in the subject lands that involves buildings, it would be to the detriment of the Chaparral Valley community and would put us more at risk of further water issues and damage, as developing that land for homes or any buildings, would remove the “sponge” needed to absorb the water from the community.

We would like to propose any of the following alternatives:

- The lands sold to the golf course so it can be completed as originally intended;
- If the golf course does not want to purchase the lands, leave it as a natural green space; or
- Turn the lands into a park/green space to be enjoyed by all, either by the current owners, or by the City of Calgary.

Sincerely,

Ginger Campbell and Terry Lawson