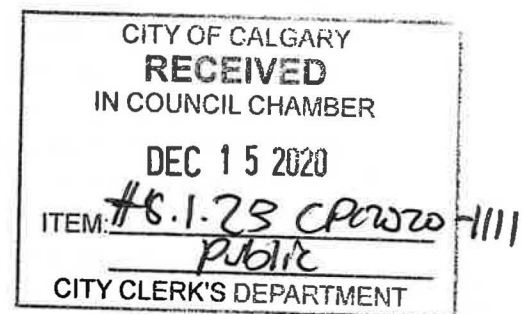


Claye Hopkins
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Calgary
T2X0M3

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The City of Calgary
700 Macleod Trail SE
P.O Box 2100
Station M
Calgary, Alberta
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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 Chapparral 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

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



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) **Sergii**

Last name (required) **Us**

What do you want to do? (required) **Request to speak, Submit a comment**

Public hearing item (required - max 75 characters) **Council meeting - Combined (LOC2018-0256)**

Date of meeting **Dec 14, 2020**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am want to express my strong opposition to Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111, the proposed rezoning at the 2100 - 194 Ave. SE lot.

Overall, the response to the proposed change throughout the community is very negative, and the Councilor should consider that over 300 residents are ready to sign a petition against the rezoning including but not limited to the owners of properties located within 200 feet of the lot being considered for a zoning change. S-R zoned lot provides not only a view to the community members but also works as a habitat for wildlife including various birds. Instead of making enemies with the community members, the city could use the land to make the community better and improve the livelihoods of the surrounding communities as well. Some of the ideas may include a park, playground, community garden, etc.

With this comment, I would also like to request to speak at the public hearings.