

Smith, Theresa L.

To: slade@playgolfcalgary.com
Subject: RE: Land Use Re-designation for 2107 194th ave SE

From: Slade King [mailto:slade@playgolfcalgary.com]
Sent: Wednesday, February 01, 2017 12:25 PM
To: City Clerk
Subject: Land Use Re-designation for 2107 194th ave SE

To Whom it May Concern,

Please see attached letter outlining our concerns for the land use re-designation at 2107 194th ave SE Calgary. We would like to speak at the Public Hearing for this matter.

Talk to you soon,

Slade King, COO
Play Golf Calgary

The Links of GlenEagles
Blue Devil Golf Club
L'il Devil golf Course
Heatherglen Golf Course
Serenity Golf Club (Open 2017)

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PLAYGOLF CALGARY

February 1, 2017

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

Attention: City Clerk

Re: Public Hearing on Planning Matters, Monday, February 13, 2017 – Residual Sub-Area 14U,
Bylaw 71D2017

This letter is in response to the Notice of Public Hearing for the application to amend the Land Use Designation for 2107, 194th Avenue SE pursuant to Residual Sub-Area 14U Bylaw 71D2017.

We have met with the developer of the 2107 194th Avenue SE, WestCreek Developments, and have been informed as to the plan for the new community. We are generally in favour of the development and believe it to be a good use of the lands and a well-conceived design that will enhance the area.

With that said, we have a specific concern regarding the proposed road alignment and traffic circle. It has recently come to our attention that these proposed elements would be partially located on our property. This has caused us great apprehension, as this portion of our property is particularly sensitive insofar as there is no unused space available in this area. Golf courses are designed with great attention to space, feel, playability and safety. The proposed road alignment and traffic circle would negatively affect each of these elements. In order to accommodate the proposed plan, we would have to undertake significant alterations to our property which would have an immense adverse impact on our small business.

It is our intention to raise this concern at the Public Hearing. We have had discussions with all parties involved. This has been led by David Couroux who is the file manager with the City of Calgary for this development. He has had meetings with the City Transportation Department as well as Brown and Associates who are representing West Creek Developments. The transportation department is willing to allow a slight bend of 194th avenue to the south. This will accommodate the traffic circle to be built within the current road right of way and have minimal impact to Blue Devil Golf Club property. We wish to explore this alternative.

Yours truly,

Slade King
COO, Play Golf Calgary
slade@playgolfcalgary.com
403-836-5396



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