



**Public Submission**

City Clerk's Office

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- ✓ 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)	Caitlin
Last name (required)	Kidd
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed land development plan at 35, 47, 59 and 69 Copperpond Passage SE
Date of meeting	Jan 18, 2021

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

I am writing to submit my feedback on the proposed land development plan at 35, 47, 59 and 69 Copperpond Passage SE under Bylaw 11D2021. When I bought my condo we were informed that the land behind us was zoned as a wetland and therefore could not be built on. While I was not naïve enough to believe that this would last forever, I was hopeful that the land would be used for something that benefits the community. The best idea would be to develop this area as a natural park to support the wildlife that already lives there and would also allow community members to continue using it with their children and pets.

Concerns with developing this as residential:

- 1) The schools in the area are already at or over capacity. Adding more residential will continue to put stress on the schools.
- 2) Lack of parking already. If the area is developed with condos/apartments it will contribute to congestion problems that already exist. There tends to be more than one vehicle for each suite; however, only one parking spot is allotted, therefore causing congestion on the streets trying to find spots.
- 3) 130Ave gets backed up with the amount of traffic already. The twinning has helped reduce this for the need now; however, when 130Ave is extended to Stony Trail it will add more traffic; if this area is developed as residential it will add more traffic. These 2 things added together will again cause 130Ave to be busier than what it can support.
- 4) Suburb style living. The reason many of us bought in the suburbs is because we wanted some open space and a quieter lifestyle. If we wanted the inner city lifestyle



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we would have bought in that area.

Obviously I would vote for this land to be developed as a Park/Recreation area; however, I understand this is unlikely as it does not bring in any kind of income for the city. If this land has to be developed for residential or commercial use, I would push for it to be commercial as it will cause less stress on the existing community needs.

Thank you for taking the time to read my email.

Caitlin Kidd  
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