

Policy and Land Use Amendment in Chaparral CPC2020-1111

Page 1 of 13
Item # 8.1.23

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1111

Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256

EXECUTIVE SUMMARY

This land use redesignation and policy amendment application was submitted by B&A Planning Group on behalf of the landowner SFGL CORP, managed by WestCreek Developments on 2018 November 20. The application proposes to redesignate approximately 15.69 hectares (38.55 acres) of land in the southeast community of Chaparral, which has been proposed to be called the neighbourhood of Chaparral Meadows. Specifically, the application provides for:

- approximately 1.58 hectares (3.90 acres) for single detached dwellings that can accommodate secondary suites (R-1s);
- approximately 6.69 hectares (16.53 acres) for an anticipated mix of single detached and semi-detached dwellings (R-G and R-Gm);
- approximately 3.23 hectares (7.98 acres) for an anticipated multi-residential development (M-G) which will provide for approximately 126 units in an at-grade multi-residential built form of up to 13.0 metres in height and a maximum density of 80 units per hectare (198 units per acre); and
- approximately 4.19 hectares (10.35 acres) of Special Purpose – City and Regional Infrastructure (S-CRI).

An amendment to the *Chaparral Area Structure Plan* (ASP) is required to accommodate the proposed residential uses in this location. The proposal supports applicable policies of the *Municipal Development Plan* (MDP).

This application is accompanied by an outline plan application (CPC2020-1105) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

Approval(s): K. Froese concurs with this report. Author: B. Harder and C. Chan
City Clerks: A. Degrood

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194 Avenue SE, LOC2018-0256**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Chaparral Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 15.69 hectares \pm (38.55 acres \pm) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District ; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 OCTOBER 15:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the Chaparral Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 53P2020**.
3. Adopt, by bylaw, the proposed redesignation of 15.69 hectares \pm (38.55 acres \pm) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District ; and
4. Give three readings to **Proposed Bylaw 159D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

On 2018 November 20, B&A Planning Group submitted the application on behalf of the landowner SFGL CORP, managed by WestCreek Development. The Applicant's Submission can be found in Attachment 1.

The community of Chaparral consists of two neighbourhoods: Chaparral and Chaparral Valley, located to the east of Chaparral. This application and the concurrent outline plan (CPC2020-

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1105) proposes a new neighbourhood, to the east of Chaparral Valley and to the west of the Blue Devil Golf Course, tentatively called Chaparral Meadows.

In 2002 at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

As such, the Municipal Reserve requirement for this application has already been met, therefore no additional land dedication is required.

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Location Maps



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Site Context

The subject site is located in the community of Chaparral, south of Stoney Trail SE and east of Macleod Trail SE. The site consists of one undeveloped triangular parcel located north of 194 Avenue SE and east of Chaparral Valley Drive SE and is approximately 15.69 hectares (38.55 acres) in size. The site has a five metres elevation difference with the high point situated in the southwestern portion of the site.

Surrounding development primarily consists of single detached dwellings and townhouse development. Chaparral Valley, a neighbourhood in the community of Chaparral, is located to the west of the plan area. An existing Public Utility Lot, approximately 10 metres wide, is located along the eastern boundary of Chaparral Valley and will be expanded by an additional 15 metres as part of this proposal, creating an approximately 25 metre wide utility corridor between the proposed neighbourhood of Chaparral Meadows and the existing neighbourhood of Chaparral Valley. The utility corridor will accommodate a pathway that connects to the existing regional pathway system.

The Blue Devil Golf Club is located to the northeast with the Bow River and Fish Creek Provincial Park beyond the golf course to the north and east, respectively. The developing community of Wolf Willow is located to the south, across 194 Avenue SE. An access road for the Blue Devil Golf Club is located along the eastern boundary of the subject site and will be upgraded to continue to provide access to the golf course. Vehicular access to the subject site will be via 194 Avenue SE.

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The former BFI Landfill is located to the southeast of the subject site; however, the subject site is located outside of the landfill setback.

As identified in *Figure 1*, the community of Chaparral reached its peak population in 2016.

Figure 1: Community Peak Population

Chaparral	
Peak Population Year	2016
Peak Population	13,013
2018 Current Population	12,654
Difference in Population (Number)	-359
Difference in Population (Percent)	-2.76%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Chaparral](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use redesignation and policy amendment, along with the associated outline plan (Attachment 2) will enable a range of low-density residential development along with multi-residential development with at-grade unit access.

Land Use

The existing Special Purpose – Recreation (S-R) District is intended to accommodate a range of indoor and outdoor uses.

This application proposes to redesignate the subject site from Special Purpose – Recreation (S-R) District to:

Land Use	Hectares	Acres
Residential – One Dwelling (R-1s)	1.58	3.90
Residential – Low Density Mixed Housing (R-G and R-Gm)	6.69	16.53
Multi-Residential – At Grade Housing (M-G) District	3.14	7.76
Special Purpose – City and Regional Infrastructure (S-CRI) District	4.19	10.35

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The R-1s, R-G and R-Gm Districts will accommodate a range of low-density residential development in the form of single detached, semi-detached, duplex and rowhouse development. Single-detached development is anticipated in the R-1s and R-G Districts.

The R-1s District will be located on the western edge of the site, to provide a similar interface of single-detached dwellings to that of the existing single detached dwellings located to the west of the site in Chaparral Valley. Multi-residential development in the form of the M-G District which provides all units with direct pedestrian access at-grade and provides outdoor space for social interaction will be located at the southwest corner of the site.

The R-Gm District is anticipated to be developed as rowhouses and will provide a transition between R-G development and M-G development.

While not part of this application, the proposed land use map captures an administrative housekeeping correction that will eliminate an existing sliver of Special Future Urban Development (S-FUD) land use from within the 194 Avenue SE road right-of-way.

Subdivision Design

As the subject area is constrained from the north, west and east, there are limited street configurations that could be considered as part of this development.

Development will be accessed from 194 Avenue SE and generally follows a modified grid street pattern with both laned and non-laned low density residential. A dry stormpond is located at the southeast corner of the site while the larger stormpond is located at the north tip of the site. Locating the stormpond at the northern tip of the site limits the number of houses in Chaparral Valley that will back on to the new residential development to approximately 13 houses.

A walking path will be located along the Public Utility Line on the western boundary of the subdivision and will connect to Wolf Willow to the south and the greater regional pathway network.

Municipal Reserve

In 2002 at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

As such, the Municipal Reserve requirement has already been met, therefore no additional land dedication is required.

Administration encouraged the applicant to provide additional Municipal Reserve dedication in the form of centrally-located open space as part of their submission, which the applicant declined to provide. The applicant instead proposed an open space at the northern tip of the

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development, which Administration could not support due to access and area standards for parks and open spaces.

Density

The plan anticipates 308 new residential dwelling units to accommodate approximately 873 new residents.

The *Chaparral Area Structure Plan* anticipated an overall residential density in Chaparral between 12 and 17 units per hectare (five to seven units per acre) with consideration for ranges above or below that intensity at the discretion of the Approving Authority. While the corresponding outline plan anticipates a density of only 20.5 units per gross developable hectare (8.3 units per acre), overall, Chaparral's residential density is anticipated to increase from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre), which aligns with the ASP.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
MDP minimum residential density	20	8
ASP Requirement: Residential density	12-17	5.7
Outline plan density	20.5	8.3
Current Chaparral residential density excluding outline plan	10.7	4.3
Chaparral residential density including outline plan	11.6	4.7

Intensity

The plan anticipates an intensity of 61 people and job per developable hectare (150 people and jobs per developable acre).

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous uses on a portion of the site relating to a railroad right-of-way and a sand/gravel operation. Minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP). The water table is considered relatively shallow at this site and in the Chaparral Valley Lands. The addition of fill material and the increased imperviousness with this proposed development is expected to reduce infiltration rates and limit recharge across the site which will reduce the existing shallow groundwater flow. The impact to groundwater flow on adjacent lands both down

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gradient (Wolf Willow and the Blue Devil Golf Course) and up gradient (Chaparral Valley Lands to the west) is expected to be negligible.

This development is within the flood fringe of the Bow River. The flood fringe is considered developable, as the risk of damages from river flooding is mitigated/reduced through building regulations and the Environmental Reserve setback. Primary living spaces are not constructed below the 1:100 river flood elevation.

Transportation

Access to the plan area is available from 194 Avenue SE which is classified as an Arterial Street, via the future signalized intersection at the new Meadows Gate SE. An emergency access is proposed to Chaparral Valley Boulevard SE, this will also provide active mode connection. There is an existing private golf course road along the east boundary of the plan area, direct access to the golf course road from the plan area is prohibited.

A Transportation Impact Assessment was received in support of the land use application. The Transportation Impact Assessment identified the proposed density can be supported by the surrounding road network.

The plan area is currently serviced by Calgary Transit Route 444 Chaparral Valley / Walden with service every 20 minutes in the peak hours. The nearest bus stop is directly west of the plan area on Chaparral Valley Boulevard SE. A future bus stop is planned directly adjacent to the site on 194 Avenue SE. There is an existing 3.0m Regional Pathway along 194 Avenue SE that provides cycling connections to Fish Creek Park and the Rotary Mattamy Greenway.

Utilities and Servicing

Water Infrastructure

Water servicing is proposed to be provided through connections to the existing water main located adjacent to the site to the south along 194 Avenue SE which is adequately sized to support the proposed development.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through a connection to the existing trunk sewer that runs along the west boundary of the site. Capacity is available within the existing system for the proposed development.

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Storm Infrastructure

Storm servicing is proposed within their Staged Master Drainage Plan to be provided through the construction of on-site stormwater management ponds with controlled discharge to the existing storm sewer main located adjacent to the site in 194 Avenue SE. In addition to capturing all surface drainage from within the plan boundaries, the system is also designed to accept and manage the existing surface and pipe drainage that is being discharged to this site from the existing Chaparral Valley community that is adjacent to the west.

Drainage

The Staged Master Drainage Plan has been approved by Water Resources. A hydrogeological report was submitted by WestCreek Developments in October 2019 by Waterline Resources Inc. and was peer reviewed by EXP as a third party due diligence review. The result of the study was that the addition of fill material, imperviousness and management of on-site surface rainwater runoff with the proposed development will reduce infiltration rates and recharge reducing the existing groundwater flow through the shallow groundwater system. EXP's review agreed with the findings that no negative impact on groundwater conditions is expected for the adjacent Chaparral Valley lands located to the west with the addition of this development.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this outline plan. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and noticed posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Chaparral Community Association was circulated as part of this application and responded with a letter of opposition on 2019 January 28 (Attachment 4). An updated letter from the Community Association was not provided.

Administration received 56 letters of opposition from area residents. Planning-related concerns were primarily focused around traffic congestion in the area, the high-water table, flooding from river and snow melting; and lack of open spaces and schools.

Administration considered the relevant planning issues and deemed the proposal appropriate.

The applicant conducted community consultation as part of the application which included hosting three open houses on 2018 June 26, 2019 February 28, and 2019 September 03.

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The applicant also provided a postcard drop to nearby residents, project updates to the Chaparral Community Association, Chaparral Lake Residents Association, and subscribed citizens via email. An Engagement Summary submitted by the applicant provides an overview of engagement conducted throughout the project (Attachment 5).

Based on feedback from early engagement with residents, the applicant moved the stormwater pond to the north portion of the site, which reduced the number of existing Chaparral Valley residences that will back onto new residences in Chaparral Meadows.

The applicant also changed their proposed multi-residential development site from Multi-Residential – Low Profile (M-1) District, which allows for apartment style development, to Multi-Residential – At Grade District, based on Chaparral Valley resident's concerns about the built form that were heard during public engagement.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary (2017)

The site is subject to the [Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary](#) (IDP) and as such the application was circulated to the Municipal District of Foothills for comment in accordance with the requirements of the IDP. A response was received on 2019 March 01 indicating no objections with the application.

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Municipal Development Plan (Statutory – 2009)

The subject site is identified as Planned Greenfield with Area Structure Plan Area on [Map 1: Urban Structure](#) in the [MDP](#). The MDP identifies that specific policies will be identified through the local area plan. This application provides opportunities for a range of housing that takes advantage of existing infrastructure and amenities in Chaparral and the surrounding areas, supporting MDP objective 2.2: shaping a more compact urban form.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Chaparral Area Structure Plan (Statutory – 1988)

The subject site is located within the Private Recreational Facility (Golf Course) Area on Map 1: Land Use / Transportation of the [Chaparral Area Structure Plan](#) (ASP). An amendment to the ASP to change the land use category of the subject site from Private Recreational Facility (Golf Course) to Residential Area is required to accommodate the proposal (Attachment 4).

The Residential Area is intended for residential development with an overall residential density in Chaparral between 12 and 17 units per hectare (five to seven units per acre). The proposed amendment would increase Chaparral's overall residential density from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre).

Social, Environmental, Economic (External)

The recommended land uses allow for a range of residential housing types with at-grade entrances to accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.

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Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded by the developer.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Chaparral Area Structure Plan*, as amended, and will allow for additional residential development in the form of single detached, semi-detached, rowhouses and low profile multi-residential in the community of Chaparral.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. **Proposed Bylaw 53P2020**
4. Community Association Letter
5. Engagement Summary
6. **Proposed Bylaw 159D2020**
7. **Calgary Planning Commission Member Comments**
8. **Public Submissions**

Approval(s): K. Froese concurs with this report. Authors: B. Harder and C. Chan
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Applicant's Statement



Applicant Statement – October 2020

B&A Planning Group prepared this application, with a team of technical experts, on behalf of WestCreek Developments in support of the Chaparral Meadows Outline Plan (OP) and associated Land Use Redesignation for approximately 15 hectares (37.07 acres) of land (hereafter known as the "plan area").

Chaparral Meadows is master-planned as a residential neighbourhood with a contextual built-form that complements the existing neighbourhoods of Chaparral Valley and Wolf Willow, located immediately west and south of the Plan Area, respectively. This Outline Plan is also adjacent to the Blue Devil Golf Course, which is within close proximity to the Fish Creek Park trail system and open space network found in the community of Wolf Willow. The design leverages the Plan Area's unique shape to create a quiet and contextual neighbourhood that balances lower density residential housing units with the appropriate mix of single detached, semi-detached, townhouse homes, all while maintaining the existing character of adjacent neighbourhoods.

The Plan Area does not owe Municipal Reserve, as it was previously paid to the City through a cash-in-lieu payment in 2002 as part of the original subdivision plan. In addition, the existing utility corridor on the west boundary provides a significant buffer between existing and future homes and acts as a north south connection, containing a gravel pathway. This pathway connects to the regional pathway network, Fish Creek Park, Lafarge Meadows; and existing amenities found in the community of Chaparral, and the future community of Wolf Willow. Chaparral Meadows also proposes a storm water system that will accommodate existing storm water flow from Chaparral Valley. As such, the allocation of open space land for storm ponds is significantly greater than a typical neighbourhood, thereby increasing the amount of passive recreation space.

Public Engagement has been a critical component of the application process and directly impacted changes to the plan itself. Between June 2018 and October 2020, WestCreek Developments undertook a robust communications and engagement program to share project information and updates, and to collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large throughout key phases of the project process.

Community members were kept up to date and informed of engagement activities through a variety of communication methods including letters and hand-delivered postcards to Chaparral Valley residents, road signs throughout the community and regular email updates to the Community Association and 142 project email subscribers.

WestCreek held three public engagement events throughout the project to inform, collect information, listen, and solicit feedback from community members. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final design of the Plan Area to minimize offsite impact to adjacent residents. Significant changes resulting from the public engagement program include:

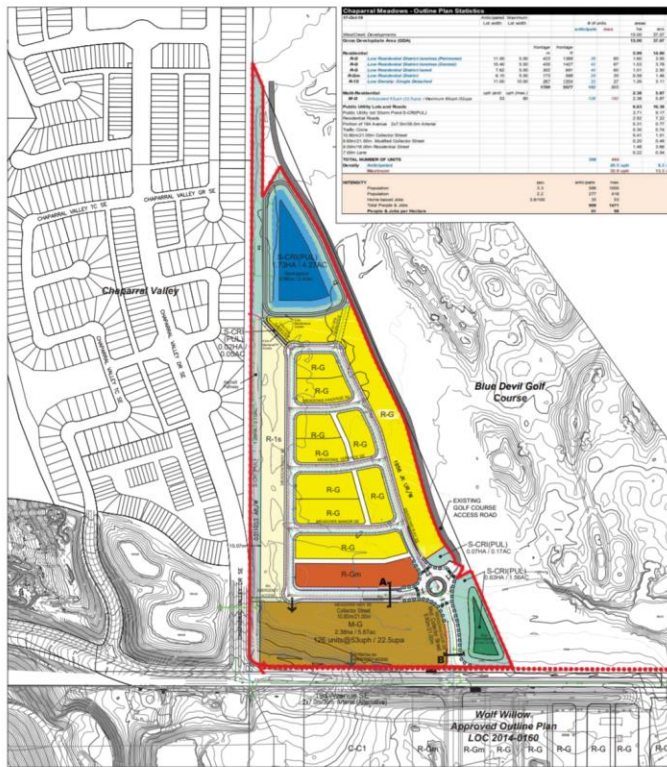
- Completed additional technical analysis which resulted in relocating the storm pond to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- Revising land uses to ensure the homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley (From R-G to R-1s);
- Changing the neighbourhood name based on feedback received directly from adjacent residents; and
- Decreasing the overall density based on resident concerns while still remaining in alignment with the MDP;
- Lowering the density of the multi-residential site (M-1 to M-G Zoning), proposing townhomes rather than apartments, to address concerns raised directly from adjacent residents and the local Councillor.

Applicant's Statement

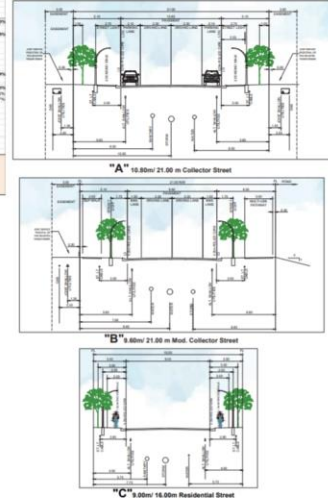


Incorporating this feedback, the revised Outline Plan proposes single-detached, semi-detached, and townhouse dwellings, in alignment with the intent of higher order statutory plans. The plan locates denser product (M-G land use district) in the south portion to provide an appropriate interface to commercial uses located to the south. The Outline Plan anticipates a density of 8.3 units per acre (20.5 units per hectare) based on the uses proposed, exceeding City's minimum density requirements. Chaparral Meadows anticipates approximately 876 people and 33 home-based jobs. This calculates to an intensity of 61 people and jobs per hectare.

Proposed Outline Plan




CROSS - SECTIONS



PROPOSED LAND USE






price consultant:



b&a Trading Group
 401, rue de la Loi
 1000, 10^e étage
 416-298-2115 x 416-298-4483

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client:

 **WEST CREEK**
 1000, 10^e étage
 416-298-2115 x 416-298-4483

sub-contractor:

 **Scantec**
 **Aurora**
 **West Creek**

project no.:


no.	date	description
1	10-12-2014	Estimation
2	10-12-2014	Other Requirements
3	10-12-2014	Other Requirements

location map:



subject site:

scale:



municipal address:

1700 Rue de l'Amérique SE

legal description:

Block 1, Lot 4, Plan 1112889

file description:

file no.:

file date: 12/01/2014

file info:

no.	date	description
1	10-12-2014	Estimation
2	10-12-2014	Other Requirements
3	10-12-2014	Other Requirements

CHAPARRAL MEADOWS

short title:

Outline Plan & Land Use (Redesigning)

available on:

1.0

BYLAW NUMBER 53P2020

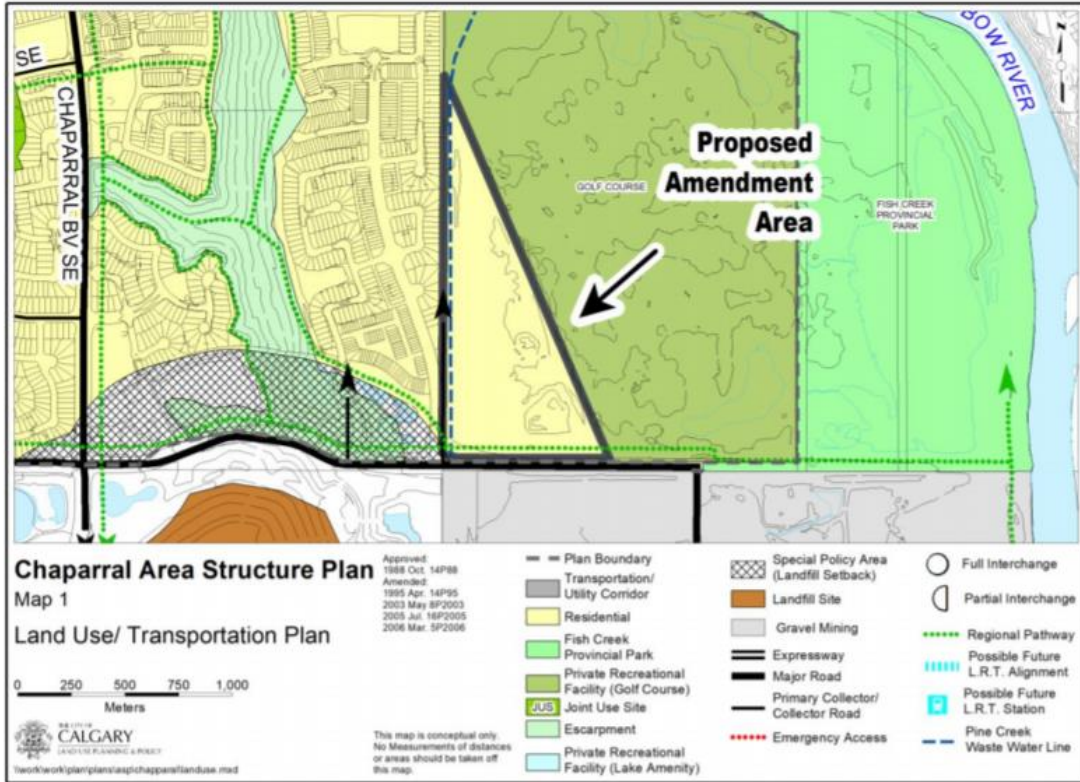
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE CHAPARRAL AREA
STRUCTURE PLAN BYLAW 14P88
(LOC2018-0256/CPC2020-1111)**

WHEREAS it is desirable to amend the Chaparral Area Structure Plan Bylaw 14P88, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Chaparral Area Structure Plan attached to and forming part of Bylaw 14P88, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Land Use/ Transportation Plan', by changing 16.07 hectares \pm (39.72 acres \pm) located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) from 'Private Recreational Facility (Golf Course)' to 'Residential' as generally illustrated in the sketch below:



2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON

CITY CLERK

SIGNED ON

Community Association Letter

The City of Calgary
Planning & Development Department
Community Planning
800 Macleod Trail SE
T2P 2M5
File Managers: Breanne Harder and Calvin Chan

January 28, 2019
Via e-mail

RE: Letter of Objection to LOC2018-0256 Proposed Osprey Meadows application

Dear Breanne and Calvin,

Thank you for circulating LOC2018-0256 to the Chaparral Community Association (CCA). Community residents and the Board appreciate the extension that was granted to submit formal comments on the circulation. As submitted, the CCA has serious concerns with the application seeking to develop a remnant parcel in Chaparral that was once recognized and considered to be part of the Blue Devil Golf Course. The undeveloped parcel is zoned Special Purpose – Recreation (S-R) district, and presently functions as passive open/green space with very limited day use by hikers, dog walkers and others because it is widely known to be signed as private property. The parcel falls within the overall community of Chaparral as defined by our Community Association bylaws registered with Service Alberta. The CCA objects to any residential development on the parcel that does not reference “Chaparral” within the proposed name.

The CCA considers the Chaparral Area Structure Plan (ASP) amendment and Land Use/Outline Plan application to be premature, lacking details, incomplete in certain aspects, and failing to address a number of crucial factors that should have been addressed based on the feedback area residents provided at the developer-led engagement prior to the submission. As a result, the CCA is firmly opposed to the proposed ASP amendment and Land Use/Outline Plan submission.

The CCA’s chief concerns and reasons for opposition are summarized below:

1. Provisions for Municipal Reserves (MR) towards suitable community parks and open spaces
2. Layout of the Outline Plan prompts safety concerns due to access/egress points, and the failure to integrate into the existing community based on design, density targets and land uses are missed opportunities
3. Hydrological, storm servicing and drainage concerns that are not well-studied or understood
4. Ineffective community engagement and consultation

Provisions for MR and suitable community parks and open spaces

The CCA and area residents are not satisfied by the responses provided by the applicant, developer and city staff on the matter of Cash-In Lieu for MR dedication. Decision(s) affecting Chaparral’s green/open space were made without any consultation with the community. There are broader issues surrounding good governance, transparency, fairness effective decision-making that will need to be addressed as part of the application review. Further, decisions of the past were made on certain assumptions, failing to consider the ability of Chaparral Valley residents to access MR lands in Chaparral Lake or Ridge due to topography, grades and distances that area residents need to travel to access parks and open spaces. The CCA believes that as a community that is home to many young families, all Chaparral residents should have short, direct and convenient walkable access to parks, playgrounds and open spaces. Our

Community Association Letter

recent experience in working with Calgary Parks inform us that programmable open spaces in Chaparral Valley are lacking, and the utilization rate is high.

In reviewing the applicant's submission, the CCA is disappointed that the minimum requirement of 10 percent MR dedication has not been met. The incorporation of the green space, as designed, is neither programmable nor of value to future residents of the proposed neighbourhood. It is poorly planned and puts as many residential homes as possible into the space with lack of foresight and lack of thought about how these people will live in a vibrant community space. The CCA demands that the developer integrate a meaningful, centralized and accessible open/green space to serve as future amenity for all area residents and provide a landscaped pathway system that connects and beautifies the utility corridor. As part of a re-design of the Outline Plan layout, the minimum requirement of 10 percent MR or 4 acres must be met.

Outline Plan layout, land use, and density targets

The applicant and developer need to initiate a re-design based on the CCA's review of the initial submission. A number of area residents have identified that due to the proximity of the Bow River, and limited number of egress points, safety concerns as part of emergency evacuation have not been understood or addressed in the proposal. As designed, the single access/egress point into the 40 acre parcel travels north-south in a perpendicular manner that intersects the proposed storm pond. During a flood event, future residents may find themselves trapped should water levels within the storm ponds exceed capacity and restrict vehicles from making use of the roadway. Similar concerns were raised in part due to the 2013 Floods.

The unsympathetic and incompatible design layout, as proposed within the Outline Plan, is also problematic in that it fails to address the basic principles of community planning. Connectivity within the neighbourhood and to the adjacent neighbourhood of Chaparral Valley is entirely missing. Walkability, permeability and integration of a new neighbourhood into the overall community of Chaparral through pathways and pedestrian links is also an oversight. The design is auto-oriented and not focused on community building and integration. The design scheme is based on a plan for an "island" that fails to account or integrate with the existing developed portions of the community.

Density targets outlined in the applicant's submission refer to the Municipal Development Plan (MDP), and specifically those captured in the New Community Planning Guidebook (NCPG) Volume 2, Part 1 of the MDP. However, the submission has not taken into consideration that the Chaparral ASP predates the MDP, and the section of the MDP that outline minimum density targets also requires ASPs to explicitly note that the NCPG applies to the ASP. The NCPG is largely meant for new communities that are still developing. The CCA is unclear on why MDP density policies of 2013 are being retroactively applied in Chaparral when all of the community has already been built-out. The CCA expects The City's Administration to raise this matter with the applicant, and as part of the resubmission align with the existing density framework and targets of the Chaparral ASP. Furthermore, Section 1.4.4 of the MDP states that "ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context", and as such the changes proposed at this stage of the community development cycle are presumptuous - given that context and expectations have been established and built-out.

Community Association Letter

The applicant's submission does not include sufficient information on grades, but based on the requirement to flood proof and meet design flood elevation, area residents are rightfully concerned that the new development will be sitting much higher relative to the existing homes and will pose issues from building heights relative to sunlight access and privacy/over-looking matters. Furthermore, to achieve higher density the outline plan proposes a significant percentage of R-G and R-GM residential housing which does not align with adjacent homes and does not support the developers stated goal of a development that will compliment Chaparral Valley. Homeowners directly adjacent to the proposed development were sold golf course lots at a premium price and as such have invested in upgraded features and adhere to restrictive covenants to maintain a premium appearance. As part of a re-design of the Outline Plan layout, the development must provide R-1 housing adjacent to Chaparral Valley.

Hydrological, storm servicing and drainage concerns

The submission is lacking relevant analysis on the pre-existing hydrology and drainage concerns within Chaparral Valley and the broader Bow Valley river system as well as future development within areas designated as flood fringe of the Bow River Valley. Since the soils adjacent to the Bow River are frost susceptible, foundations need to be protected from frost penetration below the footings during home constructions. Otherwise, frost heaving and movement in the structure can result. Surface concrete, at-grade patios, and sidewalks within the new neighbourhood will be exposed to frost heave movements causing long term maintenance and costs implications for The City. Many area residents have been experiencing similar issues for several years at significant expense. It is unclear what the impact of new development will have on existing issues

Given the above concerns, the CCA expected that the developer would have included a comprehensive Storm Water and Storm Drainage analysis as part of the submissions. Storm water and the overall drainage in the area is a very serious concern in Chaparral Valley as channeled by many area residents. It appears that the Outline Plan/Land Use application may have been prematurely submitted without the necessary due-diligence completed on critical servicing solutions. The CCA respectfully requests the review of all technical documents pertaining to hydrology, storm servicing and drainage prior to any formal recommendation by staff to Planning Commission or Council.

Ineffective community engagement and consultation

The CCA is troubled by the ineffective community engagement that was haphazardly announced and organized by the developer. No request to attend or present to the community association was attempted. Tactics used leading up to and at the information session in June, 2018 suggested it was a "check-box exercise." At the information session, critical information was being guarded, which demonstrates insincerity on the part of the applicant and developer. For example, when asked of the developer if they had developed an overall Outline Plan and Land Use plan – the answers provided were repeatedly "No." This has turned out to be simply untrue as the Phase 1 Environmental Site Assessment prepared and submitted by the applicant is dated May, 2018 and contains a detailed Outline Plan map with Land Uses on page 12 of the document.

Section 2.3.7 of the MDP contains text that speaks to "fostering community dialogue and participation in community planning." The CCA demands that the applicant/developer and city staff offer meaningful opportunities to carry out a dialogue on shaping the future of the community. Effective community consultation and participation should be carried out in a responsible manner that is transparent and allows for all voices to be heard. It is our sincere hope that future consultation opportunities will be

Community Association Letter

managed in a manner that produces not just a "What We Heard Report" but a "What We Did Report" that respects the concerns of residents.

On behalf of the CCA Board, resident members and affected land owners, I respectfully request that you take into consideration this correspondence as part of any formal direction and recommendation that may be provided to the applicant and developer as part of DTR comments. Further, I urge the applicant and developer to address the concerns outlined within and a full re-circulation commence upon resubmission.

Sincerely,

Lynette Javaheri, President
Chaparral Community Association

CC: Councillor Peter Demong
CCA Board members

Engagement Summary



**ENGAGEMENT
SUMMARY**

SEPTEMBER 2020



Engagement Summary



ENGAGEMENT SUMMARY

WESTCREEK DEVELOPMENTS | SEPTEMBER 2020



Engagement Summary

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Engagement Summary



WestCreek Developments' vision is to develop a mixed-form residential neighbourhood that maintains the integrity of the existing built-form within the Chaparral Valley community, while considering adjacent homeowners, community members and future developments in the area.

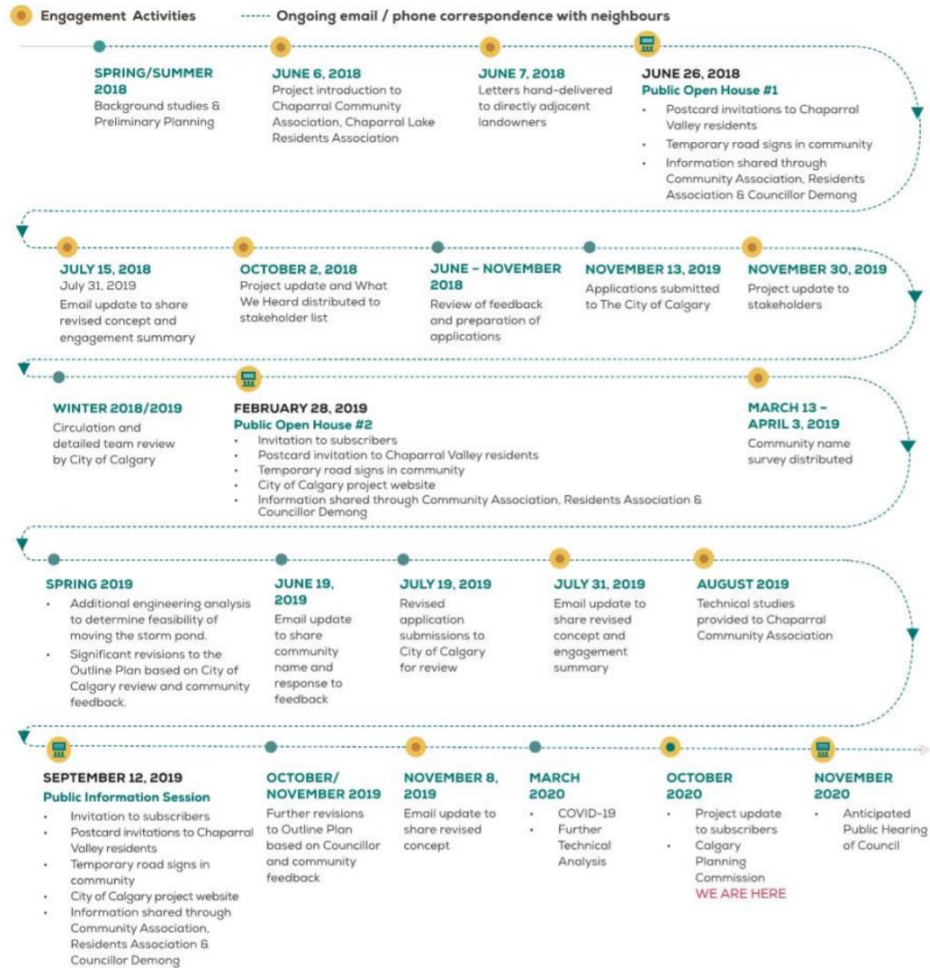
Between June 2018 and September 2019, WestCreek facilitated a stakeholder and public engagement campaign to share project information and collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large. Feedback received throughout the engagement program significantly influenced the final design of the Plan Area to minimize offsite impacts to adjacent residents. The following is a list of the most significant changes made to the plans as a result of the engagement program:

- **Relocated the storm pond** to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- **Revised the land uses** to ensure homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley;
- **Changed the neighbourhood name** based on feedback received directly from adjacent residents; and
- **Lowered the density** of the multi-residential site (M-1 to M-G), proposing townhomes rather than apartments.

The following summary provides a complete overview of the engagement program and illustrates how feedback from the community influenced the evolution of the concept plan for the site.



Engagement Summary



*Timeline subject to change based on City of Calgary Review Process

SEPTEMBER 2020 | CHAPARRAL MEADOWS

2

Engagement Summary



OPEN HOUSE #1

**June 26, 2018 |
Chaparral Lake
Residents Association**

Purpose: Introduce the project to surrounding communities, share a high-level vision for the subject lands, answer questions and collect feedback.



OPEN HOUSE #2

**February 28, 2019 |
Cardel Rec South**

Purpose: Present an overview of the submitted Area Structure Plan (ASP) Amendment, Outline Plan and Land Use Redesignation applications. Collect additional feedback to be considered alongside The City of Calgary's detailed review process along with feedback provided by the Chaparral Community Association and the community at-large.



INFORMATION SESSION

**September 12, 2019
| Southview Alliance
Church**

Purpose: Provide an update and share revisions made to the Chaparral Meadows Concept Plan based on comments provided by The City of Calgary and concerns identified by the community throughout the project.



Engagement Summary



Postcard Invitation



WHO PARTICIPATED?

- Chaparral Community Association
- Chaparral Valley residents
- Chaparral residents
- Peter Demong, Ward 14 Councillor



142
EMAIL SUBSCRIBERS
TO-DATE



12
PROJECT UPDATES
TO SUBSCRIBERS

Engagement Summary

4 HOW ENGAGEMENT SHAPED OUR PROJECT

Open House #1 - Sharing the Initial Vision



Revised Concept Presented at Open House #2



WHAT WAS HEARD

Desire to change the community name from Osprey Meadows to include "Chaparral"

Concerns about impacts to adjacent landowners

Concerns about the multi-residential / townhome component

Storm water / flooding concerns

Transportation / traffic concerns

Concern for reduced green space and request for a park

WHAT WE DID

Allowed residents to choose a preferred community name that includes "Chaparral".

- Ensured:
- A 25-metre (~82 foot) buffer would exist between the Chaparral Valley community boundary and Chaparral Meadows; and
 - A contextual built-form, complementary to the existing neighbourhood.

Ensured the Low Profile (M-1) was limited to 3-4 storeys and was strategically placed along 194 Avenue, not adjacent to any homes in Chaparral Valley.

Completed extensive technical work to develop a customized drainage concept to mitigate storm water and flood concerns.

Submitted a Transportation Impact Assessment (TIA) as per City of Calgary standards and shared results with the CA. Traffic lights at 194 Avenue S.E. / Chaparral Valley Drive S.E. and 194 Avenue S.E. / Wolf Creek Drive S.E. were required with the Wolf Willow development. Chaparral Meadows successfully utilizes the capacity created with the installation of the aforementioned traffic lights.

Proposed a 0.5-acre public park in the north portion of the Plan Area, along with pathway connections to existing regional pathways and amenities found in Chaparral and the future community of Wolf Willow.

Engagement Summary



Open House #2 - Shaping the Plan with Community Feedback



Responding to the Community



WHAT WAS HEARD

Suggestion to move the storm pond to the north and provide additional park space

Concern for impacts to adjacent landowners

Residents voted on a preferred community name that included "Chaparral"

Concern for the amount of grading / fill required

Drainage/flooding concerns

Concerns about the cul-de-sac

Parking

WHAT WE DID

Extensive technical work was completed. The storm pond was moved to the north portion of the site to mitigate impacts for adjacent landowners and to provide usable green space.

WestCreek is looking to include walkouts along the west side of the boundary adjacent to Chaparral Meadows to compliment the adjacent houses in Chaparral Valley.

Submitted "Chaparral Meadows" to the City of Calgary as the proposed community name, as this was the preferred choice of area residents.

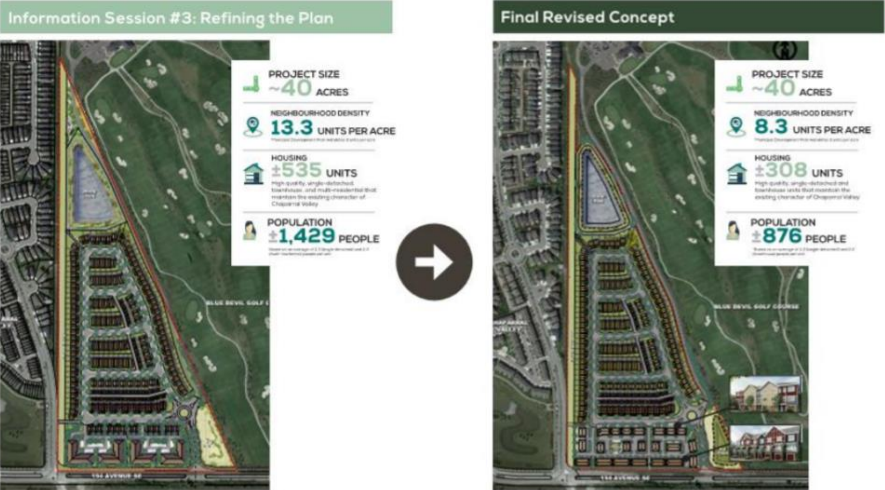
Conducted preliminary grading work to determine fill requirements and shared cross sections at information session.

Ensured the Chaparral Meadows concept plan accommodates overland drainage from Chaparral Valley.

Removed the cul-de-sac from the plans.

WestCreek will provide an appropriate amount of parking in accordance with The City of Calgary's Land Use Bylaw.

Engagement Summary



WHAT WAS HEARD

Concern with density and traffic impacts

Concerns with apartment-style multi-residential building including density, traffic and parking

WHAT WE DID

Lowered the density of the multi-residential site from M-1 (Multi-Residential Low Profile) to M-G (Multi-Residential At Grade Housing), proposing townhomes rather than an apartment-style building, significantly reducing:

- The anticipated density from 13.3 UPA to 8.3 UPA based on the uses proposed;
- The overall number of proposed multi-residential units by ±226; and
- The overall neighbourhood population by ±553 people.

*The golf course road has been excluded from the Outline Plan. The City requested that WestCreek subdivide and consolidate this portion of the plan with the Blue Devil Golf Course as the road is used solely for this purpose and is not preferred to be a City asset. Blue Devil will continue to maintain this road

Detailed What We Heard reports from Public Open House #1 and #2 are available upon request.

Engagement Summary



CONTACT INFORMATION

TAMILLE BEYNON

tbeynon@bapg.ca | 403-692-5234



Engagement Summary



BYLAW NUMBER 159D2020
BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0256/CPC2020-1111)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefore that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

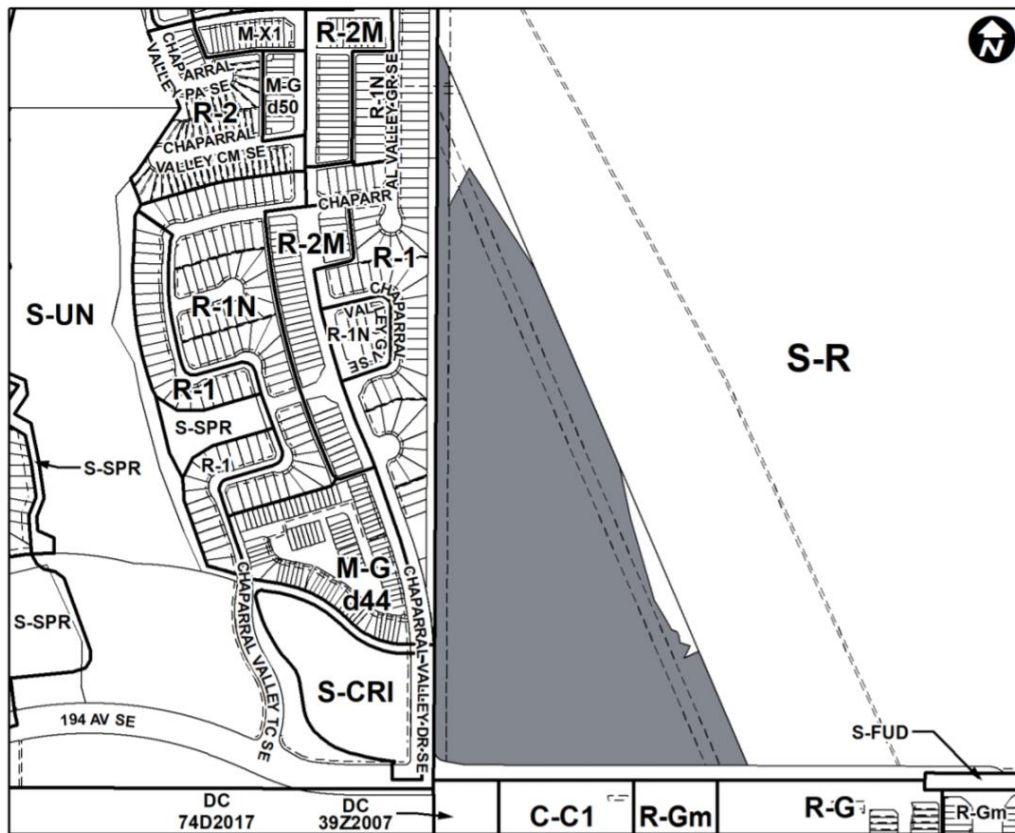
MAYOR

SIGNED ON _____

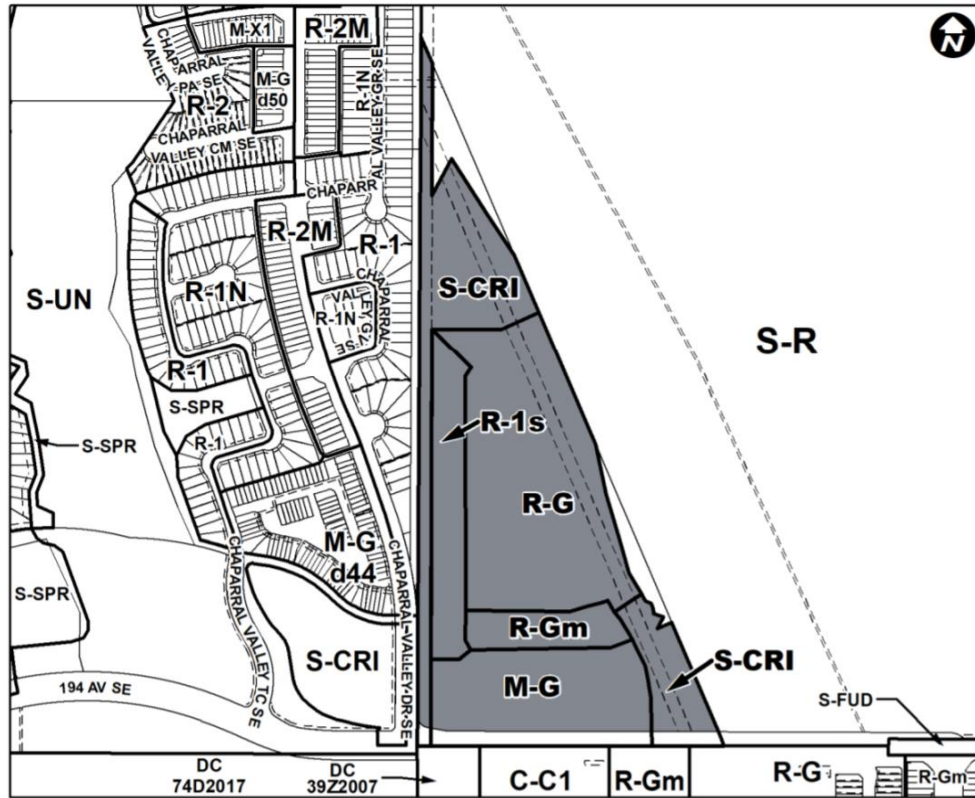
CITY CLERK

SIGNED ON _____

SCHEDULE A



SCHEDULE B



Calgary Planning Commission Member Comments



For LOC2018-0256 / CPC2020-1111
heard at Calgary Planning Commission
Meeting 2020 October 15



Member	Reasons for Decision or Comments
Commissioner Scott	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Although the proposed redesignation does represent a significant change to the interface condition and informal use of the lands by neighbouring residents, I support this application for the following reasons: <ul style="list-style-type: none"> The proposed outline plan design does an excellent job of minimizing impacts at the interface of the existing community by locating the R-1 zone adjacent similar R-1 lotting to the west, locating the multifamily site away from existing homes, and adds a stormpond and open space area at the north end of the outline plan area. These design solutions respond very well to concerns raised by stakeholders. The applicant has chosen to reduce the density and built form of the proposed multifamily site to accommodate a ground-oriented product in response to community concerns. The design incorporates an open space network that responds well to the localized community need to access the regional open space network which was otherwise occurring informally, and voluntarily provides public open space opportunities within the outline plan area. The proposed linear buffer zone placed adjacent to the existing community further improves the interface condition and provides access to lots backing onto this zone. Overall, this is a very good example of the repurposing of otherwise underutilized land in a new community context to achieve an outcome that is supported by higher level City policy. The applicant is to be commended for a thorough and highly responsive community and stakeholder engagement process, which was evidently extremely comprehensive and has clearly resulted in design revisions to the outline plan that improve interface design conditions and accessibility in response to concerns raised.

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 up to 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 5-7 upa 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 the 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 is 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 expect 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 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



Public Submission

Letter 3

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>

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