

Community Association Letter

Mr. Brian Smith
Planning and Development
P.O. Box 2100, Station M
IMC 8201
Calgary T2P 2M5

April 17, 2020

Re: LOC2019 - 0177 Medicine Hills

Dear Mr. Smith,

Please find below our comments regarding the land use redesignation application LOC2019-0177 from B&A Planning Group, on behalf of Trinity Development Group, for Blocks A, B, H and I in the community of Medicine Hill, Calgary.

- A. The WSCRCA supports the goal of creating a dynamic mixed-use urban environment in the Medicine Hills community. The WSCRCA does not have objections to the addition of the following discretionary uses in Blocks A & B as this "Gateway District" is in close proximity to WinSport and will help to serve the needs of clients, businesses and patrons of WinSport: Amusement Arcade, Dinner Theatre, Performing Arts Centre, Minor Vehicle Rental, and Minor Vehicle Sales. This will bring the Discretionary Uses in line with the new Mixed Use District in other areas.
- B. However, we question the addition of these new uses in the Commercial District, Cells H and I. This area has a much higher ratio of residential units and is much closer to the sensitive Paskapoo Slopes natural area. Therefore, it is important to be cognizant of the effect of larger footprint retail/commercial enterprises in Cells H and I. At the very least it must be ensured that the **Canada Olympic Park and Area ASP, section 5.8.2 (1) (d)** is strictly followed: Large scale retail and automotive uses.....may be located in the commercial District but should be located behind smaller-scale uses or otherwise screened from the commercial Main Street.
- C. The WSCRCA is strongly against the addition of the Discretionary Uses of **Sign-Class F** in **Cell I**, and **Sign-Class G** (Digital Third Party Advertising) in **Cells A, B, H and I** for the following reasons:
 - 1. **Prohibited Locations for Third Party Advertising signs (Class F): Bylaw Part 3, Div. 5, 111 (6) Third Party Advertising Signs must be a minimum of 450 m from:**
 - (a) major parks in section 115
 - (d) natural area

Regarding (a), the Paskapoo Slopes Park/Natural Area is understandably not on the list of parks or significant natural areas as outlined in section 115, however, it IS a de facto significant park/natural area in the City. The fact that the Park Management Plan has not yet been completed does not negate the fact that eventually Paskapoo Park will be added to this list, and will be one of THE MAJOR NATURAL AREAS IN THE CITY (this gives strong reason for the Park Management Plan to be completed promptly in order that the Medicine Hills development can be built out in conjunction with the Plan, thus avoiding issues as stated in this letter).

With quick measurements on Google Maps it was easily determined that there are NO sites within the Commercial District cells H and I, nor in the Gateway Cell B for that matter, that are a 450 m or more from the edge of the Paskapoo Slopes Natural Area. The far NE point of Cell A could potentially qualify for a location of a Class F sign.

- 2. **Land Use Categories MU-1 & MU-2 do not allow third party advertising signs Class F and G:**

We have repeatedly heard through the years that the Medicine Hills development is to be a mixed use, pedestrian oriented community. In fact, we were informed at the PSJAC meeting on April 14th 2020, that the additional discretionary uses applied for in this application are to bring the land use IN LINE with the new Mixed Use land use categories. However, Class F and G signs ARE NOT PERMITTED in the MU-1 and MU-2 Land Use categories. It is not acceptable that the applicant considers the Gateway and Commercial Districts to be "commercial" in one situation, but "mixed used" for another. NOTE: The COP & Area ASP section 3.0 Strategy 3.1 Guiding Principles (one of four bullets states:) Develop a Distinct, Compact, Mixed-Use area that contains...

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3. 113 (6) Third Party Advertising Signs are prohibited in the following pedestrian-oriented areas: Bowness Rd, Kensington and Marda Loop amongst others are mentioned.

Further to point 2 above, if Medicine Hills is to be a new, major pedestrian-oriented area in Calgary, it should fall under the same rules as other major pedestrian-oriented areas mentioned in 113 (6). The fact that this is a new area, not yet developed, and is not an area restructuring, does not negate the fact that the intention of the ASP is to make it a pedestrian-oriented area. Likely Medicine Hills WILL BE added to this list in the future, and must therefore be developed within these rules for pedestrian-oriented areas. Class F and G signs are NOT appropriate, unless they are OUTSIDE of the pedestrian-oriented areas.

4. Size of Class F and G signs:

We also object to these sign classes on the basis that due to their size, the light pollution and imposing nature will deleteriously affect wildlife and nearby residents in Cells H & I, as well as houses along the north edge of Cougar Ridge. They are grossly inappropriate for developments near the Paskapoo Slopes natural area. F Class signs in C- COR1 (Cells A, B & H) (outside of Pedestrian-Oriented areas) are up to 4.6 m height. However, F Class signs in C-R3, Cell I, could be up to 10.5 m high. G Class signs may be up to 7 m high and 25 sq.m. In comparison, the Class E digital signs currently permitted are only a maximum of 5 sq.m. We believe it would be better to have two or three smaller digital signs sprinkled throughout the development vs one massive Class G sign.

D. Urgent need for Paskapoo Slopes Park Management Plan: Although not part of this application, the WSCRCA would like to strongly emphasize the urgent requirement for a formal Paskapoo Slopes Park Management Plan. It has been almost five years since the City acquired the land comprising the East Paskapoo Slopes. Since that time the use by mountain bikers, pedestrians and dog walkers has steadily increased. There are two main reasons why a Park Management Plan must be made a high priority:

1. For the reasons stated above, not having the PS Park on the official list of Parks and Natural Areas in the Bylaws during the build out of Medicine Hills, leads to decisions that would not otherwise be allowed if the Park WERE included in the official list.
2. Without a Park Management Plan, the Paskapoo Slopes will continue to be degraded and challenged due to over-use, mis- use and the construction of an increased number of informal trails as the "Slopes" continues to become more and more popular with Calgarians. Nefarious activities are on the rise in this natural area. The number of confrontations between bikers, pedestrians and dog walkers is increasing. The sustainability of the flora and fauna is severely threatened in some areas of the Slopes. Street parking has also increased in Cougar Ridge close to the paths leading to the Slopes as there are no designated parking areas to access the Slopes. These issues concern the local residents in our community of Cougar Ridge and West Springs. There needs to be decisions around which paths are multi-use, which are single use, and what areas are off-leash dog friendly.

In summary, the WSCRCA has no issue with the added uses of Amusement Arcade, Dinner Theatre, Performing Arts Centre, Minor Vehicle Rental, and Minor Vehicle Sales in Cells A & B; has reservations with the addition of these uses in Cell H; has no concerns over the addition of uses Artist Studio, & Live Work Unit in Cell I; has strong objections to the addition of Sign-Class G to Cells A, B & H; and strong objections to the addition of Sign-Class F and Sign-Class G to Cell I; and strongly urges the City to prioritize the Paskapoo Slopes Park Management Plan.

Regards,

Linda Nasset Director
Planning & Development Committee
West Springs/Cougar Ridge Community Association

cc: Jeff Davison, Councillor Ward 6; Paskapoo Slopes Preservation Society; gmwilky@shaw.ca; BCA Planning & Development; Valley Ridge Community Association; Crestmont Community Association; vivian@lifewayscanada.com; Edworthy Park Preservation Society; Calgary River Valleys; svisser@ucalgary.ca; chris@burchcon.ca; enaspalding@shaw.ca; bart@spacemakersconstruction.com