

**POLICY AMENDMENTS AND LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
COUNTRY HILLS BOULEVARD NE & HARVEST HILLS GATE NE
BYLAW 38P2016 AND 260D2016**

MAP 23N

EXECUTIVE SUMMARY

This land use and policy amendment covers an area of approximately 26.25 hectares (64.88 acres) and is located in the northeast quadrant of the city in the community of Harvest Hills. The subject site is formerly known as the Harvest Hills Golf Course. The land use application proposes to redesignate the subject lands from Special Purpose – Recreation (S-R) District to Residential – One Dwelling (R-1s) District, Residential - One/Two Dwelling (R-2) Districts, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Grade – Oriented (M-Gd80) District, Special Purpose - School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) Districts. These land use districts will accommodate residential development, open space (Municipal Reserve), a stormwater retention pond and utilities.

Included in this report is an amendment to the Calgary North Phase 1 Area Structure Plan (ASP). Currently, the Calgary North Phase 1 Area Structure Plan identifies the subject site as “open space,” therefore an amendment to the ASP is required.

An Outline Plan application was submitted in support of this land use redesignation. This proposed land use redesignation covers the entire Outline Plan area of 26.25 hectares (64.88 acres.)

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 August 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 38P2016 and 260D2016; and

1. **ADOPT** the proposed amendments to the Calgary North Area Structure Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 38P2016
3. **ADOPT** the proposed redesignation of 26.25 hectares ± (64.88 acres ±) located at 1450 Harvest Hills Drive NE (Plan 9711046, Block 1) from Special Purpose – Recreation (S-R) District **to** Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Special Purpose – City and Regional Infrastructure (S-CRI)

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District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and

4. Give first reading to the proposed Bylaw 260D2016,
5. That Council amend the proposed land use bylaw to facilitate a joint CA/RA amenity site in the multi-residential area of the plan; and
6. Give second and third readings to the proposed Bylaw 260D2016 as amended.

REASON(S) FOR RECOMMENDATION

The Land Use Amendment application and supporting Outline Plan (separate report) application proposes to provide the land uses and technical framework required to generally achieve The City's policies. The proposal is generally in line with the Municipal Development Plan (MDP) and meets the MDP policies for moderate intensification of Established Developed Residential communities. The proposed application provides for a range of housing types, exceeds density targets, provides access to transit, provides a well connected street and cyclist network, and is inclusive of active and passive open space. The proposal also provides for compatible land uses and sensitive transitions to the existing low-density residential development.

Administration notes that not all of Administration's requests were addressed in part due to existing site topography, storm water constraints, and the spatial limitations of the site and considerations for developing within an already existing community. Some improvement opportunities were explored to meet Administrations requests but were unsuccessful (APPENDIX IX). In light of the application meeting the general policy and objectives of the MDP, Administration is moving forward with an approval recommendation.

The ASP identifies the golf course lands as 'open space.' As this use is inconsistent with the current proposal, an amendment to the ASP is required. City Administration supports the policy amendments, as they will establish the appropriate policy framework for the development for the subject lands with the proposed land uses.

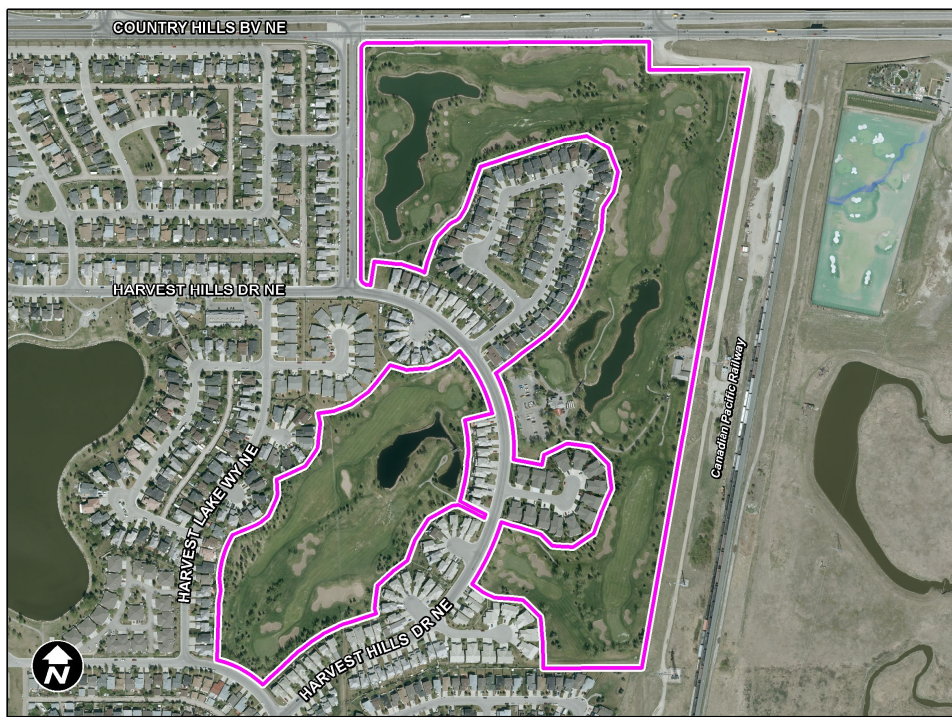
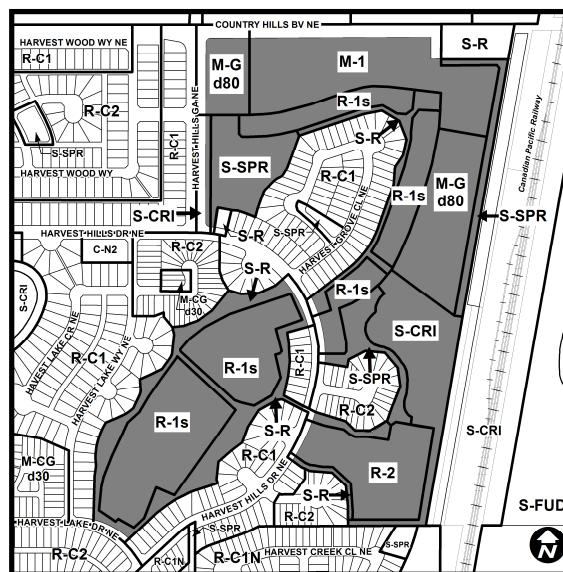
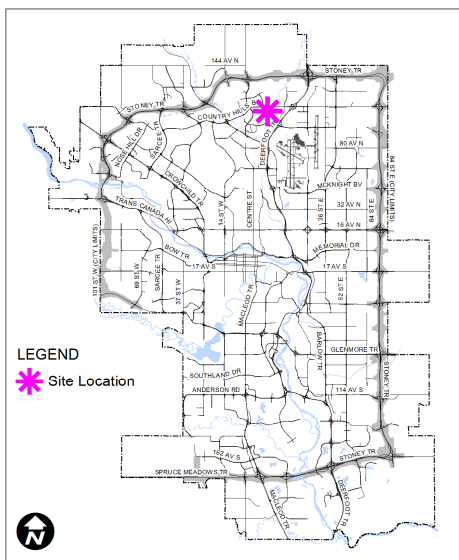
ATTACHMENTS

1. Proposed Bylaw 38P2016
2. Proposed Bylaw 260D2016
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by Bylaw, the proposed amendments to the Calgary North Phase 1 Area Structure Plan (APPENDIX IV).

Moved by: S. Keating

Absent: G. Morrow

Carried: 6 – 1

Opposed: G.-C. Carra

Comments from Mr Wright:

- The Calgary North ASP was approved in 1980 and its role was to establish basic land uses and infrastructure. Therefore, this ASP has achieved its basic objectives and rather than amending a stale dated document, it should be rescinded or replaced. In this specific instance Administration added another set of policies to help guide the redevelopment (which is unusual for an ASP), but given no other “tools”, short of a DC District, I can see the logic. But as a general rule we should consider when a policy document has achieved its objectives, we should figure out whether the document should remain, be replaced or be rescinded.

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 26.25 hectares ± (64.88 acres ±) located at 1450 Harvest Hills Drive NE (Plan 9711046, Block 1) from Special Purpose – Recreation (S-R) District **to** Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District.

Moved by: S. Keating

Absent: G. Morrow

Carried: 6 – 1

Opposed: G.-C. Carra

Reasons for Approval from Mr. Wright:

- Redevelopment of the golf course will:
 - Increase the population to closer to what was anticipated in the ASP;
 - Meets the MDP goals of intensification, but does fall short on other goals;
 - Creates more public open space and pathways; and
 - Likely will reduce water consumption from golf course to residential development.

Reasons for Approval from Mr. Foht:

- The application broadly meets the requirements of the MDP as to density and over all development. The buffers provided between the existing residential and new residential, combined with the MR, PUL and URW provide a significant amount of green space which will benefit both the new residents and existing residents. This is a proper application for the lands and designed appropriately.

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Reasons for Approval from Mr. Friesen:

- I voted in favour of these items for the following reasons. The community already has more than the typical required open and green space even without the golf course. The proposed development is very similar to the existing community in terms of density and housing type.
- Golf courses are open green space and they are recreational amenities but they are not environmentally friendly or natural. They use huge amounts of water, they typically use chemicals to fertilize and control weeds and insects and they use energy for mowing and trimming. The grasses planted are in no way native or natural. They are entirely artificial environments.
- Converting the space to a residential neighbourhood increases available housing within the existing city boundary and is probably also a net benefit to the environment.

Reasons for Approval from Ms. Gondek:

- While the community is arguing that the City should retain the SR zoning to preserve its commitment to green space, the fact that SR was zoned to meet the private developer's vision for a golf course at that time. In present, a new use is needed for a new vision on this private land.

Comments from Ms. Gondek:

- This item is an example of how we need to better serve our residents who boarder retrofitting situations. It would have been useful to provide examples (particularly visual representations) of how other communities have been adapted over time. Further, we should strive to provide evidence or example-based feedback on the benefits of retrofitting (i.e. increased amenities, better mix of housing types and creation of market-based affordability).
- The goals of the conservation-based development approach, that is suggested by Administration, is often at odds with the goals of the MDP. It is hard to increase density and maintain green spaces/trees concurrently. Therefore, it is critical that we focus on retrofitting our periphery communities in a careful manner that respects both existing and future residents.

2016 August 25

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Elspeth (Ellie) Christie dated 2016 August 09;
- Sylvia Coverdale dated 2016 August 22;
- Danny Siu dated 2016 August 24;
- Patty and Dan Klassen dated 2016 August 24;
- Mandy Young dated 2016 August 24;
- Bev Hearn dated 2016 August 24;

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- Mark Dyck dated 2016 August 24; and
- Elspeth (Ellie) Christie dated 2016 August 25;

as distributed, and directs it to be included in the report in APPENDIX X.

Moved by: J. Gondek

Carried: 8 – 0

AMENDMENT:

Remove 5 lots west of the stormwater pond and add 1 lot to the north to create a larger amenity space in the centre of the plan area.

Moved by: G. Morrow

LOST: 1 – 7

Opposed: C. Friesen, R. Wright,
M. Tita, G.-C. Carra,
S. Keating, M. Foht and
J. Gondek

Reasons for Opposition of the amendment from Mr. Wright:

- No logic to make this change.

Reasons for Opposition of the amendment from Ms. Gondek:

- Seeing the evolution of this application over time indicates that buffers and number of lots have been in flux over time. We have already asked for an 8 metre buffer where one did not exist (south of Harvest Park Rise NE), and removed lots where the tot lot now exists. Mr. Morrow's proposed amendments are revisiting buffer sizes and lot quantity, which is not a simple matter. It will affect the plan and also increase responsibility of both the City and the Resident's Association (for MR and buffers respectively) for maintenance.

Reasons for Opposition from Mr. Friesen:

- The two amendments included deleting 5 lots from the middle of the project to increase amenity space and increasing buffer space to a minimum at the back of lots.
- I voted against both amendments as being of very limited value to the community while imposing a needless burden on the developer. The buffer space change would have been unpredictable in the number of lots that would have been compromised.

AMENDMENT:

Increase buffer spaces to a minimum of 10 metres to improve safety and increased separation to existing home lots in the "island".

Moved by: G. Morrow

LOST: 2 – 6

Opposed: C. Friesen, R. Wright,
M. Tita, S. Keating,
M. Foht and J. Gondek

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Reasons for Opposition of the amendment from Mr. Wright:

- Would cause far more problems than first considered, including possible elimination of lots as they would be no longer functional dimensionally.

Reasons for Opposition of the amendment from Ms. Gondek:

- Seeing the evolution of this application over time indicates that buffers and number of lots have been in flux over time. We have already asked for an 8 metre buffer where one did not exist (south of Harvest Park Rise NE), and removed lots where the tot lot now exists. Mr. Morrow's proposed amendments are revisiting buffer sizes and lot quantity, which is not a simple matter. It will affect the plan and also increase responsibility of both the City and the Resident's Association (for MR and buffers respectively) for maintenance.

Reasons for Opposition from Mr. Friesen:

- The two amendments included deleting 5 lots from the middle of the project to increase amenity space and increasing buffer space to a minimum at the back of lots.
- I voted against both amendments as being of very limited value to the community while imposing a needless burden on the developer. The buffer space change would have been unpredictable in the number of lots that would have been compromised.

MOTION:

The Calgary Planning Commission **REFERRED** the proposed amendments to the Calgary North Area Structure Plan and the proposed redesignation of 26.25 hectares \pm (64.88 acres \pm) located at 1450 Harvest Hills Drive NE (Plan 9711046, Block 1) from Special Purpose – Recreation (S-R) District **to** Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District back to the Administration to address the following:

- To have further discussion between Administration and the Applicant about incorporating a shared space for the Community Association and Resident's Association within one of the proposed multi-residential sites in the plan;

and return to Calgary Planning Commission no later than 2016 December 15.

Moved by: J. Gondek

WITHDRAWN

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AMENDMENT:

Amend Administration's recommendation and give first reading to the proposed land use amendment bylaw, and request that Council consider amendments to the Land Use to facilitate a joint CA/RA amenity site in the multi-residential area of the plan.

Moved by: J. Gondek

Carried: 6 – 1

Absent: G. Morrow

Opposed: M. Tita

Reasons for Approval of the amendment from Ms. Gondek:

- I agree that there is a need for a community amenity space; therefore, I made the motion to try to facilitate a shared Community Association/Resident's Association space within a proposed multi-residential site in the plan.

MOTION:

RECOMMEND that Administration initiate discussions between the applicant and neighbourhood regarding a shared CA/RA amenity within a proposed multi-residential building and bring forward amendments to Council for the Public Hearing.

Moved by: J. Gondek

Carried: 6 – 1

Absent: G. Morrow

Opposed: M. Tita

Reasons for Approval of the motion from Ms. Gondek:

- I agree that there is a need for a community amenity space; therefore, I made the motion to try to facilitate a shared Community Association/Resident's Association space within a proposed multi-residential site in the plan.

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Applicant:

QuantumPlace Developments Ltd.

Landowner:

1939487 Alberta Limited (Cedarglen Homes)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Harvest Hills. The subject parcel is located south of Country Hills Boulevard NE, and west of the Nose Creek Valley and Canadian Pacific Rail (CPR) tracks. The primarily low-density community of Harvest Hills borders the subject lands to the west and south. To the east of the site is a strip of land owned by The City of Calgary that houses major utilities and further east is land owned by the Canadian Pacific (CPR) railway with a rail line running parallel to the eastern property line in a north/south direction. Past the CPR lands is a site currently designated Industrial – General (I-G) District, currently being developed by Melcor Developments Ltd. South of the Harvest Hills lies existing residential development, the proposed Aurora Business Park, and designated Special Purpose – Future Urban Development (S-FUD) District.

History

The parcel was originally subdivided in the 1980's and was developed into what was formerly known as the Harvest Hills Golf Course. The nine-hole golf course was constructed in 1991 by Genstar Developments. Prior to development of the Harvest Hills Golf Course, the site was extensively used for gravel extraction and was an operating gravel pit.

DENSITY

The Outline Plan proposes an anticipated total of 716 residential units (with a maximum yield of 936 units under the Land Use Bylaw regulations). This equates to an anticipated density of 27.28 to 35.66 units per hectare (11.04 to 14.43 units per acre) within the subject site. The proposal currently exceeds MDP targets of 20 units per hectare (8 units per acre).

The current ASP outlines density expectations ranging from 12 to 17 units per hectare (5 to 7 units per acre) for the area outlined in the ASP as a whole. The current density in Harvest Hills including the golf course is 12 units/hectare (4.8 units per acre). The application falls within the existing density targets for the entire ASP area within the Harvest Hills community at 15.3 units per hectare (6.2 units per acres).

The amended ASP requires the Special Policy Area meet the MDP target of 20 units per hectare (8 units per acre), while the proposal exceeds the density targets also for Special Policy Area by proposing 27.28 units per hectare (11.04 units per acre).

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Should the application move forward with the proposed 716 additional units on the subject site, the density would be 15.3 units/hectare (6.2 units per acre). If the application were to move forward with the maximum amount of units allowed as per the Land Use Bylaw (936 units) within the proposed land uses districts, the density would be 16.3 units/hectare (6.6 units per acre).

The chart below outlines the Community Population Data outlining the peak population statistics:

Harvest Hills	
Peak Population Year	2014
Peak Population	7594
2016 Population	7568
Difference in Population #	-26
Difference in Population %	0%

LEGISLATION & POLICY

The South Saskatchewan Regional Plan (SSRP), Municipal Development Plan (MDP), and the Calgary North Phase 1 Area Structure Plan (ASP) are the relevant policy documents that guide development of the subject lands.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject land is identified within the area on Map 1 'Urban Structure' of the MDP as Established Developed Residential area. The subject parcel is located immediately to the south of the boundary between the Developed and Developing Residential Area and within the Developed Residential area. This part of the Developed Residential area is characterized by predominantly low density residential development where the MDP calls for moderate intensification that respects the scale and character of the neighborhood. The proposal generally meets the intent of the MDP. Outlined below are the policies and objectives that are achieved and those objectives which are outstanding:

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Municipal Development Plan policies and objectives achieved

- Propose a mix of land uses and variety of housing forms.
- Ability to accommodate special care facilities and childcare facilities.
- Respects the existing low density residential by proposing compatible development and transitioning to multi-residential development.
- Incorporates an open space and landscape buffer system to meet the varying needs of Calgarians. Proposes a social gathering area, active and passive recreational space for outdoor activities and sports such as tennis, tot lots and fitness activity stations.
- Provides greater housing choices at transit supporting densities by locating the higher density development close to added transit stops.
- Provides moderate redevelopment within an established residential area of the city.
- Provides appropriate densities and a mix of land uses to support a base transit network.
- Celebrates the entranceway into the community by incorporating entrance features.
- Creates an interconnected open space system by providing connected pathways throughout the plan.
- Aims for tree sustainability through Tree Conservation and Replacement policies outlined in the amended Calgary North Phase 1 Area Structure Plan.
- Allows for a connected mobility network by providing connected Streets.
- Provides high quality pedestrian and cyclist connections on proposed pathways throughout the site with connections to the regional pathway.

Municipal Development Plan policies and those objectives which are outstanding

- Absence of Neighborhood Activity Centre (NAC), a focal point in the community would support the revitalization of local communities by adding a mix of local commercial service uses, a coffee shop, and provide a community gathering space in place of the golf course club house (APPENDIX IX).
- The MDP encourages the incorporation of green infrastructure solutions including low impact development (LID) for storm water management. The plan does not take advantage of tree preservation by incorporating a more conservation based site design and building layout (APPENDIX IX).

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- The plan does not propose a complete community due to the absence of services within walking distance for most residents.

Calgary North Phase 1 Area Structure Plan (ASP)

An ASP amendment is required as the proposed Land Use and Outline Plan are not in alignment with the approved ASP, in that the policy identifies the subject lands (former Harvest Hills Golf Course) as 'open space.'

The ASP amendments propose to identify the subject lands as a Special Policy Area. The policy includes provisions that provide a suitable framework to guide the future development of the lands, and provides more certainty around items such as Rail Corridor Policies, multi-residential building form and design, and open space and landscaped buffer obligations.

LAND USE DISTRICTS

The proposal seeks to redesignate the subject lands from Special Purpose – Recreation (S-R) District to a variety of land use districts to facilitate redevelopment of the golf course..

Residential Land Use Districts

The application incorporates a variety of residential land uses and housing types, with the intention of providing similar housing forms adjacent to the existing development. The Residential – One Dwelling (R-1s) District and Residential – One/Two Dwelling (R-2) Districts are low density land uses intended to provide for single-family dwellings (with a provision for secondary suites or backyard suites) and semi-detached dwellings. The plan will consist of laneless housing types due to spatial limitations of the site.

Higher density development is proposed along the north and east property lines abutting Country Hills Boulevard NE and the CPR tracks. The Multi-Residential – Low Profile (M-1) District and Multi-Residential – At Grade Housing (M-Gd80) Districts provide multi-residential development in a variety of forms of low height and low and medium density. The maximum height proposed in the Multi-Residential Districts is four stories.

Non –Residential Land Use Districts

The Special Purpose - School, Park, and Community Reserve (S-SPR), Special Purpose – City and Regional Infrastructure (S-CRI) and Special Purpose – Recreation (S-R) Districts are proposed.

The S-SPR District will accommodate the proposed open space (Municipal Reserve).

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The S-R District represents the proposed publicly accessible landscaped buffer area which will be owned and maintained by a Residents Association. Public access easements will be registered concurrent with the affected Tentative Plan to ensure the landscaped buffer space is accessible to all Calgarians.

The S-CRI district accommodates the storm water pond and the Public Utility Lot. The configuration also allows for access and maintenance of the storm pond.

Open Space (Municipal Reserve (MR))

Municipal Reserve (MR) has been dedicated in the northwest, northeast and central areas of the plan area. A required reserve dedication of 2.409 hectares (9 percent) as per a Deferred Reserve Caveat on title has been provided. An over-dedication of 0.541 hectares is being proposed as additional Municipal Reserve (MR) lands.

The northwest MR parcel is designed to provide both active and passive recreational opportunities. This parcel was strategically located in the northwest quadrant near two public streets in order to increase visibility and ensure residents in the north area of the development have access to a park space within a 450 metre walking distance. The concept for this park includes a playground, tennis courts, and seating areas in order to provide services for a variety of people at varying stages of life. The Recreational Amenities Gap Study (2010) provides details indicating that the area is underserved by tennis amenities as the area shows a lower than city average use of the amenity but a higher than city average perceived need for the amenity. The closest tennis courts are located in Sandstone and are over five kilometres from this site.

The northeast reserve parcel provides a 12-metre wide linear park space that will incorporate a regional pathway that will become a component of the Trans Canada Trail. This pathway will support regional connectivity from Confluence Park in the south northward to the city limits and along Country Hills Boulevard NE.

The central open space provides passive recreation opportunity with the concepts including a gathering/seating area and pathway connections that will connect users around the storm pond.

Landscaped Buffer

The landscaped buffer system acts to provide a separation between existing and new development and will provide active and passive recreational opportunities by way of pathways and outdoor fitness equipment. The pathways within the buffer system will provide pedestrian connections within the community and provide connection to the adjacent neighborhood and the regional pathway system.

Administration considered the inclusion of the landscaped buffer as a component of the 2.409 hectare MR dedication as required by the Deferred Reserve Caveat, however Administration felt that the landscaped buffer system would present a number of challenges and therefore was deemed inappropriate as Municipal Reserve dedication. Challenges included the lack of functionality of the space, low visibility from the street, an awkward shape and dimension

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restricts programming within the space, and encumbrances by an Overland Drainage Right-of-Way and several Utility Rights-of-Way.

The landscaped buffer system will be publically accessible linear green space that is privately owned and maintained by a Residents Association. Public access easements will be registered over these areas at the subdivision stage in order to ensure the land will become an amenity for all Harvest Hills residents.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was submitted in support of the proposed application. Primary access to the plan area is provided from Country Hills Boulevard NE at Harvest Hills Gate NE to the west of the plan area, and a new collector road, Harvest Park Drive NE at the east boundary. A second access to the community is provided to the south from 96 Avenue NE (Airport Trail NE).

Transit service to the plan area will be provided by extension of the routes currently serving the community. Calgary Transit continues its review of overall service provided to the area to align with the future construction of the Green Line LRT, located to the west of the plan area along Harvest Hills Drive NE.

RAIL CORRIDOR

A minimum residential building setback of 30 metres from the railway property was required for this application. The proposal meets this requirement.

UTILITIES & SERVICING

Water and Sanitary

Water and sanitary are available adjacent to the development area on Harvest Hills Drive NE and Harvest Lake Drive NE. All water/sanitary extensions through the new development will be at the developer's expense.

Stormwater Management

Stormwater will be managed through a new stormwater management facility (pond) with new storm sewers within the plan area directing all stormwater to the new pond. All storm infrastructure is to be constructed at the expense of the developer. From the preliminary site grading plan grass swales are proposed within the green spaces and concrete swales will be located at the back of new development. Detailed design, determined at the subdivision stage, will confirm whether concrete swales or grass swales are incorporated.

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A relaxation for the stormwater volume control target has been granted for this development, provided that the individual multi-residential sites do not exceed the 110 millimetre volume control criteria. This will limit the amount of impervious surfaces to 60-65 percent for each individual multi-residential site, or require the provision of storm tanks for irrigation. Further relaxations on stormwater volume control targets will not be granted.

A turnaround is to be provided on the maintenance access road in the south east corner of the Public Utility Lot surrounding the pond.

Site Grading

The site will require significant grading to direct all on-site drainage to the proposed pond. Preliminary plans indicate some areas will require approximately 6 metres of fill. Cuts will be primarily from the pond area. Overall, the development will result in a net import of fill from outside the development.

A comprehensive Stripping and Grading Development Permit for the site will be required prior to proceeding with any grading activities.

TREE CONSERVATION AND REPLACEMENT

Section 2.4 - Ecological Networks, of the MDP has an objective to maintain Calgary's biodiversity and landscape diversity by integrating and connecting ecological networks throughout the City. Protection of trees and enhancement of the urban forest provide are critical to achieve this objective. There are approximately 1190 trees on site, approximately 575 trees within the proposed Special – Purpose Districts and approximately 615 trees on the remainder of the site (residential districts and roads). Tree retention was encouraged throughout the process, however tree protection and retention are currently unknown as only preliminary grading plans stage has been prepared to date (APPENDIX IX). The extent of grading will determine the number of mature trees that are able to be retained.

In light of the uncertainty regarding tree retention, a Tree Conservation and Replacement policy has been included in the ASP Amendment. The policy aims to achieve tree replacement in a range of 100 to 125 trees per hectare (40 to 50 trees per acre) within Special Policy Area. As approximately 284 trees will be required on the multi-residential sites alone based on Land Use requirements, Administration determined a 50 percent credit was acceptable for trees provided on multi-residential development sites to be considered towards the total tree count in the landscaped buffer and open space.

Prior to the submission of the affected tentative plan, a Comprehensive Detailed Tree Report prepared by a Registered Consulting Arborist is required to identify the maximum conservation of existing trees.

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Should the condition of the trees change significantly or natural events which damage trees occur, an updated Comprehensive Detailed Tree Report is required to be submitted and replacement of the trees shall be as per the Tree Conservation and Replacement Policy as outlined in the Calgary North ASP.

ENVIRONMENTAL ISSUES

Phase 1, 2, and 3 Environmental Site Assessments were submitted and reviewed in support of the subject application. These reports do not indicate that any significant environmental issues currently exist on the site, however records indicate that a rock quarry operated within a portion of the site during the mid-1970's to the mid-1980's period. Prior to approval of the affected tentative plan or stripping and grading development permit, current soil and groundwater conditions must be determined within the footprint of the former quarry to ensure that the site is suitable for residential use.

Water bodies

Three irrigation ponds on the site have been identified through the Biophysical Impact Assessment as Class V wetlands. These irrigation ponds were artificially constructed and have water levels maintained through a series of interconnected engineered structures. There is no evidence that the wetlands existed in the pond locations prior to the development of this site as a golf course or gravel pit. As these water bodies are manmade they do not qualify as Environmental Reserve as per the Wetland Conservation Plan. Provincial Water Act approvals will be required to fill in the ponds at the time of development.

ENVIRONMENTAL SUSTAINABILITY

In the future the multi-residential sites may require Low Impact Development to meet the mandated volume targets. Incorporation of LID will be confirmed at the Tentative Plan stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association has been engaged throughout the process of the application and has submitted letters in response to the revised plans and a letter package with appendices (APPENDIX III). Administration has been in close contact with the Northern Hills

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Community Association to ensure their concerns are heard and considered, and any inquiries are answered. Overall the Community Association is not in support of the application (APPENDIX III).

Citizen Comments

Administration received approximately 5,500 letters/emails and telephone calls primarily in opposition (five letters of support) to the proposed development of the Harvest Hills Golf Course. The majority of the comments heard by Administration are summarized as follows:

- Strain on already limited services (medical clinics etc.) and City services (EMS etc.) Residents safety compromised, reduction of privacy;
- Railway track switching yard and dangerous goods route as it presents potential danger to the community/ proposed development;
- Lower quality of life for area residents;
- Loss of recreational and green space in community and Calgary;
- Lack of connection to the LRT system and transit system is overloaded;
- Concerns regarding area and public school capacities;
- No meeting space for community members, need community facility;
- Traffic concerns: capacity and congestion issues, parking issues;
- Traffic calming measures are needed;
- Concerns regarding proposed uses for new park spaces: pathway connectivity, buffer widths insufficient, tennis courts will not be used;
- Concerns over consistency with architectural controls for community: interface issues; built form; fencing, existing style of existing homes, etc;
- Concerns over City review process: residents feel application has already been determined;
- Question on whether application meets City of Calgary Municipal Development Plan policy; City standards are already changing;
- Concern regarding why City would potentially support application when the local community does not / sets precedent;
- Construction impacts on community if development proceeds;
- Loss of property values, cost money for residents to relocate (real estate fees etc);
- Concerns with the overhead power lines, would like to see them buried;
- Does not solve Urban Sprawl, promotes concrete jungle;
- Loss of tourism;
- Concern whether current infrastructure can handle additional density;
- Storm water pond design: breeding ground for mosquitoes etc;
- Questions on supporting technical document validity: TIA completed in summer, BIA completed in winter as opposed to summer – exempts large number of migratory birds (hawks, owls); stormwater management concerns;
- Applicant did not respond / misrepresented community feedback;
- Who will maintain the fence along Golf Course;

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- Environmental concerns: reduction of clean air (construction impacts), increase energy consumption, removal of trees, Loss of the wildlife habitat and biodiversity, etc; and
- Site is not an ideal location for residential development due to airport noise, rail, Country Hills Boulevard NE.

Public Meetings

Applicant Led Engagement

QuantumPlace Developments Ltd undertook an extensive applicant led 8-month engagement process with the community and prior to submitting an application for the Harvest Hills Golf Course redevelopment. This process involved numerous meetings, workshops, open houses and correspondence with various stakeholders (APPENDIX VII).

City Led Engagement

The overall strategy of Administration was to ensure transparency and keep the public well informed throughout the process of the application.

The City hosted three open houses and one information session (one additional upcoming in September 2016 between CPC and Council meetings). A working session was also held with the members of the Community Advisory Group, Community Association and Applicant group on 2016 April 13. Many additional meetings were held with the representatives of the Northern Hills Community Association, members of the public and other stakeholders. Engagement is as follows:

1. Administration hosted three public open houses on 2015 September 10, 2015 September 11 and 2015 September 14 to present the application and receive initial feedback. The three sessions were attended by more than 300 members of the public, and surveys and comment sheets were used to collect additional public input. The open house survey was available for to public input online until 2015 September 21 and 490 (280 online and 210 paper) surveys were completed by citizens.

The results of the September 2015 open houses and open house survey can be summarized by stating that overall the respondents want no re-development:

- Golf Course should remain, no development, more green space needed;
- Most respondents feel there is a need for commercial services;
- Higher density should be closer to the city core, less density or no multi-residential housing;
- Will add walking and bike paths;
- Build “like to like”;

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- Need more sports fields/courts/facilities, play grounds, senior recreation opportunities, community centre, pathways;
 - Wider buffer areas, should be maintained by developer;
 - Need for professional offices such as dentists, doctors;
 - Need for schools and childcare services;
 - Mature trees preserved;
 - Residents feel they are not being heard and is a “done deal”;
 - Traffic congestion, better infrastructure;
 - Surveys are biased;
 - Development will lower the property value, homeowners should be compensated,, breach of contract;
 - Does not meet the MDP criteria;
 - Overhead powerlines should be buried;
 - Lack of trust in the developer;
 - In favour of development so others can move to the community;
 - Pathways should be connected;
 - Poor planning;
 - Not a walkable community;
 - Does not conform to existing community pattern, housing types;
 - Destruction of natural habitats and wetlands; and
 - Dangerous to develop near the rail, safety concerns.
2. A fourth information session was held on 2016 July 20. This Information session was a forum to share Administration’s recommendation to CPC and to inform the public on next steps of the process and how the public can be involved. This information session was well attended by close to 240 citizens and Administration received 95 completed surveys. The survey was to get feedback on the information session itself, but other comments and questions were received. The comments were very negative towards the development and can be summarized as follows:
- Loss/shortage of green spaces;
 - Policy doesn’t align with common sense;
 - Shortage of school space;
 - Too much densification;
 - Loss of quality of life;
 - Traffic calming will lead to increased congestion;
 - Adding multi-residential dwellings will change neighbourhood character;
 - Loss of golf course;
 - Resident input and concerns have been ignored;
 - Development adds no value to the community;
 - Development is not consistent with city’s vision and values;
 - Process favours the developers;
 - Environmental impact of the project;

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- Impact on property values;
- Project will be precedent setting for other Calgary golf courses;
- Area is underserviced across the board;
- Noise and vibration from railways;
- Lack of information about master drainage plan;
- Lack of detail on number of units;
- Engagement should not occur during the summer months; and
- Lack of information about transit upgrades.

In addition to the many face to face events, the public was well informed and involved by:

- City circulation of the application to reach area residents July 2015; (682 households, buffer – increased from 61 metres to 180 metres, extended circulation period to 50 days to submit feedback);
- Online survey to collect initial public input: 2015 July 17 to 2015 August 16;
- Monthly update to email subscribers;
- City of Calgary project website;
- Ongoing opportunity for public to submit comment by email or telephone throughout the process; and
- Respond to all inquiries made directly to the file manager.

Administration's Response to Citizen Comments

Public feedback primarily gathered during previous open houses, surveys and letters received from citizens and the Northern Hills Community Association brought forward similar themes. The chart reflects the main themes of concern and the City's response to those themes (APPENDIX VIII).

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APPENDIX I

APPLICANT'S SUBMISSION

QuantumPlace Developments Ltd. (QuantumPlace), on behalf of Cedarglen Homes, is proposing to redesignate an area of land in the community of Harvest Hills, currently operating as the Harvest Hills Golf Course.

This land use amendment and outline plan application seeks to redesignate approximately 64.88 acres / 26.25 hectares located in the community of Harvest Hills from Special Purpose – Recreation (S-R) to a mix of residential and special purpose districts to accommodate a comprehensively planned residential development that includes public open space and roads. The intent of the application is to allow for a sensitively integrated residential development within the existing community of Harvest Hills that respects existing residential development, provides equitable access to public parks, establishes a logical road network, and provides new amenities accessible to both new residents and existing residents in the community.

The proposed plan is the result of an extensive 8-month engagement process undertaken with the community prior to the development of a plan and submission of the application. Balancing the input received from the community through that process, City planning policy and technical requirements, and project viability is the main driving force behind the formation of the plan. Input from the community on the layout of roads, location of various development forms and intensities, location and purpose of park space, building heights, traffic, servicing, noise, and numerous other topics informed the ultimate plan.

The residential portion of the subject site consists of land proposed to be designated as R-1, R-2, M-G and M-1 districts. It is intended that these zoning types will facilitate single detached homes, semi-detached homes, townhouses and mid-rise residential development. These districts will equate to approximately 38.43 acres / 15.55 hectares or 59.2% of the total subject land area for residential uses. Approximately, 13.85 acres / 5.60 hectares or 21.3% of the total subject land area will be designated as public open space which Cedarglen is proposing to dedicate the entirety to The City as Municipal Reserve (MR). This is more than twice as much than the standard 10% requirement outlined in the Municipal Government Act (MGA). The remainder of the land area will be utilized for roads, (9.13 acres / 3.69 hectares) or 14.1% of the total subject land area, and a single storm water pond, (3.46 acres / 1.4 hectares or 5.3% of the total subject land area).

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OUTLINE PLAN



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APPENDIX III

NORTHERN HILLS COMMUNITY ASSOCIATION (NHCA) RESPONSE



Serving Country Hills, Country Hills Village, Coventry Hills, Harvest Hills and Panorama Hills

FTAO: Jessica Siriphokham
Planning, Development & Assessment
Mail code #8076
P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5

July 22nd, 2016

Dear Ms. Siriphokham and Members of the Calgary Planning Commission (CPC)

Re: The Northern Hills Community Association's Response to the Final Amended Outline Plan for Application LOC2015-0102 (1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

The Northern Hills Community Association (NHCA) have reviewed the final amended application by QuantumPlace on behalf of Cedarglen Homes to re-develop the Harvest Hills Golf Course, which was submitted in response to the shortcomings which remained unaddressed from the previously amended plan. We have found that many items in the City of Calgary's second Detailed Team Review (DTR), and outlined in our own responses (see Appendix 4), still persist in this third, and final plan and still do not meet the requirements of the Municipal Development Plan.

The NHCA has been informed that the Planning Department intends to recommend this application to CPC, but that the City Administration will be pointing out many items of non-compliance with City policies (conditions) that must first be met; this is wholly necessary due to the developer's refusal to really consider, let alone address, several of the City's and community's concerns, as outlined in Appendices 1 and 2.

We would like to state that we have been very disappointed with this whole process. In the beginning, **we were assured that the developer had come to the residents "without a plan" and would work with the community to get the best outcome for everyone. From our perspective, this has not happened.** Since becoming President on April 16th, 2015, the applicant has not contacted or met with Rick Lundy, as the official representative of the Community Association Board of Directors, and so no engagement, nor discussions about this plan or its successive revisions have taken place with the primary community stakeholder and representative (see Appendix 1). We feel that the applicant has focused primarily on the needs of the homebuilder and *project viability* (a.k.a. profit), rather than what will be best for the long term *community viability*; this was indeed stated in their initial submission, "...*project viability is the main driving force behind the formulation of the plan.*" (Page 1, Executive Summary, *The Parks of*

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Harvest Hills, QuantumPlace Developments Ltd.). We feel the applicants have been very adept in circumventing the requests of the community and Administration wherever possible, and if this proposal goes through as is, we are concerned we, and the City, will have to deal with the very same issues again at Subdivision and DP stage.

In addition, hearing from several individuals from various departments of City Administration feeling that they are under pressure to approve large development plans regardless of whether or not it is a good plan, in order to meet the all-consuming mantra of “density, density, density” from above, without actually meeting all the other requirements of a “complete community” or developers even addressing all of Administration’s concerns, let alone the community’s, is really beyond belief (see Appendices 1, 2).

There should also be specific procedures that both developers and City staff must follow in terms of community engagement. This is patently not happening (see Appendix 1). This is indicative of a much larger, systemic problem, feeds our belief that the system is indeed broken, and should frankly be a matter of alarm to all levels of management within City Hall.

We feel there are many, many reasons why this plan is not ready to come before CPC and should be rejected or sent back for amendments at this stage. In the interest of brevity, however, the largest of the shortcomings in this plan can be condensed into the following, and are expanded upon in the appendices.

1. TRANSIT & TRAFFIC

The developer states that *“The proposed land use concept will result in a transit supportive community.”* and, *“Areas in and around the site in Harvest Hills are currently well served by Calgary Transit”*. We beg to differ. **The mere existence of bus stops and a bus route does not equate to “well served”,** and we have been informed that despite the additional proposed stops on the developer’s plans, and a minimum proposed increase in the dwelling count of Harvest Hills by 28% (compared to the 2015 Municipal Census), **Calgary Transit has no plans to increase either the routing or frequency of current routes, so the problems Harvest Hills currently has with transit will only be exacerbated by this development** (see Appendix 2.2.2, for detail).

The NHCA has spent the past decade lobbying our politicians that the existing Northern Hills communities in the Calgary North ASP were badly designed and not developed to be self-sustainable, resulting in residents spending a great deal of time in our cars for daily needs (see Appendices 2, 4, 5, 6). This development is not even close to being within a TOD zone for either of the Green Line stations proposed for the Northern Hills communities (see Appendices 2.2.2, 3.1), and will only increase the amount of vehicular traffic in this area. **The developer’s own TIA states that Coventry Blvd, one of the main junctions from Coventry Hills onto Country Hills Blvd, is currently a D Level of Service, right on the cusp of the 0.90 City threshold without factoring in any additional development, and will fail by 2029;** this was also based on incorrect, lower numbers (see Appendices 2.2.3, 3.1).

2. AMENITIES/INFRASTRUCTURE

Had this been an older community with an ARP, the developer would have been required to provide community enhancements or at least a fund with which to do so. The Northern Hills area is particularly deficient in outdoor recreational amenities to meet the needs of the population, and has

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almost no available community space in which to schedule programming or even hold a simple birthday party (see Appendices 2.2.1, 4.1, 5). Apart from the addition of (now three) tennis courts on MR land, and a few “exercise stations”, which were put in as the developer was not willing to provide a plan which allowed for the build of anything the community requested (see Appendices 1.2, 2), absolutely nothing has been given back to the community. **Where are these “...new amenities accessible to both new residents and existing residents of the community.”** (Page 1, Executive Summary, *The Parks of Harvest Hills*, QuantumPlace Developments Ltd.) **that they will be giving back to the community?** Instead, we already have lost a well used, community amenity which served as a mini-NAC, meeting space (the clubhouse) and valuable recreational space (publicly accessible and very affordable golf course open to all ages) which, despite what the applicant would like you to think, was actually available to non-golfers to use for recreational needs (Appendices 2.2.1, 4.1, 5).

This is on top of the transit (see Appendix 2.2.2) and recreational needs (see Appendix 2.2.1); and the Provincial infrastructure which is also sorely lacking in this area: schools, and healthcare facilities (included in Appendices 4, 5).

3. WETLANDS and WILDLIFE

The developer states that there are three constructed “irrigation ponds” on the site. These man-made wetlands were a focal point of the golf course which is home to many species of flora and fauna. **These man-made wetlands should be protected under the new Provincial wetlands legislation (Alberta Wetland Policy, 2015) until the Province has investigated them.** We take issue with the fact it appears the applicant has done the bare minimum in terms of site visits for fauna observation counts (see Appendix 3.3), at the completely wrong time of year for a seasonal wetland area, and that it appears the new landowners have not maintained the wetland water levels, as outlined in the developer’s own contracted Biophysical Impact Assessment of May 2015 (Section 6.2.3, page 11).

4. REPORTS

We are not confident of the conclusions drawn by several of the submitted reports, in some cases due to issues with the way these studies were implemented or the results interpreted, as outlined in Appendix 3. Unfortunately, **despite asking for these reports since September 2015 (see Appendix 4.1 inclusion, page 25), they were only finally made available to the Community Association on July 14th**, a mere 8 days ago and during the height of the summer vacation period; this has essentially nullified our ability to access registered specialists of our own to provide professional, analytical assessment.

5. LACK OF A NAC

The developer has chosen not to allow for a Neighbourhood Activity Centre (NAC), and we have been informed they have also refused to allow the inclusion of a DC zoned area as requested by the NHCA and City Administration, so that they could accommodate a NAC, daycare, community space, or anything else the community residents desperately need (see Appendices 1, 2, 3 and 4, 5, and the City’s own DTRs). **This is wholly unacceptable and totally against the City’s own MDP / Complete Communities policies.** NACs are meant to be walkable amenities. Stating that this is not required

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because people can access commercial areas in Stoney Industrial or Country Hills Village (obviously by car, as the transit is inadequate, see Appendices 2.2.2, 3.1, 4.1), is not acceptable.

6. PROXIMITY TO A DANGEROUS GOODS SIDING

Residents of Harvest Hills raised concerns about the increased use of the adjacent rail siding both for noise, and as a dangerous goods siding dating back to at least 2013. CP Rail said the rail lines were there long before the community was built and the noise is the result of normal 24/7 operations. Although not technically a “rail yard”, shunting and temporary storage of many hazardous and potentially fatal chemicals on a dangerous goods siding only 87m away from the proposed new residences is not ideal, especially in the wake of Lac Mégantic and Bonnybrook; 90% of America’s chlorine moves through there, and it is a concern that the City is considering putting the safety of multi-family developments at risk; even the Mayor has stated that regulations should be in place to mitigate this risk (see Appendix 3.2).

In conclusion, it is unfathomable that the City of Calgary is considering adding thousands more people to the Calgary North ASP area, without the supporting amenities and services, in the hope more housing will make it a “complete community”. Adding 28% (minimum, see Appendix 2.2.3) more dwellings, without an associated “*neighbourhood-scale centre providing opportunities for residential intensification and local jobs, retail, services and civic activities*” (NAC; MDP, 3.3.4 *Neighbourhood Activity Centres*), when the community still has no public school, let alone many other amenities, nor adequate transit for them to access these outside their community, does not “complete” a community nor “*support the revitalization of local communities by adding population and a mix of commercial and service uses.*” (MDP, 3.5.1 [c] General – Developed Residential Area Policies / Land Use Policies). We do not see how this development will improve the quality of life or improve our community in any way.

Sincerely,



Rick Lundy
President



David Hartwick
1st Vice President

On Behalf of the Board of the Northern Hills Community Association

CC:

Northern Hills Councillors:

Cllr Jim Stevenson (W3), Cllr Sean Chu (W4)

Other Members of Council:

Mayor Naheed Nenshi, Cllr Ward Sutherland (W1), Cllr Joe Magliocca (W2), Cllr Ray Jones (W5), Cllr Richard Pootmans (W6), Cllr Druh Farrell (W7), Cllr Evan Woolley (W8), Cllr Andre Chabot (W10), Cllr Brian Pincott (W11), Cllr Shane Keating (W12), Cllr Diane Colley-Urquhart (W13), Cllr Peter Demong (W14)

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APPENDIX 1: COMMUNITY “ENGAGEMENT” – A FLAWED PROCESS

1.1 City Engagement Process

Most of the public-facing engagement has been in terms of telling the residents what is going to happen, rather than allowing them to have input into what they would like to see happen. However, this is a flaw in the “Open House” method of engagement in general, and not a flaw of this particular file.

In terms of the surveys done and availability of the file manager to speak to residents, this has been good. However, despite the best efforts of the file manager, Ms. Siriphokham, to ensure the CA’s views were heard by the developer after the developer stopped communicating with the CA (see 1.2, below), it appears that some other members of the City Administration have an entirely different agenda and feel the MDP is “*open to interpretation*”, or are feeling pressured to push for things or make compromises both the community and City really doesn’t want, in order to press ahead with this file regardless (see Appendix 2.1).

We, and the residents in the CAG, were frankly shocked to be invited to discuss our issues with the applicant at a City facilitated meeting at Vivo, a meeting to which we had been invited to send in advance a list of topics we wanted to discuss and which we duly prepared, to then be told at the meeting by one of the leads on this file that we were not allowed to discuss almost all of our issues! The only topics of discussion allowed were those in which the applicant had something to add, or of little to no consequence (like what kind of exercise equipment would be going into the “linear parks” a.k.a. buffer areas). We came prepared to discuss important issues such as:

- NAC / walkability
- Lack of suitable and useable recreational space
- Traffic issues, including parking
- Green spaces: buffer not as promised, removal of trees with no promise to keep any at all
- Density changes

We were told, as an opening to the meeting where we were invited to discuss these issues, that “*not all things are on the table*”, “*regardless of the City’s recommendation, there is a chance that the plan will be approved*”, and that despite the fact the City also wanted to decrease the density in this proposal, the developer has certain fundamentals (profit margins) they need to meet, and so they are not going to decrease the density. **If this is “engagement” by the City, then frankly it is wholly pointless and a waste of everyone’s time.**

1.2 Applicant-Initiated Engagement Process

The NHCA was initially given the impression by the developer that they would work with the Community Association and residents to formulate a plan that was in the best interests of the community as a whole

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(see Appendix 1.3). However, the community engagement has been lacking in one form or another right from the start of this process. We should have known, after the bungled “letter-drop”, when the applicant used the small, dining room area of the actual golf course clubhouse for their open Q&A sessions, that this group was not putting consideration of the existing community as their top priority, but we were naïve.

In retrospect, we feel that not only were the community misled in terms of the engagement process we could expect, but many in the community feel that much of the community’s feedback has been either ignored or misrepresented.

Although Quantum Place Developments initially meant well, with a series of workshops, in which the community were presented with variations of prepared community designs to comment on, unfortunately, the developers appear to have picked out only the feedback that aligned with their original intentions and which best suited their plans. It was then a handful of residents who were chosen by the developers to give feedback regularly through the CAG. We (perhaps again naïvely) expected the developer to work with *all* the community stakeholders to come up with a development that was in the best interests of the community, and work on revisions to that plan in light of community feedback. We expected them to engage with the NHCA directly, as a primary stakeholder, and incorporate our feedback into their revisions. Instead, we feel that they have focused primarily on project viability (a.k.a. profit), rather than what will be best for the long term community viability; this was indeed stated in their initial submission, “...project viability is the main driving force behind the formulation of the plan.” (Page 1, Executive Summary, The Parks of Harvest Hills, QuantumPlace Developments Ltd.).

Our main issues with the engagement process this application has had are:

- a) The residents bordering the golf course in Harvest Hills were informed of this development via letters stuck in their garage doors (see Appendix 1.3); however, this was better than Coventry Hills residents bordering the golf course who were not even informed by the developer, and to date still have not been.
- b) The NHCA was approached about this development after some of the residents had already complained to the NHCA about receiving the above letters, at the urging of the Ward 3 Councillor’s office.
- c) The November 2014 “engagement sessions” were a disaster. They were held in the club house at the golf course (due to lack of alternative community spaces, which is one of our continuing concerns), badly planned and inevitably ended up being a crush of hundreds of people trying to pack into the first evening session, with lots of questions to which the developer had no answers. This was definitely not “community consultation”.
- d) The January 2015 “workshops” were really the first time the residents had a chance to ask questions about the development. The developer came forward with several options of a plan “for illustration purposes only”, but which were only variations of the plans that were then submitted to the City; this, and their unwillingness to make the changes the community and City has asked for, leads us to believe the developer was not entirely truthful when they said they didn’t have a plan to begin with.

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- e) The NHCA and community tried to work with the developer in the beginning, but when it became apparent that only those community opinions/wishes that coincided with or supported the developer's own plans were being considered by the developer, the NHCA sent a long list of issues and concerns to the City in response to the initial plans. After this, the developer did not contact us to discuss any amendments that would make the plan more amenable to the residents, and cursorily dismissed our concerns.

Since becoming President on April 16th, 2015, the applicant has not contacted or met with Rick Lundy, as the official representative of the Community Association Board of Directors, and so no engagement, nor discussions about this plan or its successive revisions have taken place with a primary community stakeholder and representative (the NHCA). It took the NHCA pointing out to the City Administration that the applicants had not engaged with or contacted the community association since the initial stages and us asking the file manager to set up a meeting with the developer in order for us to be heard, except even then we weren't. At this meeting, despite many, many items still outstanding from the City's own second DTR, we were told by one of the City's planning team that the major concerns we had (see list above, in Appendix 1.1) would not even be "*on the table*" at this meeting, and by the applicants that the plan was too far ahead to contemplate any changes. On leaving the meeting, we felt there really was zero point to it, except for the applicant to be able to add it to the number of times they could tell CPC they had "engaged with" the community.

- f) The NHCA initially tried to explain to the residents that having a commercial area within the plan would be a good idea, as
- It would contribute to the overall density of the plan, reducing the density required for the multi-family lots, which they were all opposed to.
 - It would give them a NAC, to replace the community gathering space which had been provided by the golf course clubhouse.
 - It could be tailored to fill in the gaps in the community services – a childcare facility, doctor's offices, etc.

However, it was brought to our attention by members of the CAG that the applicant had been quite persuasive in letting them think there would be nothing they could do to prevent undesirable retailers from setting up in that area. We felt this was wrong and brought this to their attention. The applicant made a point of stating that Cedarglen "weren't commercial developers".

This is not development planning and "engagement" in the best interests of the community as we understand it.

1.3 Communications from the Applicant

Items delivered in October (see 1.3.1 and 1.3.2, below) to Harvest Hills residents bordering the golf course were stuck in garage doors and under door mats, with no guarantee of delivery. This included

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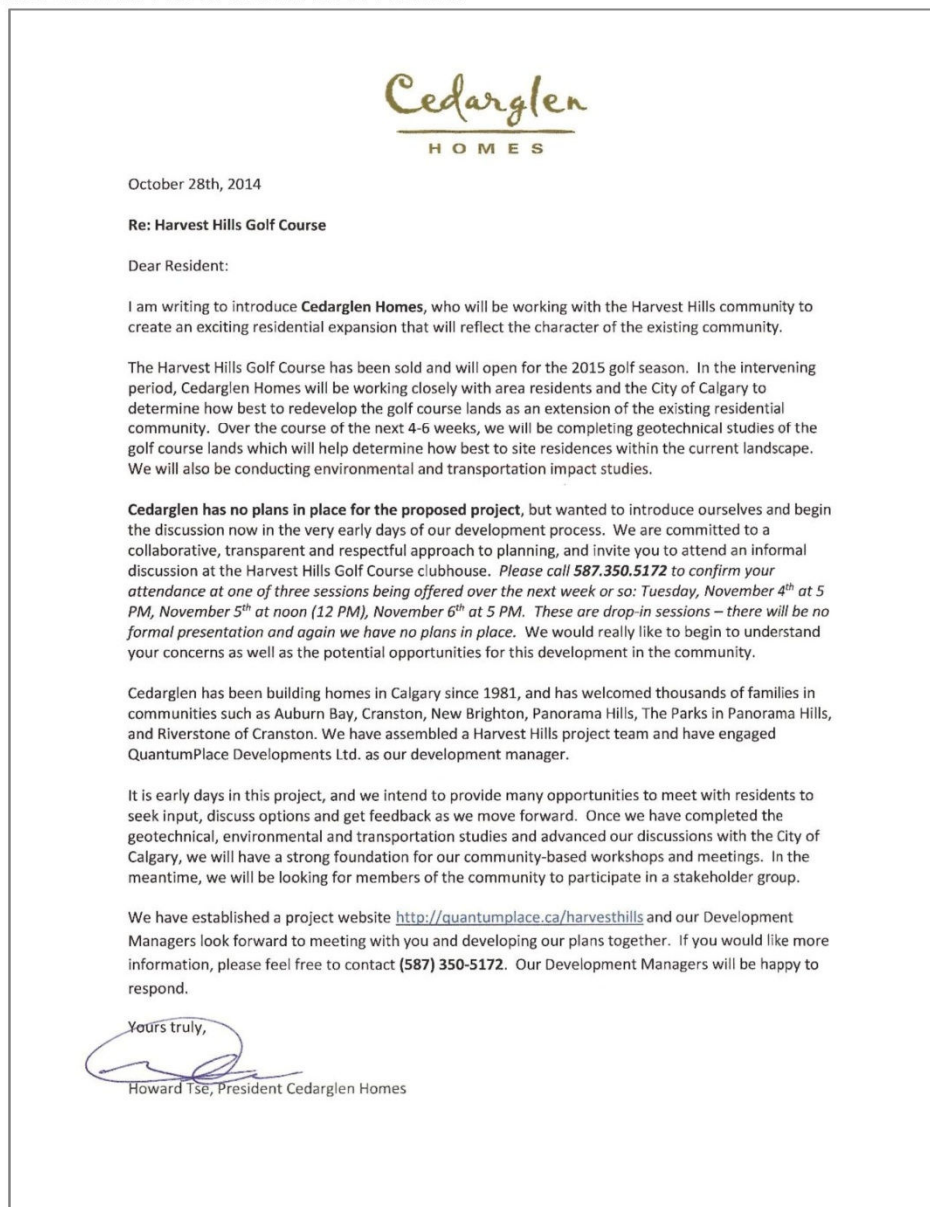
residents who lived across the road from the golf course. Some residents did not know about this letter drop until days afterwards, as their letter had blown away in the wind.

This was however better than no communication at all received by the Coventry Hills residents, who share an ASP, who are also only separated from the golf course by a road, and upon whom this proposed development on the other side of the road will also have a great effect.

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1.3.1 LETTER FROM CEDARGLEN HOMES



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1.3.2 QUANTUMPLACE DEVELOPMENTS LTD "QUESTION & ANSWERS" SHEET

Harvest Hills Redevelopment
Question and Answers

Project Overview

Cedarglen Homes has recently purchased the Harvest Hills Golf Course with the intention of redevelopment and will be commencing a community engagement process prior to submitting an application to The City of Calgary. Cedarglen is a respected, family-owned home builder that has helped create vibrant Calgary communities since 1981.

This proposed project (see maps) is located in the community of Harvest Hills and is currently developed as a 9-hole golf course. The Harvest Hills community and golf course lands fall within the catchment of the Northern Hills Community Association (NHCA).

Cedarglen has engaged **QuantumPlace Developments Ltd.** to act as the Development Manager on this project. We are in the early days of this project -- there are no set plans in place, no applications have been submitted to The City, and a project team has only recently been hired. There will be ample time and many ways for residents to provide input and feedback to Cedarglen before plans are finalized, applications are submitted, The City reviews the application, and Council renders a decision on the proposed application.

Over the next 4-6 weeks, **QuantumPlace** will oversee a number of studies on the lands, including geo-technical, environmental, and transportation assessments. While these studies are conducted, QuantumPlace will begin to actively engage Harvest Hills community residents so opinions, options and opportunities are brought to light and discussed. The results of these studies and the public input received will help define how the project evolves, leading to a land use concept that reflects the character of the existing community.

Who is Cedarglen Homes?

A: Cedarglen is an experienced homebuilder, having created homes for thousands of families in Calgary since 1981.

- Auburn Bay, Cranston, New Brighton, and Panorama Hills
- Cedarglen builds homes for people -- we aren't a big real estate development firm
- <http://www.cedarglenhomes.com/>

Cedarglen Homes has assembled a project team and engaged QuantumPlace Developments Ltd. as the Development Manager. You can get more information at <http://quantumplace.ca/harvesthills> or by calling (587) 350-5172. We ask that all communication go through our development team.

What is the status of the development project right now?

A. The Harvest Hills Golf Course has been sold. The golf course will reopen for the 2015 golf season. Cedarglen Homes through its Development Manager is beginning the process of determining how best to redevelop the land for residential use. We have no plans in place for the redevelopment of the land and no applications have been submitted to the City of Calgary. We are committed to working with local residents to ensure the Harvest Hills expansion reflects the strengths and character of the existing community. These are early days for this project and there will be ample time and many ways for residents to provide input and feedback to Cedarglen before plans are finalized and construction begins.

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How can you say there will be community consultation when you already have equipment working on the golf course?

A: Personnel and equipment working on the site are conducting the geotechnical and environmental studies required before any planning can begin. These are early days for this project and there will be ample time and many ways for residents to provide input and feedback to Cedarglen before plans are finalized and construction begins. We have also initiated a transportation study and working with the City of Calgary.

What does Cedarglen envision for the Harvest Hills project?

A: Cedarglen has no plans in place for the redevelopment of the land. We have just recently assembled a project team. The goal is to reflect and build upon the character of the existing neighbourhood while taking advantage of the mature golf course landscape. These are early days in the process. We are only talking publicly now because we want our Harvest Hill neighbours involved in discussions from the outset.

What are the next steps?

A: The first step is to initiate community engagement, and, over the next 4-6 weeks, complete studies of the geotechnical aspects of the land, plus environmental, transportation, and related infrastructure impacts. These studies will provide guidance on how best to proceed with placement of residences and green space. Cedarglen also intends to solicit input from area residents to ensure whatever plans emerge build on the character and strength of the community. More information will be forthcoming.

What does community engagement look like for Cedarglen?

A: We are in a very early phase, in that we only now have something to announce. We have completed a door-drop written communication with residents backing on the golf course and we will be having a series of introduction coffee gatherings at the golf course this week and next. We will have a larger session in November for the broader community to share what we have heard and what we have learned, and to solicit more community ideas.

We will have initial discussions with community leaders at the Northern Hills Community Association and will be expanding communications to the Harvest Hills community over the next 4-6 weeks. Our goal is to work with the NHCA and others to create a community planning group and meet with them in December after we have initial study details. We would like to have a larger community gathering early in the new year to show initial concepts for feedback.

The community engagement process will include:

- Engaging the community at large to learn from each other and incorporate new ideas before a plan is developed;
- Forming a stakeholder planning group to work with us throughout the various phases of the planning and approval process;
- Addressing concerns raised by community members with open explanations of answering "why" if we are not able to implement a particular suggestion;
- Sensitivity to the existing community and adjacent homes by using the following tools:

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- use of public trails to buffer new homes and development, where possible;
- addressing traffic within the
- infrastructure planning
- sensitive transition of density and building forms

What plans have been made to mitigate the increased traffic on our streets travelling to and from this development?

A: This is very early days in the planning process. Over the next 4-6 weeks we will be completing a transportation study working with the City of Calgary. While we have no established plan for the housing layout, initial discussions include two new entrance/exits from the housing expansion on the east side of Harvest Hills.

What does success look like?

1. No surprises in the community and, over time, a sense of engagement and participation.
2. A comprehensive stakeholder engagement process and respectful response to issues raised by the community.
3. Stakeholders and the general public agree that Cedarglen was collaborative, transparent and respectful.
4. City of Calgary officials can point to Cedarglen's redevelopment planning and execution as an example of housing that reflects community input, the character and strengths of the surrounding community, and complies with Calgary's Municipal Development Plan.
5. The redeveloped golf course is seen as an overall opportunity for the community, and reflects community character, values, and strengths.

For more information, please feel free to contact Lori at (587) 350.5172 or email to info@quantumplace.ca

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APPENDIX 2: OUTSTANDING ISSUES

2.1 Something's Wrong at City Hall

Although we felt there were very few plan changes from what we heard during the “community engagement” (see Appendix 1), **it appears the residents were not alone, as the applicant was not willing to make a lot of the changes that the City requested, either.** This is despite the City Administration having to back down and compromise the City’s own standards on several issues, purely in order to move this particular file forward. We understand that “guidelines” are not “laws”, and there has to be some give and take, but **there is something very wrong with the whole process wherein one developer/homebuilder can use profitability as an excuse for not making changes, but the City is not allowed to look at the same situation and call them on it** when it is obvious that the development will remain highly profitable even with the City’s recommended changes. If everyone is not subject to the same rules and guidelines, why even have them?

In addition, hearing several individuals from various departments of City Administration saying that they are all feeling under pressure “from above” to just accept all externally, developer-sourced technical reports, almost regardless of the conclusions drawn, as long as they have “an official stamp”, and that budgetary constraints mean the City Administration cannot repeat too many independent verifications of reports, is at the very least disheartening. To also hear they are under pressure to approve the larger developments regardless of whether or not it is a good plan, and whether or not the developer is willing to compromise with the City and make the requested changes, or in some cases simply deign to even address the City’s concerns, all in order to meet the all-consuming mantra of “density, density, density” from above, without actually meeting all the other requirements of a “complete community”, or the MDP, is really beyond belief. **This is indicative of a much larger, systemic problem within Administration**, and feeds our belief that the system is truly broken.

From the NHCA’s perspective, City Administration should be allowed, indeed required, to be completely impartial and non-political. City planners should not be telling CA representatives that as long as a developer answers approximately 2/3 of the City’s requirements, regardless of whether these are major or minor considerations, that the developer is pretty much “good to go”. If this is really how it works, then why does the City even include these requests in their DTRs? Administration should be able to demand that not only the letter of the MDP (the bylaws), but also the overall guiding vision of the MDP, and the community ASP (or ARP where applicable), are followed. They should also be the impartial party that is helping CAs (who are community volunteers, not planning specialists) work with the developers to make their community better, through good, reasonable, community consultations and true dialogue, ensuring that the developer doesn’t just push through their ideas regardless of what the community wants, by calling a few community open houses and meetings “consultation” when it is obvious they are totally unwilling from day one to make concessions to the residents unless the residents echo their own plans, regardless of what they say publicly.

All of this is patently not happening and should frankly be a matter of alarm to all levels of management within City Hall.

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2.2 Overview of Community Concerns

From the beginning, the NHCA has been concerned that this development will do nothing beneficial for the community of Harvest Hills, or the larger area as a whole, and has been concerned that this development does not really meet the requirements of the MDP in many ways (see Appendix 4). Many of our concerns, and those of the City Administration, have not been adequately addressed. There are many, many concerns with this plan. However, the main issues we have had since the beginning still remain:

- a) Lack of amenities (see 2.2.1)
- b) Inadequate transit = increase in traffic (see 2.2.2, 2.2.3.1)
- c) The huge reduction in green space and lack of retention of mature urban forest canopy

The City, the NHCA and the developer's own contractor for the Biophysical Impact Assessment have all urged for the retention of as many trees as possible. However, the developer has clearly stated that they do not think that they will be able to retain the trees, even though it appears to be a requirement of the MDP.

In as much as the City Parks Department feels that the addition of M-R and HOA land to this development actually increases the "available" green space available to residents as it was previously private, and the implication is it was therefore inaccessible, this is untrue. Granted, you could not walk your dog or play soccer on the golf course, but it was publicly accessible, even if you didn't play golf, and a large area of visible, greenspace area will now be lost to this community.

- d) Large increase in density in a non-TOD area (see 2.2.2.2, 2.2.3)
- e) The lack of a NAC (see 2.2.1)
- f) Buffer widths

Originally buffers were not allocated between all of the original properties and the proposed, despite promises by the developers to do so before Plan #1 was submitted. Now, at Plan #3, the buffers are still a contentious issue as they are not a minimum of the 10.0m requested by both the City and CA, as the developer feels that by making them HOA land, they are not required to adhere to Parks recommendations or requirements.

One of the few items the developer conceded on was the addition of "activity centres" (adult gym equipment) to 6 of the wider parts of the "linear parks" (buffer areas) on the island area. However, merely adding a pathway in the remaining, narrow buffer areas does not resolve the original problems of safety concerns for the remaining areas. Considering the current nefarious activity that takes place in small, badly lit laneways and green spaces that border the golf course, and on the golf course itself now that it is closed, these very narrow "linear parks", which are essentially buffers, are going to be less visible to CPS from the street and a cause for concern.

- g) Cul-de-sacs

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Removal of cul-de-sacs has been an issue this developer was not willing to address from day one, as it would reduce the number of lots they would be able to sell, despite the benefits it would bring to both new and existing residents, and the fact it could help to preserve many of the existing, mature tree stock.

h) Overhead power lines

Time and again the developer has refused to bury the power lines, despite the fact it will cause a sightline issue for existing homeowners. There really is no reason this could not be achieved and the City has repeatedly asked the applicant to do this.

i) Large blocks of multi-residential

The developer has no intention of breaking up these large expanses of M-G & M-1 housing along the northern and eastern boundaries of this property. This could easily be achieved with the addition of a NAC, and by reducing the number of units by adding some R-2 between the parcels.

2.2.1 LACK OF AMENITIES

Had this been an older community with an ARP, the developer would have been required to provide community enhancements or at least a fund with which to do so. This area is particularly deficient in community space and recreational amenities to meet the needs of the population (see Appendix 4.1, and Appendix 5).

Apart from the addition of (now three) tennis courts, which were put in as the developer was not willing to provide a plan which allowed enough land to give the community adequate MR zoning in one place to build either:

- A desperately needed regulation 90 ft baseball diamond specifically requested by the community, and Centennial Baseball. This baseball organization is desperate for a regulation sized facility in the North Central area to meet the growing needs of our growing communities, and have approached the NHCA in the past with the offer to fundraise for the supporting infrastructure if only some land could be found; or
- Soccer fields, to support the community's large soccer playing population (we have 1,100-1,400 kids in our own grassroots, outdoor soccer program every year, and several other local clubs use our fields),

absolutely nothing has been given back to the community in exchange for the loss of a community amenity (the clubhouse) and valuable recreational space (publicly accessible and very affordable golf course open to all ages).

Despite what the developer would like you to think, and the Parks department keeps saying, the golf course *was* actually available to non-golfers to use for recreational needs. A prime example was the Northern Hills CA seniors' group, SPRY in the Hills, who used to walk around the golf course as part of their summer walking club exercise regime (see Appendix 4.1).

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Other amenities particularly deficient in this area, and as detailed in the NHCA's first response to this application (see Appendix 4.1) include, but are definitely not limited to:

- Community social/meeting space – Harvest Hills used to have the clubhouse at the golf course, which acted as a kind of mini-NAC: restaurant, coffee shop, community meeting space and more. Again, the SPRY in the Hills group used to meet there twice a month during the summer for a special, discounted lunch.

The schools and spaces we do have elsewhere in the Northern Hills (Vivo and Harvest Hills Alliance Church) are booked solid, and have no availability for new, community programming. Affordable community space would also help provide somewhere for meetings, non-profit and community group programs, birthday parties, weddings, etc.

- Social, mental health outreach and immigrant services (as a direct result of lack of community space)
- Healthcare facilities: Family doctors' offices, diagnostic services, emergency care
- Childcare facilities
- Schools: Harvest Hills doesn't have a single public school – all the public school kids are bussed; all the non-Catholic high school kids are bussed from all of the Northern Hills communities
- Indoor rinks – there are only two to serve 58,000 people in the Northern Hills, and approximately another 35,000 from communities within our catchment area (Kincora, Hidden Valley, Evanston) despite the standard of 1 rink per 18,500 people determined in the 2006 Calgary Ice Arena Study (see Appendix 4.1 inclusion, page 7); Harvest Hills is not even accommodated at Vivo for hockey on those rinks - these kids travel as far as Mount Pleasant. The rest of the Northern Hills travels to Carstairs, Crossfield and Beiseker to meet the demand for ice.
- Sports programming/facilities: Vivo is at capacity; it has the largest catchment area and smallest footprint in the city; it has no indoor field houses and Genesis in the NE and now even Genesis Place in Airdrie (our fall-backs) are also at capacity, unable to accept any indoor sports programming. Even with the addition of a new recreation facility in the NW, this will not significantly decrease the visitors to Vivo: a report by Environics Analytics prepared for Vivo shows that 81% of pass holders come from within a 5km radius. If anything, the facility will become even more in demand once the communities to the north of us in Keystone Hills are developed (Carrington / Livingston), which constitutes approximately 25% of their current catchment area.

Some of the above could definitely be solved with the addition of a non-traditional NAC, which could include community space, medical offices, childcare and a local coffee shop/restaurant. However, this non-traditional retail space idea appears to have been completely missed both by the developer and the City's contracted appraisers in their commercial demand analyses (see Appendix 3). In our opinion, the developer was never intending to build a NAC anyway, as they stated verbally that the owners were not

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commercial builders and not in the business of commercial leasing, and appear to have done much to dissuade the residents on the CAG from properly exploring the options commercial zoning.

2.2.2 ISSUES WITH TRANSIT = INCREASED TRAFFIC

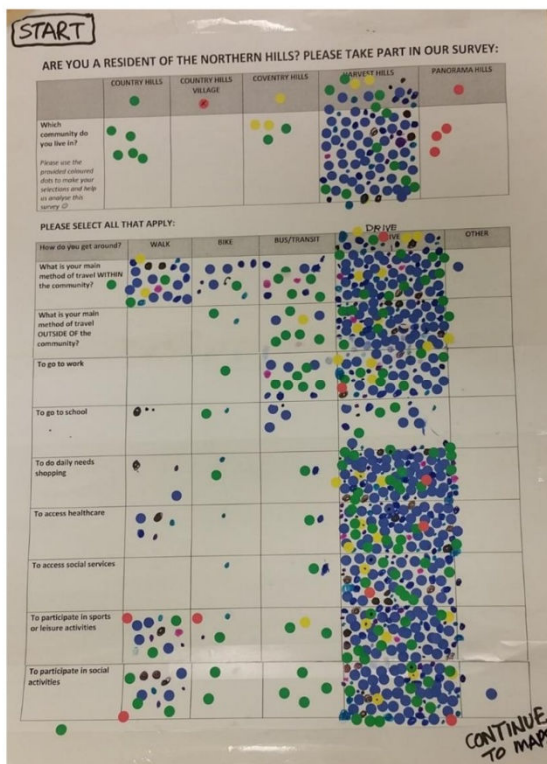
2.2.2.1 Routing and Frequency

The routing and frequencies of the buses in Harvest Hills have long been an issue for the NHCA, and as we stated in each of our responses, we do not see how to get to the nearest supermarket, which is only a 5 minutes' drive away, that

- a 27-minute transit trip (which involves 25 minutes walking and is the shortest timed trip),
- or if you are unable to walk any distance, the shortest walking option involves a trip of over an hour and 3 different buses,

promotes transit use (see Appendix 4.1 inclusion, page 16, for details). We have expressed these issues so many times to various people from the City (to our Councillors, various people in Calgary Transit, our CRCs [now NPCs], via 3-1-1, at any transit feedback events for the green line, etc.) over the years, but

nothing has changed to improve this. One City Transit staff member even told us that they had done a survey in Harvest Hills to see if the routing was adequate in order to address our concerns, but had only asked the people *already using the #88 bus*...



So, we did a quick community survey at the recent Harvest Hills Golf Course Redevelopment project information session, from 2-8pm on July 20th at Harvest Hills Alliance Church (the full survey to date can be viewed in Appendix 6), and this is the rough data that supports what we have been saying all these years:

Almost everyone in Harvest Hills drives.

The 4th column in the first section shows the blue dots (and a few yellow and green, as we ran out of blue early on in the survey) of Harvest Hills residents.

The 4th column in the second section indicates "DRIVE" in answer to "What is your main method of travel WITHIN the

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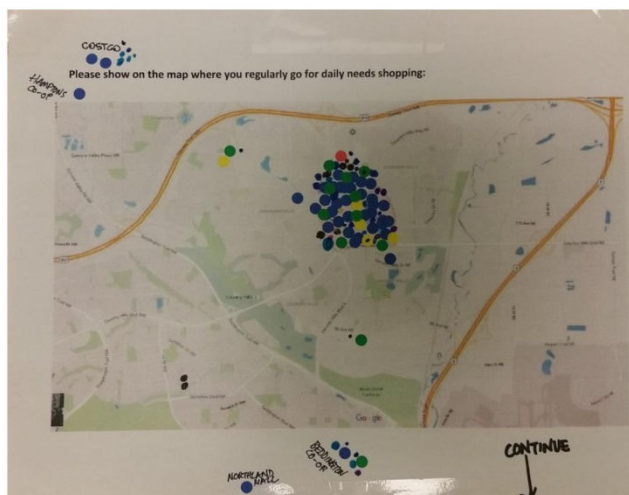
community?" Even the people who chose the other options, such as "walk" or "bike", did so as a multiple choice with both walking and driving, as they stated it depended where they were going.

Is it because they just want to drive? **Maybe, but look at the following maps and see what doesn't match up:**



(a) Transit routes from the TIA (upper left).

The Transit frequency, even of the buses that Harvest Hills does have, is abysmal. We have been informed that Transit did not see the need to increase the frequency, because the ridership was not high enough.

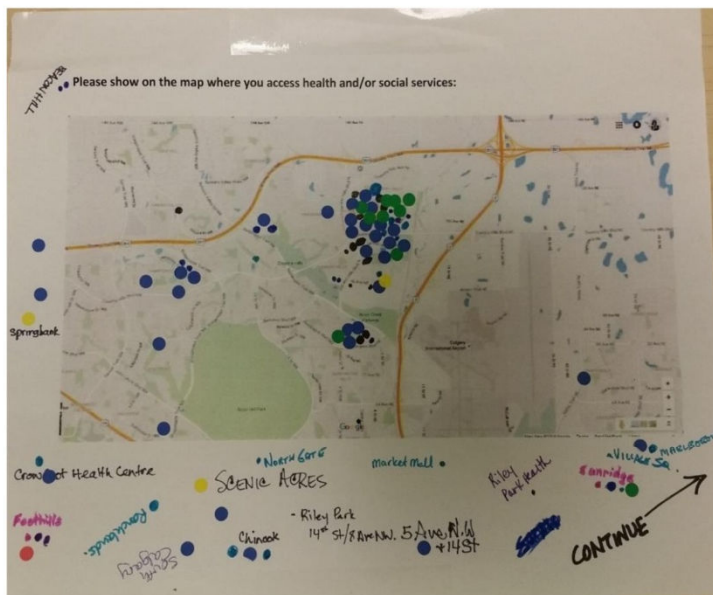


(b) Map of where residents said they regularly went for shopping (lower left).

The community does their daily needs shopping mainly at the area's core (where the City and original community developers obviously intended them to), in Country Hills Village. Only the #430 goes near there. For anyone who can't walk to get the #430 (limited frequency), a resident would have to take the #88 (30 minute frequency) to a stop that links up with the #301 on Harvest Hills Blvd to Northpointe, then take another bus that links along Country Hills Blvd (like the #430). To get to Superstore (near Northpointe) or Coventry Centre, only the #88 and #301 would be required.

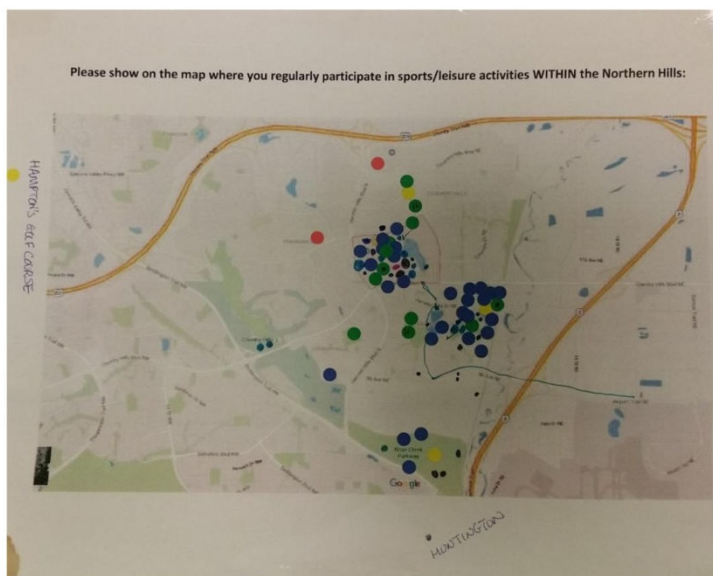
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(c) Map of where residents said they regularly went for health & social services (*upper left*)

Many residents have to travel out of the area to access health services, whether that be a family doctor (many family doctors in our area won't take on patients with chronic needs), or specialist needs.



(d) Map of where residents said they went for sports & leisure (*lower left*)

Many residents access Vivo, but the nearest off-leash park is off Beddington Trail. Many of the residents surveyed used to golf at Harvest Hills (which is why they chose to live in the area) and now either travel elsewhere to golf 9 holes or say they just don't participate in active leisure any more.

The mismatch is that the available transit doesn't take the residents from where they live to where they want (and were designed) to go!

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2.2.2.2 This is Not a TOD Area

Despite the applicant's best efforts at trying to infer this is a TOD area, well-served by transit, it just isn't. Due to the design of the Northern Hills communities, walkability is a huge issue. There are not enough cut-throughs between the cul-de-sacs to allow people to take a direct route through the community (the "as the bird flies" method), and **the buses are so infrequent and of a peculiar routing that it encourages driving everywhere.**

Granted, some areas of Harvest Hills definitely are in a TOD walk zone, and once the green line eventually reaches Northpointe, those with easy access to the 96th Ave station will be well served not only for commuting downtown, but for going north to the main commercial area designed to meet their daily needs. Currently however, even those close to the #301 stops at Harvest Oak Gate and the park and ride at Harvest Hills Alliance Church (96th Ave) struggle to catch the #301 at peak times. Why? Because it is not just standing room only, but FULL before it even reaches them. This has long been an issue in our communities, and is one of the driving forces behind our support for the green line LRT.

Adding more BRT buses is also not an option. Cllr. Stevenson has long advocated for more buses on this #301 route, and we did get a few more in recent years, which the residents gladly filled to capacity again. However, **Transit informs us that the Centre Street corridor is now at capacity and no more buses can be added to this route.** Hence the green line.

2.2.2.3 Even More Issues with Traffic

Despite the shortcomings we found with the TIA (see Appendix 3.1), we were wholly surprised to see that the City Administration had recommended this development was approved, despite the fact that the TIA showed that **proceeding with the development of the golf course**, even to the lower densities outlined by the applicant in the first plan, **would cause the Coventry Blvd / Country Hills Blvd junction to fail by 2029.**

As discussed in Appendix 2.2.3.2, the NHCA is concerned that despite the developer's proposed intentions to only build 716 units, despite the City's own request for the developer to lower the density, this could be increased between re-zoning and DP stages, to the maximum requested density allowed by the zoning categories requested to 936 units, and well beyond that if secondary suites are implemented.

This is a major concern because **current transit capacities, frequencies and routes are not adequate to service this site:** the #88 doesn't take people where they want to go, and the #301 at peak hours is already full before it even gets to the Harvest Oak Gate stop. In addition, Transit has acknowledged that there is no more capacity for more #301s on the Centre Street corridor, so adding more BRT is not an option.

In as much as the NHCA is happy that Country Hills Blvd will be widened to accommodate the increase in traffic, we do wonder who will be responsible for the widening of the bridge between the proposed site and the already widened area of Country Hills Blvd to the east, and when this will take place? It would not be advantageous to the already anticipated worsening traffic situation stated in the TIA to have a choke point where the road bottlenecks at the bridge for the foreseeable future.

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In addition, it is worthy of note that in the current ASP, under *Factors Influencing Development*, Map #6 states, “A maximum population of 20,000 in Calgary North can be accommodated by the Deerfoot Trail and upgraded Memorial Drive route.” (Calgary North Area Phase 1 ASP, 2005 Office Consolidation, Map 6, page 16). We are now at 31,000 in this ASP area, and are not aware of any further upgrades having been completed to accommodate the growing population. Is this why Deerfoot Trail is at crush point in the peak hours for commuters from this area?

2.2.3 DENSITY

2.2.3.1 Driving More Residents to Drive

We understand Calgary needs to grow up and not out. We understand Calgarians don't want to pay ever increasing tax bills and the easiest solution is to build where the services and amenities already are, to maximize the yield from that infrastructure. We get it; if Harvest Hills, or even the greater Northern Hills area had adequate community, educational and social infrastructure in place already, this would be a very different response from the NHCA.

The question that should be asked is: “Is this proposed development bringing in the missing pieces and improving the community?”

Unfortunately, the answer is no, for all the reasons listed above and in our responses to this development plan (see Appendix 4). The lack of amenities, transit, schools, and indeed, even a basic, walkable NAC that could have a desperately needed childcare facility, a doctor's office, or even a local, community gathering place (café/restaurant to replace the clubhouse), will drive these new residents into their cars, the same as the current residents.

2.2.3.2 Density Cap

In addition, we are very concerned that there is a proposed change to increase the density beyond what was already covered in the ASP, to a *minimum average of 20 units per gross developable hectare, but with no maximum cap*. We are not totally averse to change and increasing density, in the right circumstances: had this been a TOD area next to the proposed 96th Ave green line station, or in the middle of a MAC, we could understand the request for this change. However, the Harvest Hills golf course is neither of these things, and the NHCA is concerned that despite the developer's proposed intentions as per their final Outline Plan to only build 716 units on these lands:

- This has in fact increased in successive versions, **despite the City's own repeated requests for the developer to lower the density** (DTR 1, *General Comments* items 6 and 4.5.1; DTR 2, 4.5.1: states that there should be a maximum of 17 units per hectare [7 units per acre] in any individual sub-cell), as per the current ASP. Currently, at 716 units, **this small sub-cell, if approved, will already have a density of over 27 units per hectare**, in a non-TOD area.

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- This could be increased between re-zoning and DP stages, to the maximum requested density allowed by the current zoning categories requested, to 936 units, bringing it up to a density of over 35.5 units per hectare.
- Beyond that, there is also now R-1s zoning proposed, which could add another 145 units to this total, **bringing it to 1081 units, equivalent to over 41 units per hectare.**

These are a major concern because:

- This is not a TOD area, and the current transit capacities and routes are not adequate to service this site. Calgary Transit has NO plans to increase either frequency or routes to service this area.
 - The #88 doesn't take people where they want to go.
 - The #301 at peak hours is already full before it even gets to the Harvest Oak Gate stop.
 - Transit has acknowledged that there is no more capacity for more #301s on the Centre Street corridor, so adding more BRT is not an option.
 - The MDP states that land use decisions should be linked to transit. If this is the case, these higher density land uses, with no improved transit service in the foreseeable future, should be denied.
- Even if the initial build out is only 716 units, these numbers do not take into account the secondary suite designation of the single family homes (SFH) that will be built in this area, which were not accounted for in the TIA (see Appendix 3.1), which already states that this development will cause the Coventry Blvd NE/Country Hills Blvd junction to fail by 2029.

2.2.4 ARCHITECTURAL CONTROLS

It has come to our attention that there is no limit to the heights of the SFH in the R2 area. The intention of like-to-like progression of the zoning in this plan was to prevent current residents from being overshadowed by any adjacent new homes being built. We would request that all R2 is required to be submitted to the NHCA at DP stage, to ensure this intention is met.

We have also noted that there is no mention of architectural controls in the ASP amendments. We would like to request that the detailed design of the residences in the proposed development are required to closely reflect the architectural style of the current residences surrounding this development, and all plans not only come to the NHCA at DP stage, but that the community are actively involved in helping to form the design of the subdivision areas, not just "consulted", as the community consultation to date has not been that great (see Appendix 1).

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APPENDIX 3: OUR CONCERNS WITH THE TECHNICAL REPORTS

The NHCA requested several times that the technical, impact assessment reports be provided to them, right from the very first iteration of the plans, as we wanted to ensure that local knowledge was considered and passed on, especially in terms of traffic hot spots, fauna on the golf course, and community needs for the proposed NAC area. However, these were only finally supplied to us as recently as 8 (eight) days ago. Community associations are manned primarily by community volunteers, and as diverse and dedicated as those volunteers are, 8 days is really not sufficient time, especially during the summer vacation period, for even the most dedicated CA board to enlist the help of professional, technically qualified experts to review the reports. However, from a non-technically certified standpoint, there are still several obvious issues with some of the basic assumptions, methodologies and/or conclusions drawn in these reports, as outlined below.

3.1 Transportation Impact Assessment (TIA)

Despite all of the issues below, which we feel reduced the predicted volume of anticipated traffic, this report still showed that one of the main junctions out of Coventry Hills would fail by 2029 and another, main junction within the Northern Hills communities would be seriously degraded. Yet, the City Administration has still recommended this development for approval, which concerns us greatly.

The main issues with this report are:

- a) One of the main arterial exits from Harvest Hills, and the Northern Hills in general, the exit onto Beddington Trail from Harvest Hills Blvd was not considered.

This is a huge choke point already, and was actually noted as being so in the NHCA's response to the developer's initial submitted plan (see Appendix 4.1).
- b) The Harvest Oak Gate / Harvest Hills Blvd junction was not considered for traffic data collection.

As this is next to the only school at all in Harvest Hills (Ascension of Our Lord K-9 CCSD), it gets quite a lot of traffic, especially on cold mornings, as parents drop off their kids on their way to work.

* Note: Item 2 in the *Notes* section of the Forecasting Request Documentation Summary Form can easily be explained by a combination of (b), above, and people trying to avoid the wait at the Harvest Hills Blvd/96th Ave left turn junction.
- c) The transit review added the #301 as an accessible BRT service to this development.
 - Nowhere in this development is even close to being within a walk zone (600 m) for the #301.

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In order to access the #301, a resident would have to first catch one of the half-hourly #88 buses to Harvest Oak Gate, then cross Harvest Hills Blvd and walk to the closest #301 stop, then if it's at peak times, wait as several buses go past because:

- Calgary Transit is fully aware that the current #301 service is at capacity and unable to be expanded. Peak time buses are full at Northpointe, before they even reach Harvest Hills, and Transit themselves have stated that there is no more capacity on the Centre Street Corridor for any more buses; hence the desperation for the green line in the north.

- d) The numbers used for calculating trip generation in this proposed development in the TIA were flawed. If even *only half* of the R1-s homes decide to put in secondary suites, this will add a further 73 units to this development, bringing it to 789, which is already 15% above the original 688 units presented to be assessed for the TIA report. The addition of extra units to maximum zoning (see Appendix 2.2.3.2), plus the secondary suites at 50% utilization would bring the total number of units to 1009, **47% above the 688 units presented for this assessment, and 180 more units than even the 20% above 688 that was already added by the developer** "to allow for any revisions in the site plan" (TIA, Section 3.2 Trip Generation, page 16). This also does not take into account any increases in density the developer may propose at the Development Permit stage.

In addition, the predicted population numbers in the City's own Forecasting Toolbox (<http://www.calgary.ca/Transportation/TP/Pages/Planning/Forecasting/Forecasting-Toolbox.aspx>) reports show the Harvest Hills population as declining from 7,455 in 2006 to 6,788 in 2029, when it has in fact been increasing in recent years, albeit slowly. It already stood at 7,593 in the 2015 municipal census.

In tandem with this is the concern that these population toolbox figures somehow calculated a decrease in population, despite the large anticipated increase in job numbers over the same period (as was shown in the toolbox documents) due to Aurora Business Park, Stoney Industrial and surrounding other commercial and light industrial areas, not forgetting the airport expansion.

We sincerely hope that the upcoming Keystone Hills populations (another 30,000 to start with in Carrington & Livingston) and their need to access our community for amenities such as Vivo were factored into this calculation at the Country Hills Blvd/Harvest Hills Blvd junction and on 96th Avenue.

- e) We feel that the shortcutting aspect of commuters using the new development road to easily access 96th Ave from Country Hills Blvd has been greatly underestimated. Once Stoney Industrial, Aurora Business Park and the developments east of Coventry Hills / north of Country Hills Blvd have been built out, and once the 96th Ave/Airport Trail tunnel actually joins up directly with a major road, short-cutting will increase.

We cannot see how a proposal to extend the curbs in one section (Harvest Park Drive / Harvest Hills Drive) will possibly stop the short-cutting, and both we and the City have already requested

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the addition of at least pedestrian crossing lights at minimum, especially as there are two presumed activity nodes alongside the proposed main road; this has been denied by the applicant.

3.2 Surface Transportation Noise Policy Assessment (STNPA)

Residents of Harvest Hills raised concerns about the increased use of the adjacent rail siding both for noise, and as a dangerous goods siding, dating back to at least 2013. CP Rail said the rail lines were there long before the community was built and the noise is the result of normal 24/7 operations. Spokesperson Ed Greenberg stated: "From our railway's initial review this appears to be normal 24/7 rail operations taking place as our company responds to the shipping requirements of our customers, including those located in Calgary".

Although not technically a "rail yard", shunting on a dangerous goods siding only 87m away from the proposed new residences is not ideal, especially in the wake of Lac Mégantic and Bonnybrook; 90% of America's chlorine moves through there, and it is a concern that the City is considering putting the safety of multi-family developments at risk; even the Mayor has stated that regulations should be in place to mitigate this risk. (<http://www.theglobeandmail.com/news/politics/mayors-want-to-weigh-in-on-federal-rail-safety-overhaul-after-lac-megantic-crash/article13491513/>; <http://www.cbc.ca/news/canada/calgary/train-derailment-near-downtown-calgary-raises-concerns-1.1702052>).

Questions we have about the STNPA:

- a) This was carried out only for pass-bys, not during a period when trains entered the siding and shunting took place, and only measured 4 pass-bys, not the 5 recommended in the guidelines (see Best Practices, GUIDELINES for *New Development in Proximity to Railway Operations*, Prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, May 2013, FCM/RAC Proximity Initiative, Dialog). Even without this, the report concluded that predicted noise levels would exceed the City's own recommendations. With this in mind, **consider how much further the noise levels would be exceeded when shunting is taking place**, often within the early hours of the morning (see <http://calgary.ctvnews.ca/residents-rally-to-reduce-rail-noise-1.1482789>), which CP Rail considers "normal operations", and which is proposed to increase.
- b) The proposed ASP changes we were supplied have suggested sound attenuation walls be avoided, despite the STNPA stating that *"the predicted noise levels exceed the City of Calgary Design Noise Level of 65 dBA L10 (Peak Hour) at some of the modeled locations within the proposed residential area. Therefore noise barriers at the south side of Country Hills Blvd NE with heights of 1.8m to 2.8m have been recommended to meet the DNL within a 20 year projected traffic horizon."* (STNPA, Executive Summary).

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Why? There has already been a sound attenuation wall constructed on the north side of Country Hills Blvd, for the residents of Coventry Hills who border this main arterial corridor, and with the introduction of a new junction opposite Coventry Blvd NE, and the predicted increased traffic along this stretch (see TIA which states this junction will fail by 2029), it makes sense for the developer to have to put in this sound attenuation at the beginning, rather than the Calgary taxpayer after the fact, once it becomes obvious it should have been built at the beginning. This is especially pertinent if the developer continues to refuse to consider a NAC at the northwest corner of the development.

3.3 Biophysical Impact Assessment (BIA)

The developer has already alluded to the fact that most of the trees were unable to be preserved in Shawnee, and stated in their response to the City DTR and NHCA response that they may “need” to do the same on the Harvest Hills site. The City itself has put much time, effort and taxpayer dollars into creating the BiodiverCity strategic plan for ecosystem conservation. With the destruction of the Nose Creek Valley wildlife corridor due to the development of Stoney Industrial and Aurora Business Park, plus the development north of Country Hills Blvd., removal of yet more habitat should be discouraged.

That said, if the BIA report had read as if it been completed with even a hint of trying to do more than the absolute bare minimum, at a suitable time of year for a seasonal wetlands area, and observations of the fauna the residents have captured regularly (see 3.3.1, below) had been listed in their report, we would have stood by it. However, we feel there are several issues with the report that should be addressed before this application is allowed to continue further:

- a) Section 2.2: *“Due to the area being an existing disturbance, used as a golf course, no rare plants occur; therefore, a rare plant survey was not required.”*

How can Corvidae ECI possibly know that no rare plants from the Nose Creek Valley (adjacent) have seeded onto the subject site without doing a survey? We accept that in the main it is mowed grass, it being a golf course, but there are several stands of trees and “roughs” that are allowed to grow without disturbance.

- b) Section 5: The Federal and Provincial Regulatory Approvals section of this report does not take into account the Alberta Wetland Policy, approved June 2015, which actually also applies to man-made wetlands, not just natural wetlands, as stated in this report. We accept that this report was written in May 2015, prior to the acceptance of the new Provincial policy, but it should nevertheless apply and we are certain the company would have been aware of this impending legislation which affects its own industry. The man-made wetlands on the golf course therefore should be protected under this legislation. Until the Province has investigated these constructed wetlands, they should remain undisturbed and acceptably maintained.
- c) Section 6.2: As the golf course is a seasonal wetlands area, the surveys should have been done during the active spring-summer season, not the day after light snowfall in Calgary, when night time temperatures were still around freezing. Furthermore, having observed a pair of horned grebe at one of the wetlands ponds despite the weather, this should not have been summarily

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dismissed as a migratory stop over. This observation of a likely mating pair of a species (which the report itself states are listed as being “special concern”) should have in itself triggered further site visits to determine the likelihood of this.

- d) Section 6.2.3: This is an example of the bare minimum being done, that we are not impressed with. Only two visits were made to the site to survey. Of these, only one amphibian survey was completed, on April 15th. Despite the report stating that:
- “ESRD guidelines typically recommend three site visits to confirm presence/not detected”; and
 - “Note that no individuals detected in one site visit does not mean that amphibians do not/cannot occur there. Surface water conditions can vary from year to year and some amphibian species are sensitive to precipitation events to trigger breeding activity.”; and
 - “The presence of boreal chorus frogs nearby shows that they do occur in proximity to the golf course.”

This is crucial as the following (taken from the BIA report) were noted as residing within 5km of the project site on FWIMS:

Table 2: FWIMS Data Results

Mammals	long-tailed weasel
Birds	barn swallow (Threatened ¹ , Sensitive ²), common yellowthroat (Sensitive ²), great blue heron (Sensitive ²), short-eared owl (Special Concern ^{1,3} , May Be At Risk ²), sora (Sensitive ²), Swainson's hawk (Sensitive ²)
Amphibians	northern leopard frog (Special Concern ^{1,3} , Sensitive ² , At Risk ⁴), Canadian toad (May Be At Risk ² , Data Deficient ⁴)
Reptiles	red-sided garter snake (Sensitive ²)

*Source: Government of Alberta 2015

Notes: 1 – Status designation by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) (2015)
2 – Status designation under Schedule 1 of the Species at Risk Act (Government of Canada 2015a)
3 – Status designation under the General Status of Alberta Wild Species 2010 (Government of Alberta 2011a)
4 – Status designation under the Alberta Wildlife Act (Government of Alberta 2014).

Why was the assessment not done in May, once the weather had improved and there was likely to be evidence of breeding activity? Stating that there was “limited” potential breeding habitat doesn’t mean there is no potential breeding habitat and **we would like to request that the guidelines are followed properly and CPC request that at least three site visits are done and recorded before any conclusions are drawn** regarding whether or not any sensitive or at risk species either live in the site area, or close enough that they are likely to be disturbed by the development of this site.

- e) Section 6.2.3: **We would like to further request that the wetlands are properly maintained, at least until they are assessed by the Province.** Since the new landowners took over, as it appears they have not been monitoring the water levels, as outlined in this report: “On April 21 both

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irrigation pond #1 (pond nearest to the clubhouse) and irrigation pond #3 (the large pond in the NW corner of the golf course) had lower water levels than during the April 15 survey, with water levels at least 30 cm lower. These types of fluctuations in the water level create low habitat suitability for amphibians."

Until the new landowners took control of the land, these wetland ponds were maintained carefully, and the water levels *did not* fluctuate as noted in this report, and the vegetation around these ponds was lush, making the habitat very suitable for wildlife. We are not confident amphibians would indeed have been present on the day of the amphibian survey, it not being of a suitable temperature yet, but if the water levels are maintained as they should have been during the application process for this site through active stewardship, as stated in the Alberta Wetlands Policy, we wonder if birds or other animals may return to breed as they have in years past.

- f) 7.1.2.1. The report states that the presence of magpies and crows would deter migratory species from nesting, yet residents assure us that Canada Geese and ducks breed each year by the golf course wetlands (see 3.3.1, below).

3.3.1 EMAILS AND PHOTOS FROM RESIDENTS RE: WILDLIFE ON THE GOLF COURSE

Residents have been upset by the implication in the report that the golf course does not present as a suitable habitat for a range of resident and migratory wildlife and therefore some have sent the NHCA an abundance of photos taken over the past couple of years. We also received an email stating concern over the disturbance of the Canada Geese breeding site.

It appears that at least one owl has been resident there for several years, there is a porcupine, and that Canada geese and ducks return each year to breed by the wetlands. The photos/emails we received both last year and in the past week have been inserted here.

Email addresses of residents, contact information and text not pertinent to this application have been blacked out for privacy as we are aware this document will form part of the public record. If members of CPC or Council would like to see any of the original files intact, they should contact the NHCA directly via the President, Rick Lundy: president@northernhills.ab.ca and Vice-President, David Hartwick: advocacy@northernhills.ab.ca or contact the NHCA office on 403-226-6422.

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a) JDirom-LetterOfConcern-22Jul2016.pdf

Concerns with Harvest Hills Development and Wildlife Studies

Jeremy Dirom <[REDACTED]>
To: "Moraig McCabe (NHCA)" <moraig.mccabe@northernhills.ab.ca>

22 July 2016 at 09:56

Moraig,

Thanks for taking the time to talk to me a listen to my concerns at the open house this past week. I am extremely concerned that corners have been cut with this development application that will ultimately be detrimental to the community as a whole.

It is my understanding from what I have read that there has only been wildlife study conducted on Harvest Hills Golf course, which indicated that there are only magpies on crows on the course. As a resident on Harvest Grove Close, I will attest to that information is inaccurate, and that there are in fact a great deal more wildlife that resides in that area than note. First there is an owl in which the course is a part of its territory. It commonly utilizes the trees behind my house as a perch, and is regularly heard and seen. I have sent photos of the owl when seen during the day, as he operates mostly nocturnally which is not conducive to photographs at those times.

I am also concerned that no mention of the porcupine in the area is made. Again porcupines are nocturnal animals, and therefore difficult to photograph. I can attest that he has raided vegetable gardens, and has been seen in our back yard late at night. However, I have been unable to track him as he retreats to the golf course which I cannot enter, and often he is scurrying off due to dogs barking at his presence.

Further to the above concerns is that of the Canadian Geese that have been nesting on the golf course. In discussions through my work with Alberta Fish and Wildlife (as the site in which I work has nesting geese) they have advised that geese have natural homing instincts, which bring them back every year to the site in which they have previously laid eggs. We were also informed by Alberta Environment and Park that the 'Canada Goose' is a federally protected species and as such they cannot be removed once they have nested. In terms of our own site the process of removal takes approximately three years, and in which we are assisted by Alberta Fish and Wildlife in the case of extremely aggressive birds.

There are also water fowl including ducks and heron that can be found on the course. I can attest to having baby rabbits, ducks, skunks, as recent as this year, as well as in years past. Again I am very concerned that there have been no further wildlife studies, and that these rare and protected animals are put at risk.

I am willing to make a statement to these facts on record, and this email may be used however needed or be used as an attachment if needed.

Thank you again for taking the time to hear this concern.

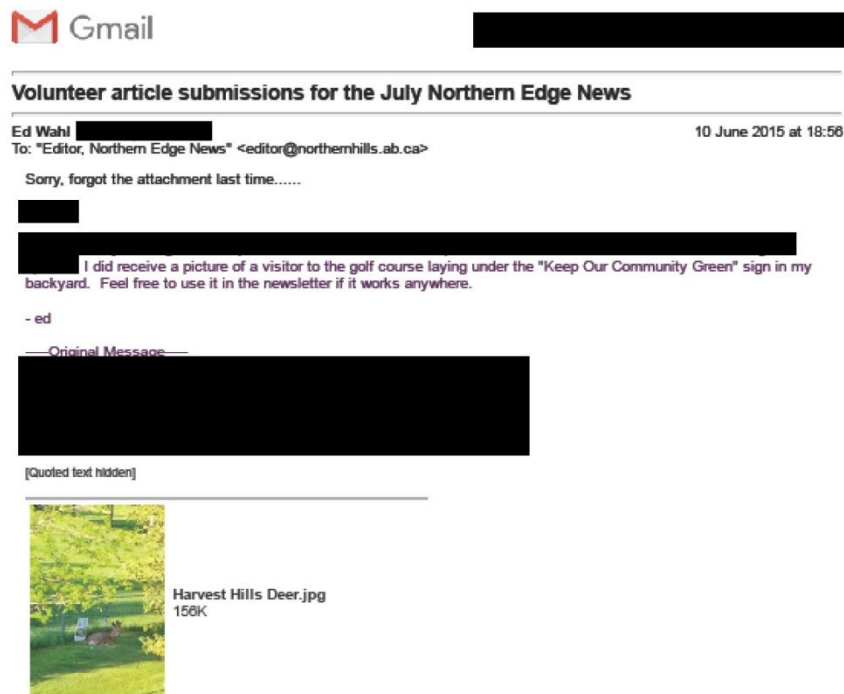
Regards,

Jeremy Dirom
[REDACTED]

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b) EWahl-deer-2015.pdf



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c) JDirom-Owl-22Apr2016.jpg

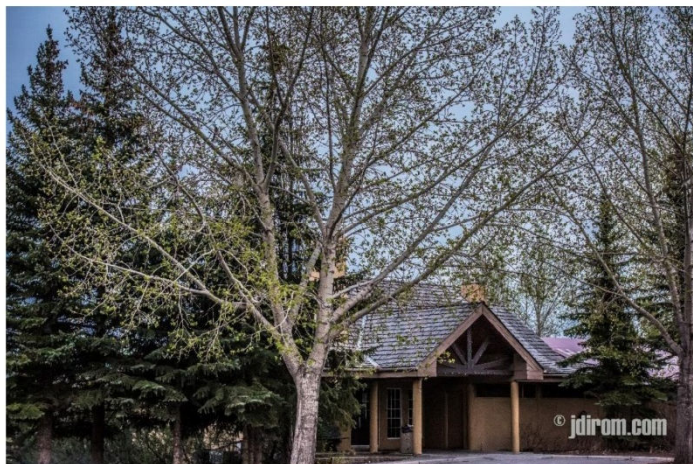
J Dirom [REDACTED] 22 April 2016 at 21:12
To: [REDACTED]

[REDACTED]

I have attached some Owl photos from tonight. Wide shot shows the owl in the tree next to the clubhouse. Other is directly behind my home, the other is a telephoto of the bird close up in the same position as the wide.

[REDACTED]

Cheers JD
[owl2.jpg](#)
[owl3.jpg](#)
[owl.jpg](#)
[Quoted text hidden]



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d) BRathberger-porcupine-22Apr2016.pdf



Brent Rathgeber <brenrat@telusplanet.net>
To: [REDACTED]
Cc: [REDACTED]

22 April 2016 at 21:45

<advocacy@northernhills.ab.ca>

My dog was barking his head off last night, and my neighbour called to say there was a porcupine in our yard. I would have never believed it until this email. So, he (the porcupine) was on the golf course last night.

Brent



Virus-free. www.avast.com

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e) MAucoin-Ducklings-20Jul2016.pdf



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f) JDirom-CanadaGeese-20Jul2016.pdf



J Dirom
To:
Cc:

20 July 2016 at 16:33

Geese from today no more than 5 min after leaving open house.



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g) MAucoin-Owlet-20Jul2016.pdf



baby owl

Marjorie Aucoin

To: [REDACTED]@northernhills.ab.ca>

20 July 2016 at 08:12

Baby Great Horned Owl

3 attachments



DSC_1032c.jpg
141K



DSC_1032d.jpg
100K



image001.png
26K

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h) MAucoin-Deer-20Jul2016.pdf



Deer on HH Golf course

Marjorie Aucoin [REDACTED]
To: "Moraig McCabe (NHCA)" <moraig.mccabe@northernhills.ab.ca>

20 July 2016 at 08:12

2 attachments



IMG_0147.JPG
728K



IMG_0153.JPG
1252K

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i) MAucoin-Owl-20Jul2016.pdf



Our backyard owl

Marjorie Aucoin [REDACTED]
To: "Moraig McCabe (NHCA)" <moraig.mccabe@northernhills.ab.ca>

20 July 2016 at 08:12

Gorgeous Great Horned Owl. I took these pics through our door window.....luckily the glass was pretty clean.

4 attachments



IMG_0362_1.jpg
116K



IMG_0363.JPG
140K



IMG_0366.JPG
82K

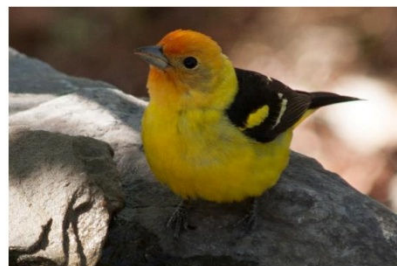
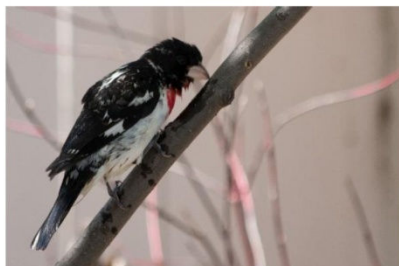


IMG_0368.JPG
77K

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j) Photos of birds on the golf course, brought in by R. Crockett, 20 July, 2016.



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3.4 Commercial Demand Analysis

The NHCA is glad to see that the City requested a peer review of the original commercial demand analysis submitted by the developer, as we have many of the same issues as the IBI Group had. With that in mind, however, we have the following comments to make about the scope and therefore conclusions reached:

- a) The scope in the peer review again concentrated mainly on whether there was a demand for traditional retail services (Section 1.3, IBI Group Report, page 1). **The NHCA has several times asked that unlike a traditional NAC, walkable, community services be introduced into the NAC area.** This could include childcare, health services, social services, or even a community meeting space, to meet the needs of our communities. Yes, a local coffee shop or restaurant could be introduced, to replace the clubhouse which acted as both a community meeting space and local restaurant and coffee shop, but we also desperately need community infrastructure and services (see Appendices 2.2.1, 4.1, 5). **The NHCA even informed the developer of an opportunity to contact a healthcare provider and healthcare developer** whom the Creating Space for Strength Committee (see Appendix 5) and NHCA had been working with, one who is desperate for space in the community for family doctors to lease, the other who is desperate for land to build on to create such a space.

There is nothing in either review that looks at the actual viability of a childcare centre, a preschool, an affordable community space (for meetings, Scouts/Guides, or even simply birthday parties), a coffee shop/family restaurant to replace the clubhouse, or as suggested, a medical establishment, which both the community and the local PCN has asked for. **All of this could be achieved by simply zoning the northwest corner as DC, rather than just residential M-G or M-1.**

- b) The section on projected retail demand (Section 4, IBI Group Report, page 6) states, *"On the other hand, the two employment centres being developed adjacent to Harvest Hills may bring additional spending into the area. The effects of which on demand have not been considered."*, yet it still concludes that despite there being, *"no major deficiency within the trade area. However, it is also an undistinguished retail landscape with opportunity for modest addition of alternative offerings."* We did ask why then the effects of the employment centres had not been considered, but we understand from the next paragraph that this is because it would require, *"a much more rigorous analysis by type and attribute of retail category which is beyond the scope of this review"*. IBI do then go on to say it is *"beyond... the City's ability to dictate specific commercial uses."*

This is incorrect. The City is clearly able to dictate specific uses via a DC zoning, and was willing to do so.

- c) Why, if the peer review states that the site the City requested be developed into a NAC, *"would be considered one of the prime locations for convenience goods within a 3 km radius."*, did the

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City Administration not insist on a NAC? We sincerely hope this will be one of many conditions attached to their approval.

- d) IBI state that: *"given the exposure of The District to traffic entering and leaving the community and proximity of existing convenience outlets within walking distance, the economic viability of a new retail node could be questionable."* The District is on top of a steep hill and a resident would need to travel along the side of a main, arterial road (where the speed of traffic is generally beyond the 70 km/h posted), walking or cycling over the railway and creek bridges, and then along the dirt track (it is only paved as far as the golf course and on the bridges) up the same hill that causes traffic issues in winter. This doesn't even require local knowledge, as it can be easily viewed using the satellite view in GoogleMaps™. This is in no way easily walkable, nor even necessarily safe for cyclists in some spots, so not really a viable alternative unless one is driving.

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APPENDIX 4: THE NHCA'S RESPONSE DOCUMENTS

4.1 Response to Original Outline Plan for Application LOC2015-0102 (1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

Please insert file: OfficialresponsetoLOC2015-0102.pdf

**POLICY AMENDMENTS AND LAND USE AMENDMENT
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4.2 Response to Amended Outline Plan

Please insert file: OfficialresponsetoAMENDED-LOC2015-0102.pdf

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4.3 Response to Proposed ASP Amendments

Please insert file: HHGC-ASP_amendments-NHCA_comments-20Jul2016-colourscan.pdf

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**APPENDIX 5: CREATING SPACE FOR STRENGTH – A
FORGOTTEN COMMUNITY IN NEED**

Since 2010 our community has been working with multiple other agencies and levels of government to try to address the needs of the Northern Hills and surrounding communities. The initial Creating Space for Strength reports (including the NHCA Youth Council's video report) can be found at:

<http://www.northernhills.ab.ca/advocacy-planning-creating-space/the-creating-space-project/>

A draft copy of a report we prepared to present to Ministers in December 2015 is included here. We didn't get to present it, but it contains all the pertinent information as to the lack of amenities in our communities and is an update to the original Creating Space for Strength report.

Please insert file: CS4S - Provision of Vital Services for the Northern Hills and Surrounding Communities - Phase II Framework Document-DRAFTFINAL-15Dec2014.pdf

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APPENDIX 6: COMMUNITY SURVEY RESULTS FROM 20TH
JULY, 2016, INFORMATION SESSION

The following are photographs of the community survey performed at the 20th July, 2016, Project Information Session, at which the NHCA had a table.

The premise was to use different coloured dots for each community, to see how people traveled around the Northern Hills, and where they went, in addition to whether they were members of the community association, and what leisure or sports activities they would like to have in their neighbourhood. Unfortunately, we ran out of blue dots during the session, so asked Harvest Hills residents to use coloured marker pens (blue, navy, black, pink and lilac). Unfortunately, a few slipped through and ended up using green or yellow dots (see column 4, section 1), and some residents didn't proceed beyond the third or fourth section, but in the main the picture is clear in terms of travel and locations residents visit regularly.

The questions asked were:

ARE YOU A RESIDENT OF THE NORTHERN HILLS? PLEASE TAKE PART IN OUR SURVEY:

Section One (choice grid):

1. Which community do you live in?

(Please use the provided coloured dots to make your selections and help us analyse this survey)

- COUNTRY HILLS
- COUNTRY HILLS VILLAGE
- COVENTRY HILLS
- HARVEST HILLS
- PANORAMA HILLS

Section Two (choice grid):

PLEASE SELECT ALL THAT APPLY:

Options were:

- WALK
- BIKE
- BUS/TRANSIT
- DRIVE
- OTHER

2. How do you get around?

3. What is your main method of travel WITHIN the community?

4. What is your main method of travel OUTSIDE OF the community?

5. To go to work

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6. To go to school
7. To do daily needs shopping
8. To access healthcare
9. To access social services
10. To participate in sports or leisure activities
11. To participate in social activities

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START

ARE YOU A RESIDENT OF THE NORTHERN HILLS? PLEASE TAKE PART IN OUR SURVEY:

	COUNTRY HILLS	COUNTRY HILLS VILLAGE	COVENTRY HILLS	HARVEST HILLS	PANORAMA HILLS
Which community do you live in?					
Please use the provided coloured dots to make your selections and help us analyse this survey ☺					

PLEASE SELECT ALL THAT APPLY:

How do you get around?	WALK	BIKE	BUS/TRANSIT	DRIVE	OTHER
What is your main method of travel WITHIN the community?					
What is your main method of travel OUTSIDE OF the community?					
To go to work					
To go to school					
To do daily needs shopping					
To access healthcare					
To access social services					
To participate in sports or leisure activities					
To participate in social activities					

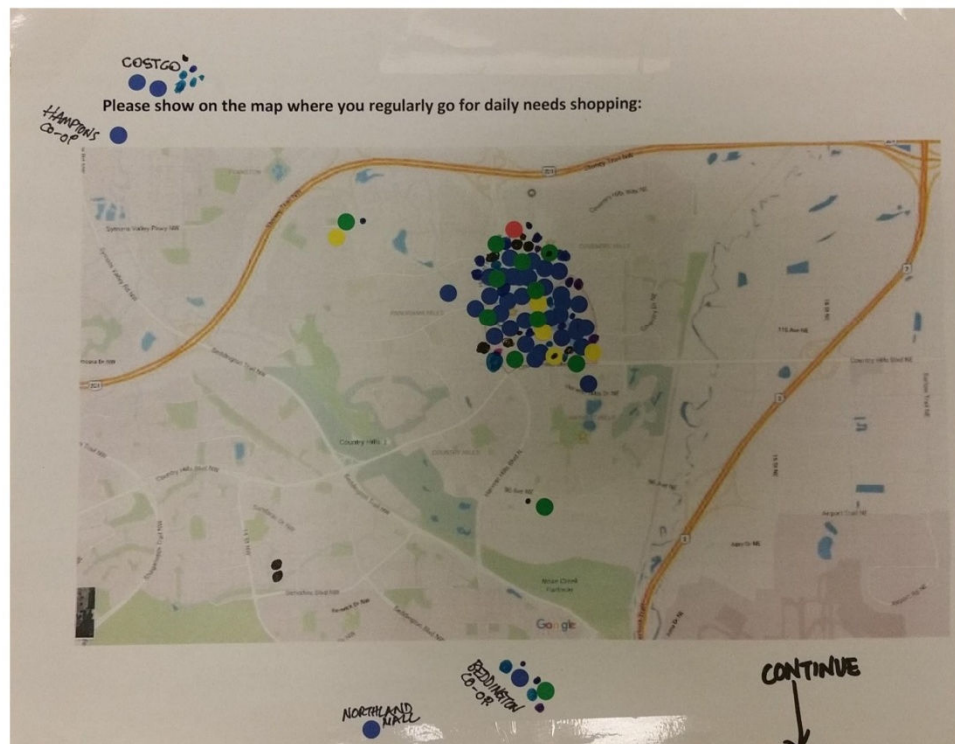
CONTINUE TO MAP

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Section Three (maps):

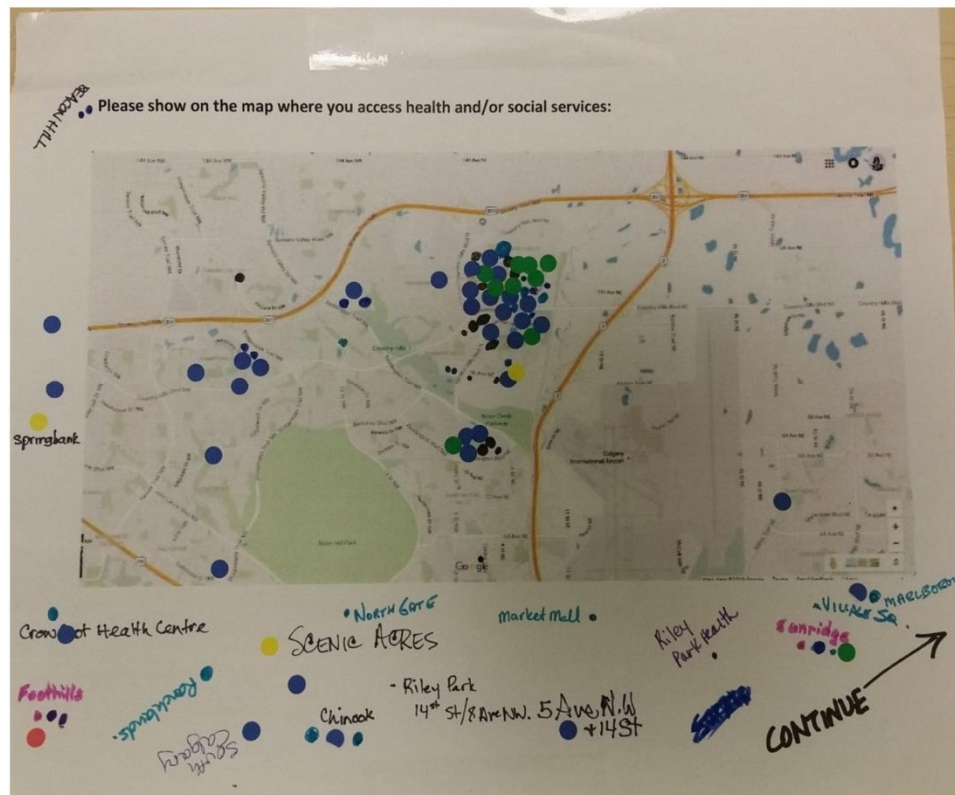
12. Please show on the map where you regularly go for daily needs shopping



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13. Please show on the map where you access health and/or social services



Section Four (choice grid):

Options were:

- Resident's Association (Northstar)
- Homeowner's Association
- Community Association (NHCA)
- Vivo
- OTHER (Please use a sticky note to describe)

14. I am (or my family is) a member of:

15. I (or my family members) participate in programs or events run by:

Section Five (choice grid):

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Options were:

- SOCCER FIELD
- BASEBALL DIAMOND
- TENNIS COURT
- ICE RINK (outdoor)
- ICE RINK (indoor)
- PLAYGROUND
- BASKETBALL COURT
- OTHER (Please use a sticky note to describe)

16. What sports facilities do you use regularly?

17. What sports & leisure facilities do you have in your community?

18. What sports & leisure facilities would you like to have in your community?

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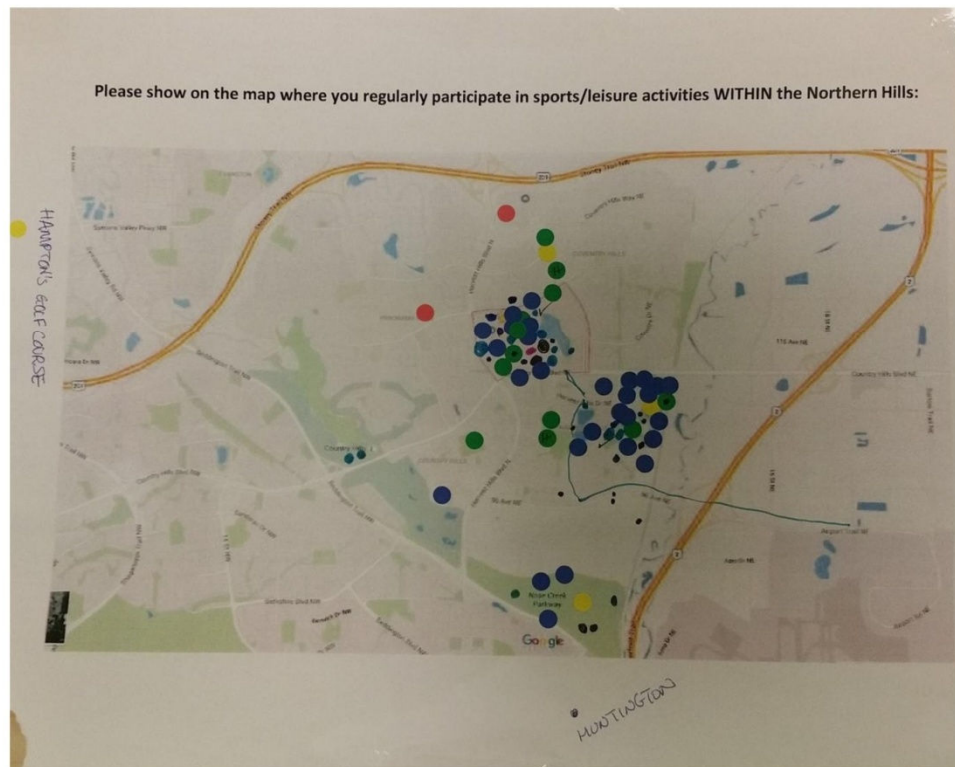
NHCA Response to Final, Amended Development Proposal LOC2015-0102 (Harvest Hills Golf Course) Page 54

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Section Six (maps):

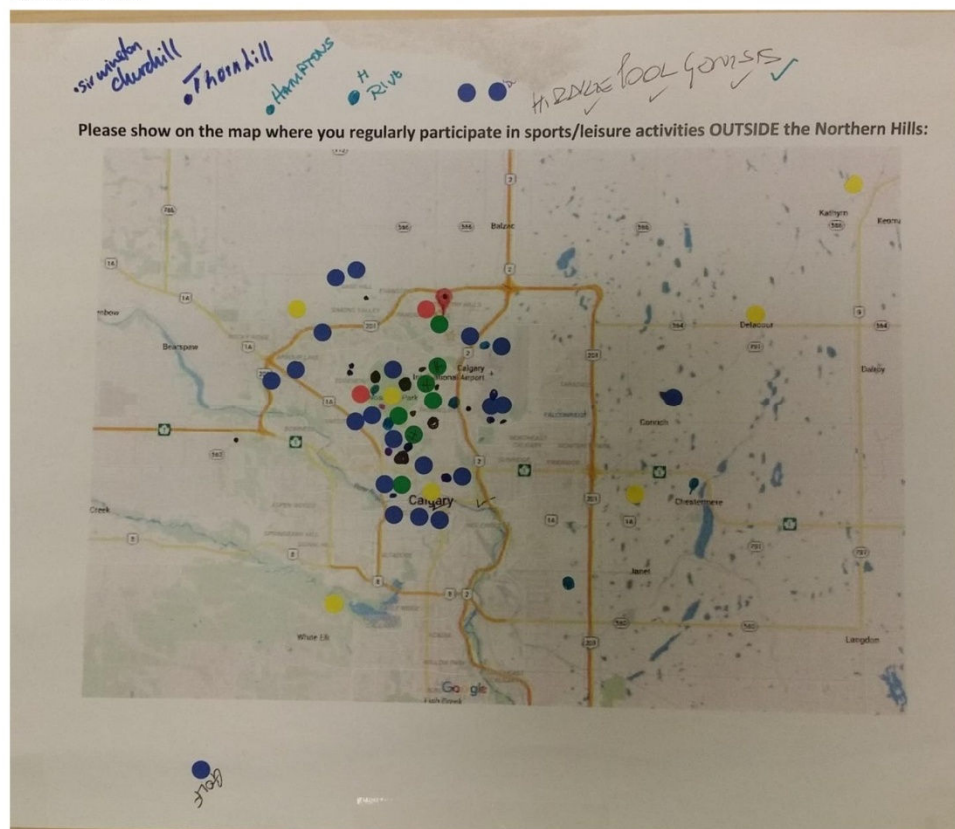
19. Please show on the map where you regularly participate in sports/leisure activities WITHIN the Northern Hills
Northern Hills



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20. Please show on the map where you regularly participate in sports/leisure activities OUTSIDE the Northern Hills



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FTAO: Jessica Siriphokham
Planning, Development & Assessment
Mail code #8076
P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5

20th July, 2016

Dear Jessica

Re: ASP Amendments for Calgary North (Phase 1) ASP – Special Policy Area (Harvest Hills Golf Course)

Thank you for sending the draft of the proposed ASP amendments to accommodate the change of land use and proposed development of the Harvest Hills Golf Course Redevelopment Application (LOC2015-0102). We have reviewed it and would like to make the following comments:

1. Can we please add a maximum average residential density?

As previously discussed, the NHCA is concerned that despite the developer's proposed intentions to only build 716 units on these lands, this has in fact increased from 692 in version 1 to 716 units in version 3, despite the City's own request for the developer to lower the density: DTR 1, General comments item 6 and 4.5.1, plus DTR 2, 4.5.1: states that there should be a maximum of 17 units per hectare [7 units per acre] in any individual sub-cell).

In addition, we are concerned that despite the proposed maximum number of units being posted at 716 units now, this could be increased between re-zoning and DP stages, to the maximum requested density allowed by the zoning categories requested to 936 units.

These are concerns because:

- This is not a TOD area, and the current transit capacities and routes are not adequate to service this site: the 88 doesn't take people where they want to go, and the 301 at peak hours is already full before it even gets to the Harvest Oak Gate stop. In addition, Transit has acknowledged that there is no more capacity for more 301s on the Centre Street corridor, so adding more BRT is not an option.
- Even if the initial build out is only 716 units, these numbers do not take into account the secondary suite designation of the single family homes (SFH) that will be built in this area. If even only half of the R1-s homes decide to put in secondary suites, this will add a further 73 units to this development, bringing it to 789, which is already 15% above the 688 units presented to be assessed for the TIA report. The addition of extra units to maximum zoning, plus the secondary suites at 50% utilization would bring the total number of units to 1009, 47% above the 688 units presented for this assessment, and 180 more units than even the 20% above 688 that was added by the developer "to allow for any revisions in the site plan" (TIA, 3.2 Trip Generation, page 16).

2. NAC

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We are encouraged by the suggestion that "small scale neighbourhood commercial uses which would contribute to the development of a neighbourhood activity centre" (2.4.7.1, item 2) are being encouraged by the City, as this is a major component of the MDP's policies on complete and walkable communities, and Harvest Hills is not adequately served by transit for local needs. We still don't understand how this plan can possibly be approved and why the City is not insisting on the designation of a NAC area within it.

3. Consolidated driveways

We are encouraged by the addition of this item (2.4.7.1, item 3), which should help to at least a minor extent with the anticipated parking woes around this site.

4. Community entrance feature

We would ask that the community entrance feature becomes the responsibility of the proposed HOA, and that it is requested it is maintained to an acceptable standard. Please clarify/revise the statement in 2.4.7.1, item 4.

We have had much experience with community gates in our communities, and having them on private lands and the responsibility of the homeowner, causes nothing but headaches for the CA. One only has to look at the current community gate on the golf course lands at Harvest Hills Gate – the successive landowners have been unwilling to repair or maintain them, and the CA is certainly not responsible for this.

5. Rail Corridor Policy

We would ask that the sound attenuation and vibration studies submitted at the subdivision stage take into account the shunting that takes place at the siding. This was not recorded in the original Surface Transportation Noise Policy Assessment, and is much louder than a train simply passing through.

6. Multi-Residential Building Form And Design

We would ask that the word "encouraged" is replaced with "required" in 2.4.7.4, item 2, considering the level and quality of "public consultation" and "community participation" that has occurred to date with the developer.

7. Typos?

2.4.7.4, item 4 and 2.4.7.4, item 5 may have typos as the sentence structure is confusing.

8. Sound attenuation wall avoidance

The Surface Transportation Noise Policy Assessment states that "the predicted noise levels exceed the City of Calgary Design Noise Level of 65 dBA L10 (Peak Hour) at some of the modeled locations within the proposed residential area. Therefore noise barriers at the south side of Country Hills Blvd NE with heights of 1.8m to 2.8m have been recommended to meet the DNL within a 20 year projected traffic horizon." (STNPA, Executive Summary). With this in mind, why are sound attenuation walls being avoided? (2.4.7.4, item 11)

There has already been a sound attenuation wall constructed on the north side of Country Hills Blvd, for the residents of Coventry Hills who border this main arterial corridor, and with the introduction of a new junction opposite Coventry Blvd NE, and the predicted increased traffic along this stretch (see TIA), it makes sense for the developer to have to put in this sound attenuation at the beginning, rather than the Calgary taxpayer.

This is especially pertinent if the developer continues to refuse to consider a NAC at the northwest corner of the development.

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9. Public Art

2.4.7.4, item 16 states that "opportunities for public art" should be considered. We would ask that the existing community is required to be actively engaged in choosing this public art, to avoid another "giant blue ring" scenario.

10. Connection to Amenities

We would ask that "amenities" is elaborated upon. Currently the only amenities within the site plan will be the tennis court on M-R land and the "exercise stations" on the proposed HOA land, as no NAC has been insisted upon. If the City intends connections between the proposed development and the proposed school site, or a future NAC, is it possible to state this?

11. Buffer

2.4.7.6, item 3: We remain very unhappy at the reduction in buffer size to 8.0m.

12. Pedestrian lighting

Considering the current nefarious activities occurring in and around the greenspace areas which border the golf course, we are happy to see that pedestrian lighting has been requested. We would request that the "linear parks" and pathways are well lit to aide in crime prevention and pedestrian safety, with a modern, full cutoff fixtures or downward directed lighting design, but do not direct light into the homes adjoining the buffers of linear parks, in accordance with light pollution policies.

13. Tree Retention and Replacement

We would ask the City to clarify which instances are acceptable in which a healthy tree cannot be preserved. The developer has already alluded to the fact that most of the trees were unable to be preserved in Shawnee, and that they may "need" to do the same on the Harvest Hills site.

14. Restriction to heights of units built in the R2 area

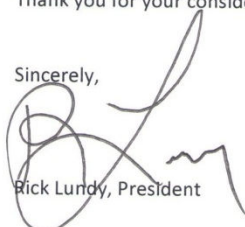
It has come to our attention that there is no limit to the heights of the SFH in the R2 area. The intention of like-to-like progression of the zoning in this plan was to prevent current residents from being overshadowed by any adjacent new homes being built. We would request that all R2 is required to be submitted to the NHCA at DP stage, to ensure this intention is met.

15. Architectural controls


We have noted that there is no mention of architectural controls in these amendments. We would like to request that the detailed design of the residences in the proposed development are required to closely reflect the architectural style of the current residences surrounding this development.

Thank you for your consideration.

Sincerely,



Rick Lundy, President



David Hartwick, 1st Vice President

CC: Ward 3 office, Cllr. Jim Stevenson

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HARVEST HILLS (WARD 3)
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Creating Space for Strength: Phase II

A Framework for an Innovative and Sustainable Community
Collaboration Prototype for Provision of Vital Services to the
Northern Hills and Surrounding Communities



By Moraig McCabe and David Hartwick
For the Creating Space Collaboration of North Central Calgary and the Northern Hills
Community Association
December 15th, 2014

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1. Introduction

The communities of North Central Calgary (see Figure 1) were first developed in 1990¹. One or more of these communities have been on the “largest communities by population” and/or “fastest growing communities” lists in the City of Calgary Census report for many years². The population of the North Central Calgary area, which includes the Northern Hills (Country Hills, Country Hills Village, Coventry Hills, Harvest Hills, and Panorama Hills), Evanston, Hidden Valley, Kincora, and Sage Hill, currently stands at 87,364³, which is larger than Medicine Hat by over 25,000 residents⁴ and only 5,640 short of the population of Lethbridge⁵.

A fast growing population, with a high diversity index, many new immigrants¹⁵ and an increasingly concentrated pocket of vulnerable seniors³⁴, coupled with a large number of children traveling vast distances to access public schools^{14,16}, meant without access to community spaces and the visiting health, social and cultural services these bring, the Northern Hills area began to feel like it was losing community cohesion, before all of the constituent neighbourhoods were even completely built out.

For residents without access to a car, these vulnerable Calgarians are essentially isolated in their community, cut off from accessing health, social and cultural/immigrant services available to communities in the South, East and West^{10,11}. This led to volunteers from the Northern Hills Community Association, in collaboration with Aspen Family Community and Network Society, United Way, and neighbouring community associations, working in 2011 to secure a grant to commission a community services and vitality report: “*Creating Space for Strength, An Asset-Based Community Development and Research Project for Calgary’s North Central Communities, Final Report*”¹⁷.

The results of the project’s Phase I study and community consultations made it clear that the northern communities of North Central Calgary were lacking in:

- affordable, accessible community gathering space
- emergency medical services
- diagnostic medical services
- affordable recreation, leisure and personal interest programs
- public transportation
- a public high school
- services and support for vulnerable populations¹⁷

During the community consultations and discussions around the Creating Space project, the concept of building a multi-purpose centre was conceived. The Creating Space for Strength report looked at various models of community multipurpose sites, and after careful consideration, the following concept of the *Sustainable Community Collaboration Prototype for Provision of Vital Services* was developed.

All parties of the expanded Creating Space Collaboration (see Section 3.1) are eager to move forward with this project, but need the help of all levels of Government to make this vision a reality. In August 2014, Former Minister of Health Fred Horne made it clear to the Creating Space Collaboration that their multi-disciplinary project, to build a collaborative multi-purpose

Creating Space for Strength, Phase III: A Framework for an Innovative and Sustainable Community Collaboration Prototype for Provision of Vital Services to the Northern Hills and Surrounding Communities; December 2014

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centre to address the needs of more than just a health project, is “groundbreaking” in Alberta, and quite possibly, in Canada. However, the group is determined to take the opportunity to make a significant difference to the lives of our residents by preventing the development of serious health and social problems in the communities of North Central Calgary.

With the projected increase in population of the North Central Calgary area to 160,000 in the next 5+ years ^{24,25}, the time to act is now, before the community wellness and spacially-concentrated social isolation reaches critical mass and these issues become very difficult, if not impossible, to fix ¹⁸.

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2. Existing Health, Leisure, Social and Community Services In North Central Calgary

Unfortunately, when the “Calgary North Central” area is surveyed by Government agencies, the communities south of Beddington are usually included in the overall results. This tends to skew the results somewhat. If one compares, for example, the available community resources outlined in the EMap Calgary North Central *Community Resources Summary* table ¹⁹ to data shown for the North Central communities described in this report (see Figure 1) using the EMap LiveAtlas Community Map tool ¹⁰, the discrepancies are obvious. By just reading the abstracts or summaries of the greater area, it would be understandable for anyone to mistakenly think that the communities north of Beddington Trail are well provided for.

In addition to this, without the knowledge that the communities of the Northern Hills, Hidden Valley and Kincora lie in an area surrounded by natural barriers, owing to the south to the bus trap on Harvest Hills Boulevard/Centre Street North at Beddington Trail and the Nose Creek Parkway, to the east the Nose Creek Valley and Deerfoot Trail, and to the north due to incomplete access to Stoney Trail, one might also presume that access to the services provided in the Beddington and Thorncliffe-Greenview areas would be a matter of a five minute journey by car rather than a longer, more convoluted trip.

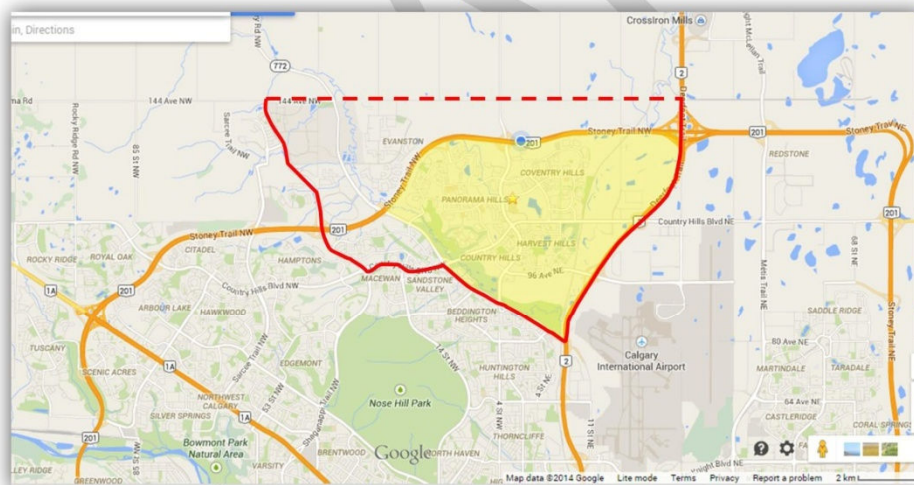


Figure 1: Google Map™ image showing the location, outlined in red, of the North Central Calgary area, as defined by this report.

The five communities of the Northern Hills are shaded in yellow. Within the red boundary line, Hidden Valley lies to the west of the Northern Hills, and the growing communities of Evanston, Kincora and Sage Hill to the northwest. The Keystone Hills community, with an anticipated population of 60,000, is to the east of Evanston, north of the two largest of the North Central Calgary communities: Panorama Hills and Coventry Hills.

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2.1. Comparison with the City of Airdrie

Despite the 5 Northern Hills communities themselves having a consistently larger population than Airdrie ^{3,6}, not just greater North Central Calgary, the area is greatly underserved. Residents in North Central Calgary feel they have been continually bypassed by various levels of Government in terms of the provision of health, education, and community and social services, which is borne out by a quick glance at the Province's own EMap LiveAtlas community resource data maps ¹⁰.

While the nearby 54,891 Airdrie residents ⁶ have prospered, boasting assets such as:

- the Airdrie Regional Health (Urgent Care and Public Health) Centre ^{10,11} (see <http://www.albertahealthservices.ca/facilities.asp?pid=facility&rid=1684> for full list of services)
- the Highland Primary Care Network community health centre ¹⁰
- a Calgary Lab Services Centre ¹¹
- 2 addiction and mental health services centres ^{10,11}
- an ambulatory community physiotherapy centre and access to nutrition counseling ¹¹
- pediatric x-ray and ultrasound imaging, plus diagnostic radiology and imaging ^{10,11}
- cardiology - electrocardiogram services ¹¹
- 4 high schools (three public ¹², one Catholic ¹³)
- library ¹⁰
- Genesis Place leisure centre ¹⁰
- 5 indoor ice surfaces at three arenas (2 rinks in Genesis Place), plus the City of Airdrie maintains 5 boarded outdoor rinks, 3 snowbank rinks as well as 3 natural ice surfaces ⁷
- Boys and Girls Club ¹⁰
- Parent Link centre ¹⁰
- community spaces such as the Nose Creek Park Stage ¹⁰ for live performances

the 56,162 residents of the Northern Hills³ have little by comparison:

- library ¹⁰
- Cardel Place leisure centre ¹⁰
- 2 indoor rinks (in Cardel Place) ⁸ and 2 small, bermed rinks built and maintained by volunteers of the NHCA ⁹
- 1 Catholic high school (no public high schools) ^{13,14}
- a maternity care clinic ¹¹

The residents of North Central Calgary must still drive, sometimes considerable distances out the area (often to Airdrie), to access vital health, education, social and cultural/immigrant services which are unavailable in their own neighbourhoods.

2.2. Comparison with Other Areas of Calgary

The maps shown in this section were originally created for presentations to Government of Alberta Ministers in the spring and summer of 2014, and an article published in the Northern Edge News ⁵². They present acute visual evidence as to why the North Central Calgary

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communities feel they have been bypassed by various levels of Government over the past 20 years in terms of health, leisure, community, and social infrastructure and service provision.

Prior to being elected Mayor, Naheed Nenshi did a presentation for TedXCalgary on how cities grow²⁰. The presentation, which can be found on YouTube, made us aware of apparent inequities in different parts of Calgary. Four years later, not much has changed, other than 3 new recreation centres in the south, but only 1 new facility in the north (see section 2.2.3, Figure 3). It seems that other Calgary communities to the south, some of them much younger than the Northern Hills communities, have done a great job at speaking up, as they have arenas, medical facilities, LRT, and new recreation centres as examples, whereas the residents of northern North Central Calgary are being forced into their cars for opportunities that others in Calgary have nearby.

2.2.1. Transit

The neighbourhoods of the North Central Calgary area total a population over 87,000 residents³, which equates to over 30% of the 270,000+ population living along the proposed Green Line dedicated transitway, which will eventually be converted to light rail transit⁵⁶. Being located on the northern edge of Calgary, transportation infrastructure is very important to the residents. In the 2013 Creating Space for Strength community consultations¹⁷, transportation infrastructure was the North Central Calgary residents' top priority, despite the current bus rapid transit volumes for journeys along the Centre Street North corridor which originate in North Central being the highest in Calgary⁵³.

The implementation of the Green Line would have a huge impact on not just North Central residents, but Calgarians as a whole. Most of the projected growth of Calgary in future years is predicted to be in the North Central and southeast areas. The local population is still growing, with a population growth of 18,660 residents over the past five years: a growth rate of 27.2% compared to the Calgary average of 11.5%³.

With the current building out in North Central of Aurora and Stoney Industrial areas, the new and continuing residential developments to the north west, the proposed densification of Harvest Hills²⁷ and the future extra 60,000 residents to the immediate north of the NHCA communities in the Keystone Hills development²⁵, implementing the Green Line sooner than the projected 2033 or beyond⁵⁴ is no longer a luxury, but a necessity. It would increase transit capacity for all of the communities along the route and reduce vehicle congestion on the major arteries, thus providing a benefit to all Calgarians, not just our residents.

2.2.2. Community and Cultural Spaces

The Northern Hills Community Association (NHCA) believes there has been a lack of community gathering space built in North Calgary over the past 30 years. The map in Figure 2 shows the location of community centres in North Calgary. If one was to draw a line across Calgary north of the airport, it shows that nothing has been built other than Genesis Centre, although a recreation facility is being developed in Rocky Ridge/Royal Oak. Some communities such as Panorama Hills, Tuscany, and Arbour Lake do have Residents Association buildings that provide them with community space, but the buildings can be relatively small for the

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community they serve, they are not always available to all residents within a community; some are only accessible to residents whose homes were built by a particular homebuilder within a mixed community. There are also mandatory residents' fees for living within the boundaries of those facilities.

Using interactive maps on Calgary.ca ²¹, it would appear the Genesis Centre in the northeast houses the only community centre built in North Calgary in at least 20 years. While Cardel Place, located in Country Hills Village, is a community hub, it was not designed to hold community and non-profit/cultural group meetings, weddings, youth and seniors' activities or other events that a traditional community association building could accommodate, and the NHCA often hears how expensive it is.

The North Calgary communities' immigrant and cultural groups have few places they can meet. As the area has a high concentration of Chinese, the CCCSA would like to support them in various aspects such as Income Tax preparation support, social support (one to one and support groups), legal information and health seminars, and youth development programs. However, they are unable to, due to the lack of available community space. One important service is interpretation and translation. The CCCSA finds that residents from North Central have to travel to their downtown office so that CCCSA can help them to translate documents or arrange interpreters for upcoming appointments, which is critical to recent immigrants in accessing medical or social services. The lack of social support to integrate can lead quickly to social isolation.

Multicultural communities in Calgary make up around 13% of the total population of Calgary, or 160,000 residents, many of them in North Central. With nowhere to gather, celebrate, or to provide support for the many multicultural residents of North Calgary, over two years ago the leaders of various cultural communities (Chinese, Filipino, Korean, and Vietnamese) joined together to create a building fund to build a multicultural community center in North Central Calgary. They joined the Creating Space Collaboration in the hope of co-locating their building with the proposed multipurpose center, as they feel co-location will have many advantages to both their cultural groups and the community as a whole.

In the 2013 Creating Space for Strength report ¹⁷, community gathering space ranked as the number one priority for adults and seniors. In an area with a population of over 56,000 ³, where there are no community buildings, and where room rental rate at Cardel Place is prohibitive to many non-profit groups, the only available low-cost rental spaces are:

- a small room above Rexall drug store in Panorama, which has been used for the NHCA's seniors' group to meet, at the discretion of the manager
- the Real Canadian Superstore "community kitchen" in Country Hills Village, whose policies make it unavailable to some cultural community groups
- a few rooms at the Harvest Hills Alliance Church, which really is not suitable for some cultural groups or for holding fully inclusive community events
- a small room above the Calgary Co-Op in Evanston – Creekside shopping mall
- a room in the Scotsman's Well Pub in Evanston – Creekside mall, for non-profits at the manager's discretion, which is not suitable for all non-profit or community groups (Youth Council, Brownies, some religious/cultural groups)

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- school halls, but the availability is so low, the booking process with CBE so arduous, and bookings must be completed so far in advance, as to render the availability almost to nil for most community and non-profit groups, especially those who rely on regular meeting times and days to function.

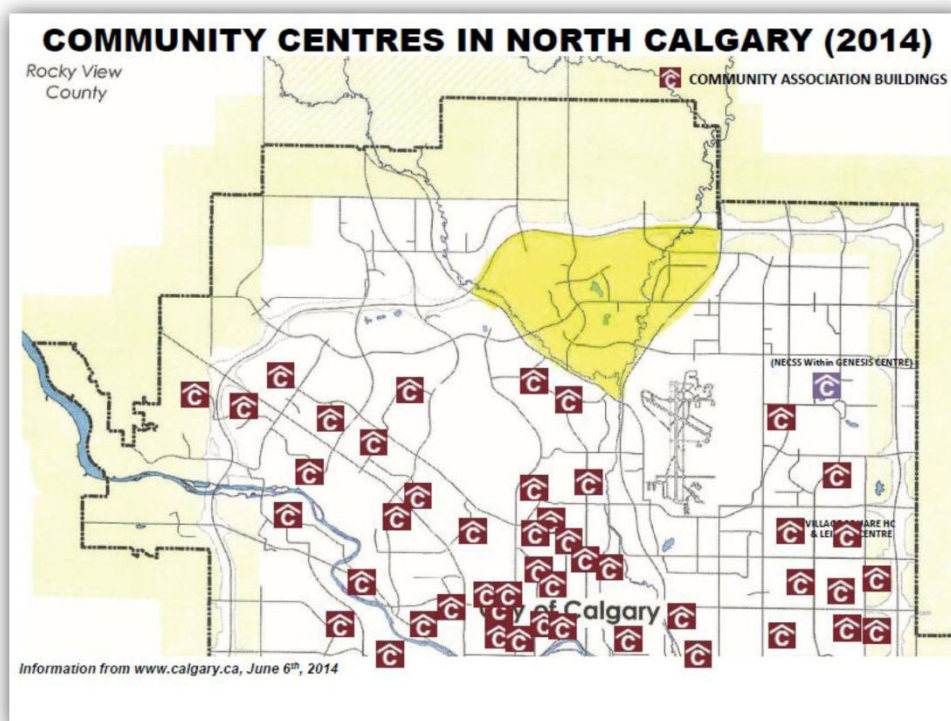


Figure 2: Map Showing Distribution of Community Centres in North Calgary
Yellow area represents the Northern Hills communities. Note the lack of facilities in the northern part of Calgary.

2.2.3. Leisure and Sports Facilities

Cardel Place is currently developing expansion plans, but it appears that by the time the expansion has been built, it will already be too small to service the needs of the area it is situated in, let alone their wider catchment area. It will also have no indoor soccer fields. The Northern Hills has the largest grassroots community soccer program in Calgary, with 1,200-1,400 annual child and youth outdoor soccer participants, approximately 250 in the 30+ women's soccer league, and 90 in the new men's outdoor league. In 2013, the women's and men's indoor soccer participants willingly traveled to the Genesis Centre in northeast Calgary in order to play, but due to rising demand from northeast communities and because the Northern Hills falls outside Genesis Centre's primary catchment area, the NHCA women's soccer is now

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The map in Figure 3 demonstrates the leisure centres, arenas, pools, athletic parks and art centres in Calgary. Again, not much has been built during the population explosion the past 10 years.

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In 2005, the City of Calgary did an exploration on the roles of Community Associations and Residents Associations, and in 2006, a study on arenas^{23,30}. It seems that neither has resulted in any action for North Central so far. In the 2005 report, 51.5% of North Calgary community association respondents did not feel the recreation needs of their community were being met²³. The 2006 report indicated the Calgary standard is 1 ice rink for every 18,500 people, although it did demonstrate the demand was deteriorating³⁰. However, Cardel Place has only two rinks, with no plans for additional rinks in their expansion. Not only do the two rinks serve the 56,000+ people of Northern Hills, but also the members of Simons Valley Hockey which includes Hidden Valley, Kincora, Nolan Hill, Sherwood, Evanston, and Sage Hill, an additional 35,530 people^{3,35}, resulting in the need to book ice times in Crossfield and Carstairs instead³⁶.

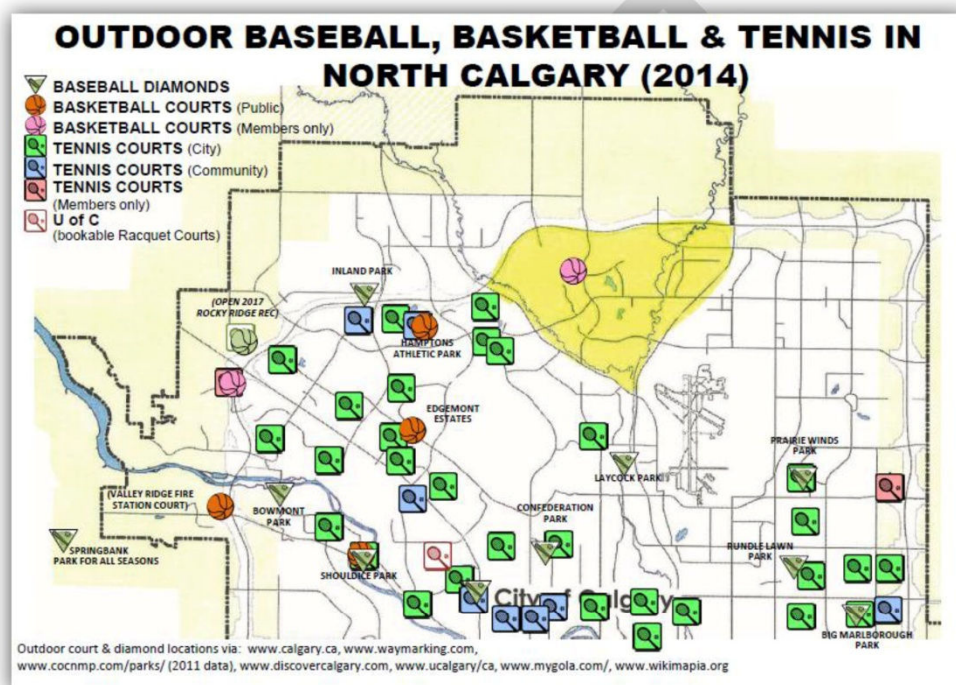


Figure 4: Map showing distribution of Outdoor Baseball, Basketball and Tennis facilities in North Calgary

Yellow area represents the Northern Hills communities. Note the lack of facilities in the northern part of the North Central and Northeast regions.

There is not only an obvious lack of available indoor space in the Northern Hills¹⁷, but there has also been a lack of developed outdoor spaces, including community rinks, Little League baseball diamonds, tennis courts and basketball courts. Trying to find out where outdoor facilities exists was challenging, but the NHCA believes the map in Figure 4 accurately reflects the location of official sized baseball diamonds, full basketball courts, and tennis courts. When

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referring to official sized diamonds, this means diamonds that are fenced in for ages 15 years and up to regulation size. There are also many half courts for basketball located at schools and community parks, but a lack of full courts.

Society keeps talking about striving towards healthier generations, but the Northern Hills has no infrastructure to get these kids, and adults, outside. The responsibility of building these community recreational opportunities should not fall on the volunteers of a community association. As communities age, community associations lose track of what land can be used, or what green space was intended for, as they are volunteer organizations, and volunteers change on a regular basis. These community and recreational amenities provide activities for youth, families and individuals to keep healthy lifestyles and communities should be developed with them.

2.2.4. Health and Social Service Infrastructure

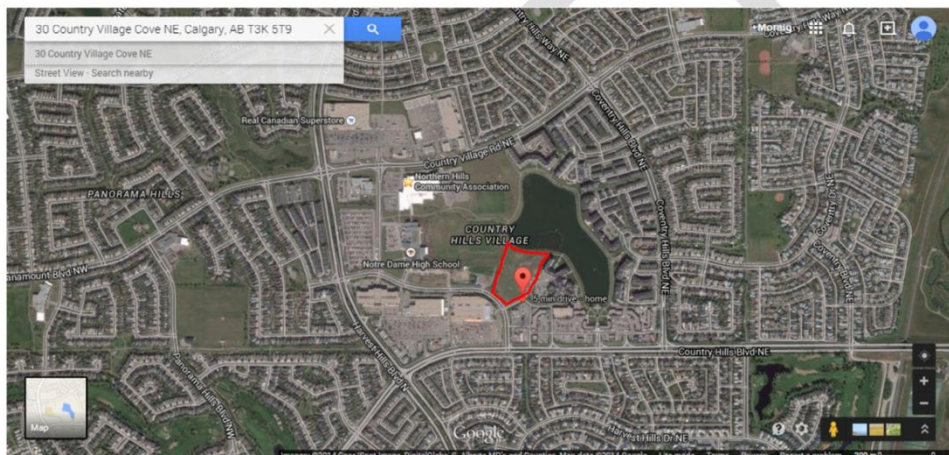


Figure 5: Google Map™ image showing the location, outlined in red, of the 5.64 acre parcel of land at 30 Country Village Cove NE purchased by the former Calgary Health Region in 2004 for the future North Calgary Health Centre.

This was to be one of five Health Centres planned as part of a community health plan strategy. The South Calgary Health Centre and the Sheldon M Chumir Health Centre were the first two to be planned and constructed. The North was intended to be the third centre in the queue, but was postponed in order to proceed with the East Calgary Health Centre (opened in late 2010) and the Cochrane Community Health Centre (opened Spring 2011).

For health and social services, the closest facilities are located in Airdrie, North Hills Mall or Thorncliffe. The nearest hospital is on the other side of Calgary. A 24 hour North Calgary Diagnostic and Treatment Centre was planned for a parcel of land in the middle of the North Central area (30 Country Village Cove NE, see Figures 5 & 6), which was purchased in 2004 by the then Calgary Health Region²². That project was quietly shelved in budget cutbacks around 2005, but was still on an Alberta Major Projects list in January 2009. It had changed to become

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a health centre in 2011 on the 2012-2017 capital projects list, but was then deferred (see personal communications from Alberta Health, Appendix 1).

It has never been built (see Figure 6), despite the North Calgary Health Centre being in the 2012 - 2017 AHS Capital Plan as a priority in years 2 -5, yet Airdrie and Cochrane with smaller populations have facilities ^{10,11}, and Airdrie is petitioning to make theirs 24 hours.

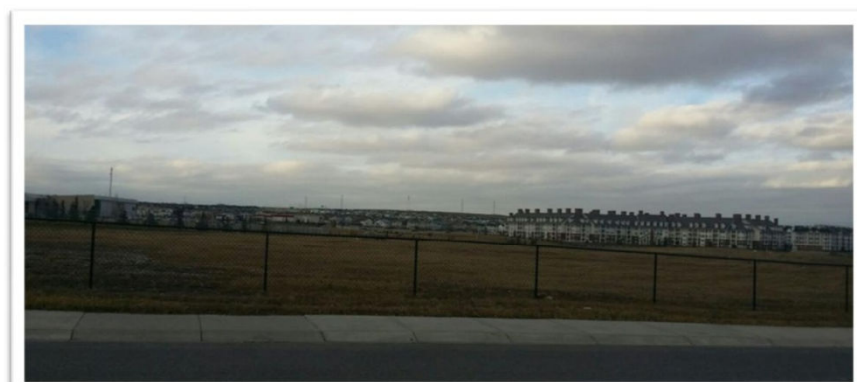


Figure 6: Photograph, taken 7 November, 2014, of the 5.64 acre parcel of land at 30 Country Village Cove NE purchased by the former Calgary Health Region in 2004 for the future North Calgary Health Centre.

As shown, the land remains empty in the middle of the Northern Hills community apart from a chain link fence preventing access to residents for even healthy recreational purposes.

The map in Figure 7 shows the lack of medical and social facilities built in north Calgary. By comparison, the area of southeast Calgary which is having a new high school fast-tracked (see Section 2.2.5) also has the new South Calgary health campus / hospital. Keystone Hills ASP ⁴¹ was approved in July 2012 with plans for an additional 60,000 people, in the area adjacent to Panorama Hills, Coventry Hills and Evanston. Another possible North Calgary Health Centre or hospital site was in that ASP ³⁸, “*but AHS “has not made any commitments at this time for development of a new health facility at the Keystone Hills location,” according to area vice-president and medical director Dr. Francois Belanger*” ⁴², despite a hospital symbol being shown on the images presented at the community consultations (Figure 8).

Again, it appears that communities in the far south of Calgary are either doing something very right in terms of advocacy, as they already had nearby access to the South Health Centre facility before the new South Health Campus hospital was built, which now serves some of the youngest communities in Calgary, or that again the datasets for North Central Calgary are not showing the full picture. With Government decision makers relying on data from, for example, an EMap summary ¹⁹ or the Telus Health report ³², wherein the northern North Central communities are usually combined with older, more established, Calgary neighbourhoods who do have facilities in their communities or nearby access to services, the communities of North Central (north of Beddington Trail) would continue to be bypassed for many years to come.

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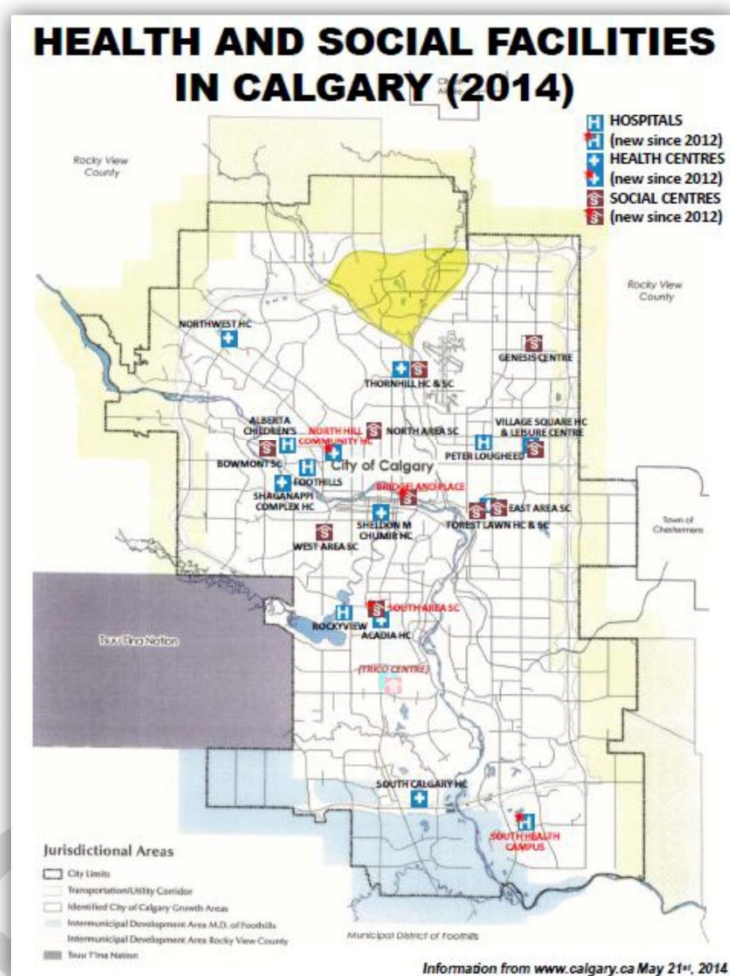


Figure 7: Map Showing Distribution of Health and Social Service Facilities in Calgary
Yellow area represents the Northern Hills communities. Note the lack of facilities in the northern part of Calgary.

The 2013 Primary Health Care profile of Calgary – North ³³ showed:

- 100% of ambulatory care and inpatient separations for residents were provided outside of the area, primarily at Foothills Hospital. This is a distance of 15-20km by road, a drive

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- of up to 25 minutes, in off-peak traffic, or a transit journey of 1-2 hours (only during scheduled transit hours – this option is not available on Sunday night, for example).
- The percentage of total Family Physician claims outside the recipient's home local geographic area (a proxy indicator for access to primary care facilities) for 2010/2011 was measured at 72.5%, higher than the metro provincial average of 69.0%.
 - The percentage of influenza vaccines administered annually to 65 year olds and over (an important primary health care indicator of preventive services delivered through primary health care) was lower than the provincial percentage (31.2% vs. 40.6% AB).
 - The Health Human Resource Forecasting and Simulation Model, which predicts future need/use of primary health care services by residents, based on the characteristics of the individuals and their community, for community and primary care billings per capita during 2006/2007 to 2008/2009 was \$144.44 in Calgary - North, 7.9% higher than the \$133.84 metro provincial average.

In addition, despite an average to better than average population health, emergency and inpatient utilization rates for non-emergency conditions from this area's residents were measured at 33%. In particular, ischemic heart diseases, pneumonia, and diabetes were the top three main reasons for inpatient discharges (among selected conditions) in 2010, and inpatient separation rates were higher than the provincial rates for asthma. This likely could be attributed to the lack of a non-appointment, walk-in centre in the communities, and/or poor chronic disease management, both of which could be resolved by the addition of a person-centred healthcare component, which is what has been proposed for the Collaborative Multi-Purpose Centre community hub in North Central Calgary (see section 3). In fact, the previous Minister of Health, Fred Horne, stated exactly that during the FC-398 Families and Communities March 19, 2014 committee meeting:

*"As one example, we have seen in patients that are attached to a family care clinic a 50 per cent reduction in admission to hospital. For those patients that are admitted to hospital, we are seeing a 50 per cent reduction in the average length of stay for those patients in an acute-care setting. Those are just, you know, two of many statistics that have been shared with me that we'll be sharing publicly very soon. You know, the success of family care clinics is already extremely well demonstrated. I think, if you would agree with me, that the major issue perhaps we're facing in health care today is the appropriate management of chronic diseases like diabetes and hypertension. This type of community-based care that's close to home, that's open when people are available to access it, and that's made available to them on a regular basis is working."*³⁷

Earlier this year, when the Keystone Hills community consultation took place, it was noted that land had been set aside by the developers for a health campus³⁸, and during the subsequent Creating Space Collaboration group's presentation to Health Minister Fred Horne on the 27th August, the Minister stated that there "ultimately will have to be another hospital in the north of Calgary" to service Airdrie and North Central. Minister Horne said that there was "no debate about the need" in the North Central area. He stated that this area would make a good case

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study for Alberta Legislature in regard to not keeping up with growth and needs, as usually they see this in rural areas, not in a big city.

In as much as a health campus and hospital, comparable to the new Southeast Health Campus, would be a great boon to the North Central communities, they unfortunately cannot wait another decade or two for their health needs to be addressed.

Figure 8: Annotated photograph, taken 15 May, 2014, at a City of Calgary North Central LRT open



house, showing the proposed site for the North Health Campus in the Keystone Hills Core Plan.

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2.2.5. Schools

Many communities rely on schools in order to provide additional community space. This should not be a surprise to governments. A letter sent in 2002 by the Coventry Hills Elementary School Council to Lyle Oberg, Minister of Learning at the time, stated: *"Our community is lacking a focal point. Gone are the days of a community library, swimming pool, community hall, and schools as meeting places and focal points for a community"* (see Appendix 3). It continues, *"Consider what a school contributes to its' community and what the community contributes to the school."* Twelve years after that letter was written, the needs haven't changed, but the population has increased by 34,000 people, in the Northern Hills communities alone, between the 2002 Municipal Census and the 2014 Municipal Census^{3,39}. The Northern Hills Community Association is certain that growth of that proportion occurred nowhere else in the City of Calgary, and quite possibly Alberta.

A subsequent letter was written in 2006 by the Ward 3 Alderman, Helene Larocque to the Minister of Education at the time, Honorable Gene Zwozdesky. "My primary concern is that the Provincial Government does not appear to have a long term plan in place to address the issue of building schools in new communities." The letter continues "As the Alderman of the largest and fastest growing Ward and its almost 83000 residents, I would like to encourage the Provincial Government to work together with the two school boards in establishing a realistic, achievable plan to address the lack of schools in the communities of Ward 3." (see Appendix 2)

Since at least 1981, a high school has been planned for the area now known as the Northern Hills⁵⁵. Calgary Bylaw 15P95 (1995) confirmed the location of the public high school, followed by the Calgary North Phase 2 Community Plan from July 1999 which stated, *"The residents of Calgary North Phase 2 community do not have to travel far for other needs such as regional shopping, library services or high school...."*. Much to the community's disappointment, the high school site was changed in 2001 with bylaw 16P2001 as part of an amendment to the Calgary North Area Structure Plan, so that it is no longer adjacent to Cardel Place and a future Green Line LRT stop.

Despite the CBE recognizing that:

- pupils from the Northern Hills and Hidden Valley *"are bussed significant distances"*¹⁶ (see Figures 9 & 11), which they have been since the community was first developed in 1990;
- that there are currently 1,603 grade 10-12 students from the Northern Hills and Hidden Valley busing to four different high schools (see Figure 11), only one of which is within the sector; and
- that the utilization rate for the sector by student residence continues to be beyond reason at 261%,

the North Calgary High has been once again superseded by the sudden prioritization of a high school in another area of Calgary – this time the Southeast Calgary High School, which the CBE has listed as a priority 2 in its current 2015-2018 Capital Plan¹⁶. The Southeast High School site appears in the Rangeview Area Structure Plan (ASP)⁴⁰, which was approved in July 2014, 30 years later than Northern Hills. The Southeast High School is suddenly being fast-

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tracked to be built in a community which did not even have any residents as recently as the 2012 Calgary Civic Census ².

More importantly, both the North Central and Southeast High School are listed in the CBE 2015-2018 Capital Plan as new additions¹⁶. This is untrue and deliberately misleading. The North Central High School had previously appeared in the CBE Capital Plan in 2005-2008, but was removed in favour of a Northeast High School in the 2007-2010 Capital Plan, and that school is now being constructed. By comparison, the proposed North Calgary High finally made it back onto the CBE Capital Plan for 2015-2018 ¹⁶, but at priority number 16, and with the 2014 decline in oil prices making it probable Provincial budgets will again be cut, it is likely to be put on hold again until the price of oil recovers.

It should be noted that every proposed school listed in the 2005-2008 Capital Plan has already been built, except the North Central High School and a second Coventry Hills Elementary School. Every other community of Calgary has had their schools built while the students in the Northern Hills continue to be bussed long distances.


5.0 2015-2018 SCHOOL CAPITAL PLAN		
New Construction		
Priority C-16 North Calgary High		
School Community Profile		
<p>The North High School will serve the residents of the Northern Hills communities and other select communities south of Country Hills Boulevard NW.</p> <ul style="list-style-type: none">Currently, the north area is served by four high schools consisting of: Crescent Heights (Coventry Hills, Country Hills Village, Hidden Valley), Queen Elizabeth (Country Hills - south) James Fowler (Country Hills - north) and John G. Diefenbaker (Panorama Hills, Harvest Hills).A 24 acre site in the west portion of Coventry Hills is available for a new senior high school.		
Enrolment Profile		
<ul style="list-style-type: none">Area II is comprised of Sector 3 and 4 and has a utilization rate by residence of 66% and a utilization rate by enrolment of 103%. Sector 4 has a utilization rate by residence of 261% and is served by only John G. Diefenbaker High School.John G. Diefenbaker has a provincial capacity of 1300 student spaces a utilization of 110%.Crescent Heights has a provincial capacity of 2,150 student spaces and utilization of 98%. This bus ride is long for Coventry Hills, Country Hills Village and Hidden Valley students with over 500 students attending from these communities.James Fowler has a provincial capacity of 1980 student spaces and a utilization of 84%.The Northern Hills communities (Harvest Hills, Country Hills, Country Hills Village, Coventry Hills (north/south), Panorama Hills and Hidden Valley currently have 1,603 students attending CBE high schools for Grades 10 - 12.		
Site Planning and Transportation		
Several communities in the north are bussed significant distances.		
Recommendation		
<ul style="list-style-type: none">Construct a senior high school for 1,800 Grades 10-12 students.The total project cost is budgeted at \$52 million; including the CTS space allowance and an allowance for CTS equipment in the amount of \$400,000.		

Figure 9: Page 67 of the current CBE 3 year School Capital Plan 2015-2018 ¹⁶

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William Aberhart High School, which is situated just a few blocks from the Area I / Area II boundary, is in Sector 3, and is used to calculate the utilization rate for Area II, even though it essentially serves Area I (2015-2018 Capital Plan, page 29¹⁶). Had William Aberhart been used appropriately for utilization rates in the 2007-2010 Capital Plan, it may have had a significant impact on the priority ranking of the Northwest, North and Northeast high schools. Queen Elizabeth High School is also within a few blocks of the boundary. Considering the data presented in Figure 9, North Central's Sector 4 (where the Northern Hills communities are located) has consistently led the utilization by residence year after year, yet the Northwest and Northeast high schools were both considered higher priorities.

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Sector 1 enrolment	2142	2065	2030	1998	1956	2023
Sector 1 spaces	2491	2491	2483	2483	2483	1525
Utilization	85.99	82.9	87.76	80.6	78.8	132.65
Sector 2 enrolment	3510	3552	3435	3379	3346	3395
Sector 2 spaces	2015	2015	2015	2015	2015	2015
Utilization	174.19	176.28	170.47	167.7	166.1	168.49
Sector 3 enrolment	1655	1724	1588	1526	1490	1503
Sector 3 spaces	6762	6763	6763	6763	6763	6619
Utilization	24.48	25.49	23.48	22.6	22	22.71
Sector 4 enrolment	2824	2808	2834	2932	3038	3150
Sector 4 spaces	1300	1300	1300	1300	1300	1300
Utilization	217.23	216	218	225.6	233.7	243
Sector 5 enrolment	6245	6213	6256	6423	6513	6629
Sector 5 spaces	4841	4841	4841	4841	4816	4816
Utilization	129	128.34	129.23	132.7	135.2	137.65

Figure 10: CBE Utilization rates 2005-2011 by Sector

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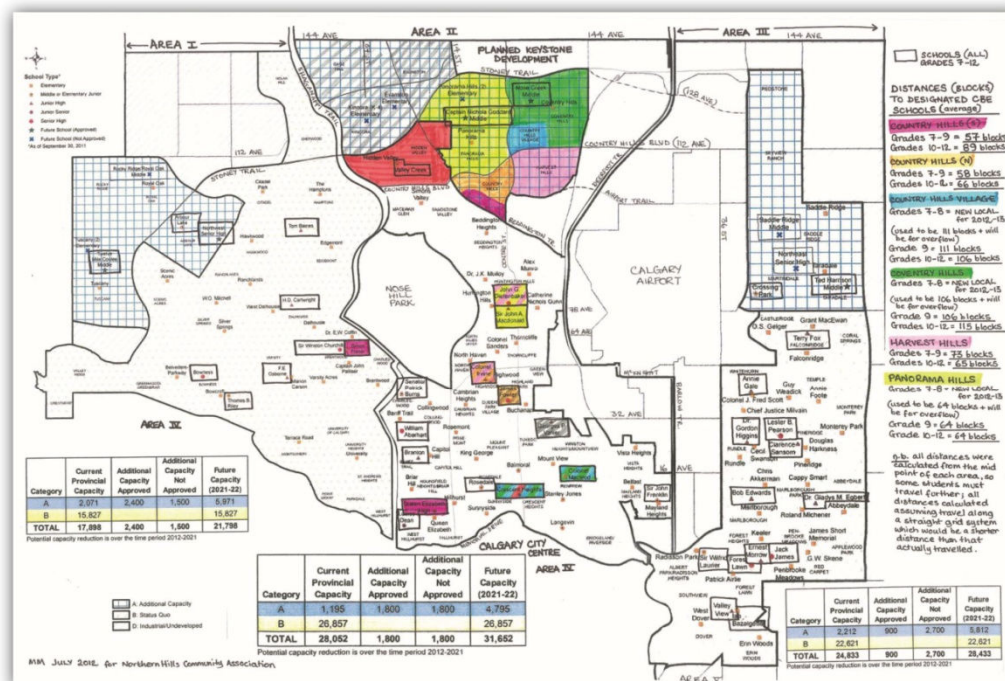


Figure 11: Map Showing Designated Schools for Children of the Northern Hills Communities and Distances Travelled to School
Coloured/shaded boxes represent the designated high schools for each area and match their corresponding coloured/shaded communities.

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In 2005, the Northern Hills population was 31,257 with 3,777 pre-school aged children and the need was evident in the capital plan that year. Coventry Elementary School is so full that it is now a Kindergarten - Grade 3, and grade 4 was relocated to Nose Creek Middle School. However, Saddleridge, Martingale, Evergreen and Cranston, which all had elementary schools on the 2005-2008 Capital Plan, already have second elementary schools in the **current plan**¹⁶. The second Coventry Elementary School has been deleted from the plan completely, although a Harvest Hills/Country Hills Elementary is finally on the plan now that the community is over 20 years old. It is Alberta Education and Alberta Infrastructure that is accountable for these schools not being built as the CBE does not build schools.

2.3. Area demographics

Detailed area demographics were published in the Phase I Creating Space for Strength final report, and therefore will not be repeated here¹⁷. However, of the 9 communities studied:

"a composite profile of a typical resident finds the person:

- *Is between 35 and 44*
- *Is employed*
- *Drives alone to work*
- *Has one child living at home (1.1)*
- *Has a household income of approximately \$106,254*
- *Has either a high school diploma or a university degree*
- *Is married*
- *Is Canadian born and Caucasian*
- *Owns his/her own home "*

Notable extracts from the Phase I Creating Space for Strength final report show:

- *"As of 2006, the communities in this study have on average 27.9% of their residents identified as immigrants.*
- *The highest rates of immigrants are found in the communities of Panorama Hills (41.7%) and Sandstone Valley (38.8%).*
- *There were a total of 20,150 who identified as visible minority in 2006, or 32.6%, which is a higher rate than the average rate for Calgary.*
- *There are significant differences within the communities, with Panorama Hills having over half of its population identifying as visible minority (52.6%), followed by Sandstone Valley (45.3%) and Country Hills (24.4%). The community with the lowest percentage of visible minority residents was Country Hills Village (15.1%), which was the only community to report a percentage lower than the Calgary average.*
- *Country Hills Village has the highest percentage rate of seniors resident in their community, with 28%. Evanston/Creekside (2.3%) and Coventry Hills (2.8%) have the smallest percentages.*
- *There is a high percentage of lone-parent families with children living in Country Hills Village (36.8%), which is the only community higher than the Calgary average (23.5%).*

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- *There are a considerable number of children living at home. There were 16,845 children under the age of 18 (77.7%) living at home in 2006, while the remaining 4,830 (22.3%) were over 18. There are fewer children over the age of 18 living at home in the communities under study than in Calgary (28.3%).*
- *There are quite substantial differences between communities. Sandstone Valley has the highest percentage of children over 18 living at home at 35.9%. The lowest percentage of children over 18 living at home is found in Coventry Hills at just 14.5%.”¹⁷*

2.3.1. Vulnerable Populations

Partly due to the mix of older and newer, still developing neighbourhoods within the Northern Hills and neighbouring communities, the demographics between neighbourhoods can vary widely. Looking at an overview of the area does not highlight the differing needs in each neighbourhood or vulnerable micro-populations due to, for example, concentrated pockets of immigrants, visible minorities, seniors, low income families or single-parent families.

Although a lower percentage of families had an income below the low income cut-off point (as defined by Statistics Canada) compared to the province (4.6% vs. 6.4% AB), the percentage of people who spent 30% or more of their income on housing related expenses was 4.4 percentage points higher in Calgary – North³³. Calgary - North also had a much higher proportion of non-English and non-French speaking people compared to Alberta (3.2% vs. 1.2% AB) and a higher proportion of immigrants arrived in the five years measured in Calgary - North compared to the province (6.2% vs. 3.2% AB)³³.

Looking at snapshots from “*Calgary Community Statistics on Seniors: Country Hills Village*” (2009)³⁴, it can be seen that this particular neighbourhood has had a boom in their population of seniors (Figure 12), almost half (44.9%) of whom who are considered socially isolated (Figure 13), and may also be vulnerable to rent increases due to fixed incomes, as almost a third of them rent (Figure 14; 27.3% vs 10.5% Calgary average for seniors).

Total Senior Population, 2001 - 2009					
	2001	2004	2006	2009	% Change 2001-2009
COUNTRY HILLS VILLAGE	3	138	541	623	20666.7%
CALGARY	78,768	86,599	93,859	98,572	25.1%
Source: City of Calgary, Civic Census 2001, 2004, 2006, 2009					

Total Senior Population as a Percentage of Total Population, 2009			
	Total Population	Senior Population	% Senior Population
COUNTRY HILLS VILLAGE	2,211	623	28.2%
CALGARY	1,065,455	98,572	9.3%
Source: City of Calgary, Civic Census 2009			

Figure 12: Table Showing Rapidly Changing Senior Population in Country Hills Village
Snapshot taken from *Calgary Community Statistics on Seniors: Country Hills Village* (2009)

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Social Isolation Indicators, 2006				
	COUNTRY HILLS VILLAGE		CALGARY	
	Number	Percent	Number	Percent
Seniors Living Alone	175	44.9%	23,145	26.1%
Seniors Who Speak Neither English nor French	0	0.0%	7,700	8.5%

Source: Statistics Canada, 2006 Census of Canada

Figure 13: Table Showing High Percentage of Social Isolation for Seniors in Country Hills Village
Snapshot taken from Calgary Community Statistics on Seniors: Country Hills Village (2009)

Economic Family Household with Elderly (65+) Spouse or Reference Person by Tenure, 2006				
	COUNTRY HILLS VILLAGE		CALGARY	
	Number	Percent	Number	Percent
Total Family Households with Elderly Spouse or Reference Person	110	100.0%	37,630	100.0%
Owner	80	72.7%	33,675	89.5%
Renter	30	27.3%	3,955	10.5%

Source: Statistics Canada, 2006 Census of Canada

Figure 14: Table Showing High Percentage of Seniors Renting in Country Hills Village
Snapshot taken from Calgary Community Statistics on Seniors: Country Hills Village (2009)

2.3.2. Continued Growth in the Northern Hills and Surrounding Communities

The City of Calgary has conservatively projected growth in Calgary of 124,200 residents and estimates that over the next five years new suburban areas will attract 92 per cent of the total city-wide population growth, or 114,300 people, most of it in the outlying northern and southern sectors of the city²⁵. Approximately 60,000 new residents are estimated for the neighbouring Keystone Hills community directly to the north and east of the current North Central Calgary communities (see Figure 15), with another 44,000+ more anticipated to join the still developing North Central communities of Panorama Hills, Kincora, Evanston, Sage Hill and their adjacent communities to the north and west²⁵. If previous build-out practices are continued, residents can expect to be living in these areas for over 20 years before adequate health, social, cultural, leisure, educational and community infrastructure and services come to their communities. Unfortunately, due to the current deficit of easily accessible services in the northern parts of the North Central area, they will be added to the over 87,300³ already traveling to, and competing for services in, Airdrie and beyond.

In addition to the higher densities now preferred for new suburban growth²⁴, the Calgary Municipal Development Plan²⁶ supports increased levels of population intensification in developed areas of Calgary; this is already happening in the Northern Hills community of Harvest Hills²⁷, despite the community having no local public elementary or high schools¹⁴ and no access to general health, social or community services^{10,11}.

On top of all the new residents expected for the northern part of the North Central region of Calgary, there is also the expected influx of workers into the area in the immediate to short term, to service the rapidly developing Aurora and Stoney Industrial Parks which border the North Central Calgary communities to the southeast and east. The majority of Aurora is rated as

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“Industrial – Employee Intensive” and is listed as a major future/emerging Employment Centre with an estimate of 20,400 jobs (employees) coming into the area²⁴. These employees will have to contend with the same lack of accessible healthcare, childcare, social, cultural and community services that the residents currently do.

Considering the lack of available spaces or infrastructure in the community that could be easily converted for use in provision of any or all of the lacking services to the residents and workforce, and the time frame required to build a new facility, the Creating Space Collaboration partners and the communities’ residents feel there is no time to delay. With the current almost 83,500 residents desperately in need of services, and a projected residential population of up to 160,000 in the next five years^{3,25}, larger than the current population of Red Deer and Medicine Hat combined^{3,4,28}, this pilot project needs to be fast-tracked for the future wellbeing of the current population.

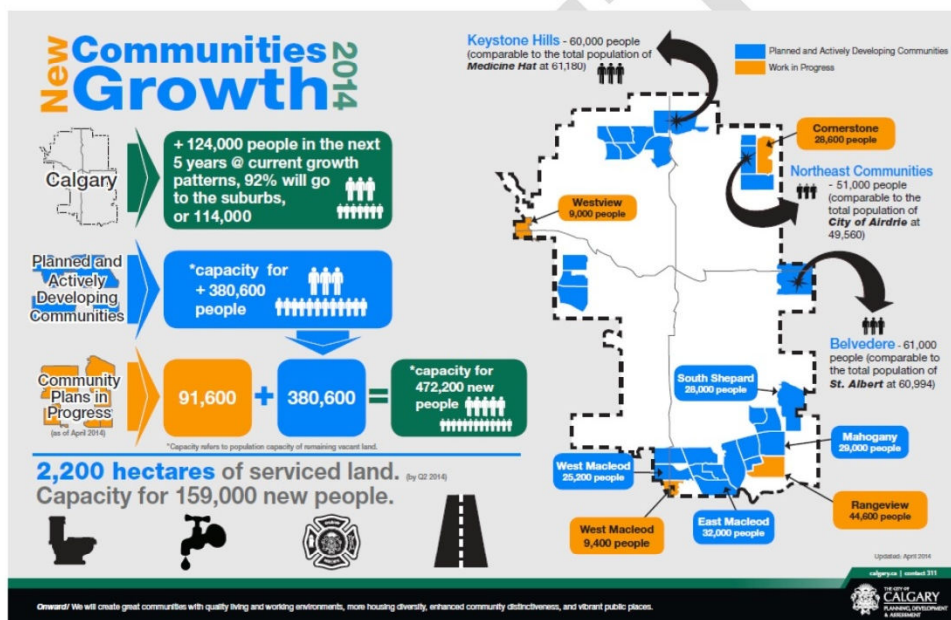


Figure 15: City of Calgary Suburban Growth Infographic – Suburban Communities 2014-2018

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3. The Collaborative Multi-Purpose Centre

In 2013 the communities of Northern Hills, MacEwan-Sandstone, Evanston-Creekside and Hidden Valley came together to undertake a community assessment of spaces and services available to the communities, and a series of community consultations to ascertain what the residents of North Central Calgary felt was important to the future well-being of their communities¹⁷. This study area now houses 89,309 people – comparable to the current population of the city of Lethbridge, which was ranked as the fourth largest provincial population centre in 2011 by Statistics Canada after Calgary, Edmonton and Red Deer^{3,5,43}.

What was discovered through this study is that the large North Central Calgary population is vastly under-served when it comes to health and social services, and community meeting spaces. The fact that there is an AHS-owned parcel of land (see section 2.2.4.), located close to Cardel Place and nearby public transit, gave the residents and the Creating Space Collaboration hope that this lack of services would be remedied during the second round of Family Care Clinic announcements. When the announcements were made, and Calgary North-Central was listed as one of the successful areas, it was naturally expected that one would be located on the AHS-owned land in the Northern Hills. Unfortunately there was a discrepancy in the meaning of “North-Central Calgary”, and this new facility would instead be located much further south.

Regardless, the community is committed to moving forward with the Creating Space project, as the need is not going away any time soon, and is in fact, increasing as time passes. The community feels it is prudent to put these services in place to increase health and wellness, and prevent social isolation, before the need is too great and the community begins to deteriorate to a point where it will be a difficult and protracted task for external services to then attempt to bring back and revitalize the community. This happened to the Huntington Hills community around 18-20 years ago, where it took for the community to have the highest child apprehension rates in Calgary before services were brought into the area. Not surprisingly, North Central does not want to see that happen to their communities.

“Equitable access to affordable neighbourhood space has an enormous positive impact on health and wellness, learning and leadership, arts and culture, educational outcomes and sense of belonging. Public space is necessary for community engagement and participation by a full range of neighbours and supports for ongoing improvements to quality of life. The lack of, or loss of, access to our public assets is a critical barrier in building resilient and strong neighbourhoods.”

Space Coalition, Toronto⁴⁴

Calgary Neighbourhood Services’ *Strong Neighbourhoods Initiative Theory of Change* (2012) states, “Preventing social isolation is an important component of any strategy to prevent spatially concentrated poverty. However, social isolation also occurs among higher-income

Creating Space for Strength, Phase III: A Framework for an Innovative and Sustainable Community Collaboration Prototype for Provision of Vital Services to the Northern Hills and Surrounding Communities; December 2014

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Calgarians and in higher-income communities. Therefore, efforts to prevent social isolation must include urban planning considerations, along with the provision of city-wide supports and a range of population-specific and cross-population initiatives”⁴⁷.

The two priorities for the new FCSS Calgary funding framework for investments are to strengthen neighbourhoods and to increase social inclusion, so that residents are able to “fully participate in, contribute to, and benefit from all aspects of society”⁴⁸. It has been shown that key indicators of risk/need related to concentrated poverty in a community include:

- the number of lone-parent families
- the percent of recent immigrants
- the number of recent immigrants
- where recent immigrants come from
- percentage of recent immigrants with no English or French language skills
- number of people living alone
- number of seniors living alone
- health: number/percent of emergency department visits
- number of people who moved one to five years before the most recent census
- number of renter households spending 30% or more of gross income on shelter
- age distribution of residents
- physical infrastructure: community hall, gathering places and amenities; transportation/traffic
- social capital: community cohesiveness⁴⁸

“Effective community infrastructure requires suitable, secure physical plant and outdoor space in neighbourhoods across the city to foster the development of inclusive communities. As the Task Force on Access to Space reported, the clusters of activities and services that help to define Toronto’s vibrant neighbourhoods are in jeopardy as traditional meeting places in schools, libraries and other public buildings become unaffordable. The strong tradition of volunteer-led community initiatives like Scouts and Girl Guide activities, afterschool homework clubs, and recreation programs for youth and seniors is being undermined by the lack of accessible, affordable community space.”

Family Service Association of Toronto⁴⁹

The risk indicators above are all relevant in the Northern Hills and North Central Calgary communities: there is a much higher proportion of non-English and non-French speaking people compared to Alberta (3.2% vs. 1.2% AB) and a higher proportion of immigrants arrived in the five years measured in Calgary - North compared to the province (6.2% vs. 3.2% AB)³³, pockets of a high percentage of seniors (such as in Country Hills Village), many of them spending more than 30% of their gross income on housing; pockets of a high percentage of lone-parent families, plus a notable lack of health facilities, social or community service agencies and almost no

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community infrastructure except for Cardel Place.

Physical community spaces are vitally important and all levels of government need to address this issue. In Toronto, they have begun to realize the vital importance of space to community health and cohesion. The Space Coalition stated in their 2013 report on maximizing use of public assets for engaged and healthier neighbourhoods, *"The City of Toronto and the Ontario governments are starting to address this need, as witnessed through their actions: The Province of Ontario invests in its Community Use of Schools (CUS) program approximately \$48 million per year and has matched federal government investments under the Infrastructure Stimulus Fund, which has led to the building of community infrastructure projects, such as the Bathurst-Finch Community Hub."*⁴⁴.

Public access to space:

- Improves student performance;
- Encourages artistic and cultural expression to create vibrant communities and expand capacity for learning;
- Promotes life-long learning;
- Is good value for taxpayers;
- Encourages physical activity, healthy lifestyles, and saves money;
- Promotes safer neighbourhoods and crime-prevention;
- Promotes newcomer settlement and integration;
- Supports and sustains free or low-fee community programs to foster access and inclusion;
- Promotes volunteerism and community participation (for all age groups); and
- Promotes community well-being.⁴⁵

"For newcomers to Canada public space is a starting point to know their neighbourhood and its people."

*Community Space Advocate*⁴⁴

However, providing spaces in a neighbourhood for health, social and community services to work from is not the whole answer. Maintaining individual buildings, or renting community spaces to enable service provision can become costly, and the elimination of silo working enhances holistic care, by facilitating the greater use of multi-disciplinary teams, as has been shown in the Primary Care Network model of healthcare, especially for patients with complex problems or chronic disease. Many community-based services work best in harmony, where health, health education, recreation, social, community, cultural, and immigrant services can complement and supplement one another to provide comprehensive person-centred community based care. The Creating Space Sustainable Community Collaboration Prototype multi-purpose community hub for provision of vital services to the Northern Hills and surrounding communities has been envisioned to address, promote and deliver exactly that.

3.1. A Prototype Collaborative Model

One of the deliverables of the Creating Space for Strength project in Phase I was to look at models of community multi-purpose spaces¹⁷. Although there are many variants of multi-purpose spaces, they generally have a few common elements, in that they are commonly funded in partnership with one or more levels of government and private donors; the lead agency or organization tends to be one or more of recreation, a public library, a non-profit social

Creating Space for Strength, Phase III: A Framework for an Innovative and Sustainable Community Collaboration Prototype for Provision of Vital Services to the Northern Hills and Surrounding Communities; December 2014

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Figure 15: A Framework for an Innovative and Sustainable Community Collaboration Prototype for Provision of Vital Services to the Northern Hills and Surrounding Communities – the Sustainable Multi-Purpose Community Hub

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service agency, a healthcare facility, a school or protective services; and there is shared space, either purpose-built or retro-fitted. Some house multiple groups in one building, whereas others share a site – a community hub, where smaller buildings or facilities are co-located.

Phase II will entail undertaking a feasibility study for this innovative new facility, or community hub, anchored by a Health Centre or Primary Care Network Clinic, and including accessible and affordable multi-purpose space for the many multi-cultural and social service organizations that would like to be able to provide services in the area.

This project aims to bring together the leading Creating Space Collaboration stakeholders in an authentic, community hub -style, collaborative practice centre, to provide residents with:

- **Integrated community health services:** Foothills Primary Care Network
- **Community services and grassroots recreation:** Northern Hills Community Association (NHCA)
- **Social services:** Aspen Family Community and Network Society, United Way Calgary
- **Cultural, social and community services:** the Calgary Chinese Community Service Association (CCCSA)
- **Cultural services:** the Calgary Korean Association (CKA), the Calgary Korean Seniors Association (CKSA), the Calgary Vietnamese Canadian Association (CVCA) and the Calgary Federation of Filipino Association (CAFFA)
- **Social venture capital and experience:** the Trico Group - Affordable Housing Initiatives Division

In addition, in an area with so few affordable community spaces available, the collaboration intends to maximize the potential to make affordable, community rental spaces available, which will in turn help the project to be self-sustainable for the long term. Figure 16 outlines the collaboration framework for the community hub.

3.2. Expected Outcomes from Community Infrastructure Investment

Although building a new centre is obviously the most expensive way to provide community space for these service agencies, in a community with no alternative, any investment in community infrastructure will have multiple benefits to each of the neighbourhoods in the greater North Central Calgary area, and will free up services and reduce traffic in those areas that the residents of North Central are travelling to access services. It will also benefit the nature of daily life for residents.

“This is particularly true for children, seniors and some people with disabilities for whom the neighbourhood is usually their main point of reference. The range of facilities, programs and social networks that comprise community infrastructure provide the channels for enhancing civic participation in groups such as school councils, residents’ associations, amateur sports associations, service clubs and local voluntary associations. Community infrastructure also fosters social inclusion through activities including neighbourhood-based recreation and cultural activities. Both of these goals are critical...if the Northern Hills and surrounding communities are...to embrace and fully

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integrate immigrants and refugees and if host communities are to live and work respectfully with newcomers. The foundation community services (publicly-funded schools, libraries and community/neighbourhood centres) provide a community anchor or focal point that anticipates, monitors and responds to community needs over time including changing economic, social and cultural realities.”⁴⁹

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4. Why You Should Support the Creating Space Collaboration's Vision

As a government representative, or a taxpayer, supporting this project should be a "no-brainer". The Creating Space Collaboration is basically just asking the Government to trust community leaders to develop a piece of land allocated for health appropriately for the community needs (which include health). They will do this at minimal cost and in the most sustainable way possible. Part of the development model will be to bring appropriate, but unique, sustainable and inclusive community governance to the table.

There are other reasons, too. Providing this multi-purpose community hub will:

➤ **Improve the lives of, and promote health and wellbeing among, residents, and free up services in the other communities that the residents of North Central are currently travelling to**

- Provision of preventative health, diagnostics, and out of hours primary care services in communities reduces hospital emergency admissions and length of stay ³⁷.
- Preventative medicine is cheaper than emergency care ⁵⁷.
- PCNs are reducing the use of emergency rooms and wait times through extended and after-hours service, providing comprehensive patient education, and optimizing the skills of clinical care teams through outreach programs. ⁵⁰



"We are basically just asking the Government to trust community leaders to develop a piece of land allocated for health appropriately for the community needs (which include health). We will do this at minimal cost and in the most inclusive and sustainable way possible."

Creating Space Collaboration

Purely for healthcare alone, this project will tick all the boxes. Alberta's 5-Year Health Action Plan ⁵¹ calls for expanded access to primary health care teams. The plan also commits to helping ensure primary health care programs and services are available to Albertans. By Foothills Primary Care Network joining the collaboration, a PCN-based "Health Home Community" within the community hub would help to improve all of these health indicators:

- 72.5% of total Family Physician claims for residents of this area are from outside of the community ³³, meaning they are traveling for access to healthcare
- 100% are traveling outside the area to access emergency services ³³
- The percentage of influenza vaccines administered annually to 65 year olds and over was almost 10% lower than the provincial average ³³, meaning access to preventative services through primary health care in this area is inadequate
- There is no access to baby clinics in this area
- The Health Human Resource Forecasting and Simulation Model is higher than the metro provincial average ³³, suggesting future need will be higher than the provincial average

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- Inpatient utilization for non-emergency conditions is measured at 1 in 3 residents and inpatient separation rates for asthma are higher than the provincial average, suggesting chronic disease management is lacking
- There is no non-appointment walk-in clinic or out of hours facility

This project will also help Alberta Health to meet Goal #3 of the Ministry's 2014-2017 Business Plan that states: Albertans have enhanced access to high quality, appropriate, cost effective health care and support services.

"In a strong community, neighbours, businesses, organizations and governments all work together to support each other. We have a healthy network of family, friends and neighbours to lend a hand when we need it. We have an engaged business sector that provides the opportunity for people to have meaningful work and earn the income needed to build assets and thrive. Programs and services support people's dignity and self-worth and are there for them when needed. In a strong community, together we come to realize that My neighbour's strength is my strength."

The Calgary Poverty Reduction Initiative

➤ **Provide access to visiting social services**

Aspen Family Community and Network Society would like to come into these communities to provide programs for families, youth and community development, in the same way they do for other communities in Calgary, working with The Calgary Learning Collaborative, Community Connections, Heart of the North and 1000 Voices. However, due to lack of space in North Central, they currently have nowhere to operate out of.

➤ **Provide a home for non-profit and cultural groups, grassroots recreation and community-building activities**

Despite the high number of immigrants and visible minorities in North Central Calgary, there is no cultural centre. The Calgary Chinese Community Service Association (CCCCSA), Calgary Korean

Association (CKA), the Calgary Korean Seniors Association (CKSA), the Calgary Vietnamese Canadian Association (CVCA) and the Calgary Federation of Filipino Association (CAFFA) are all willing to make this a reality, to ensure cultural groups do not need to travel out of the area to take part in cultural activities, get help with services unique to their them, or showcase their cultures to the wider community to promote inclusiveness and community pride.

In addition, the Northern Hills Community Association (NHCA), brings its 20 years of experience as one of the largest community associations in Canada. A dedicated, affordable, flexible community space in North Central Calgary would allow the NHCA to expand its repertoire, as well as expand the programs it already offers, like the "SPRY in the Hills: Fit-2-Age" fitness

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program for seniors, the Northern Hills Youth Council, Mom & Tots program, Youth Writing program for creative pre-teens, "At Home In The Hills" program for newcomers, and more.

➤ **Attainable housing**

Trico Homes & Trico Foundation has an interest as a "shared value" company and organization, committed to addressing the province's housing affordability challenges for seniors and low to middle income workers, in working with the community for a viable and sustainable solution to the community needs outlined. Their vision is to do so through public, private & non-profit collaboration and innovation, bringing expertise and ability to invest private capital to the process as appropriate.

The Creating Space for Strength community consultations demonstrated the needs and desires to make North Calgary more self-sustainable and a stronger community¹⁵. The residents of these communities are now asking you to make a difference and please take 10 minutes to flick through and look at the maps within this document, see the deficiencies, and then do something about it...

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5. Next Steps

The Creating Space for Strength - Phase II feasibility study is due to start early in 2015. It will include:

1. Community impact analysis
 - Project and community context
 - Community services strategies analysis
 - Community economic impact projections
2. Business case
 - Market demand analysis
 - Required financing projections
 - Environmental impact assessment
 - Marketing and public relations strategy
 - Risk assessment of viable options
3. Building / construction analysis
 - Land use / site information assessment
 - Site surveys / appraisals needs analysis
 - Construction options
 - Permitting and permissions assessment
 - Design analysis
 - Resource analysis
 - Technology analysis - IT, Internet connectivity, wireless routing
4. Operational needs assessment
 - Management analysis - Operations, governance, etc.
 - Organization and staffing
5. Findings and recommendations

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6.1. Image References:

Cover page: Team Persons With Building Box Stock Image

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Figure 1: Google Map™ image showing the location, outlined in red, of the North Central Calgary area, as defined by this report.

Moraig McCabe, December 2014.

Figure 2: Map Showing Distribution of Community Centres in North Calgary

David Hartwick and Dr Moraig McCabe, July 2014, "When Is It Our Turn", *Northern Edge News*, pp 6-7.

Figure 3: Map Showing Distribution of Leisure Facilities in Calgary

David Hartwick and Dr Moraig McCabe, July 2014, "When Is It Our Turn", *Northern Edge News*, pp 6-7.

Figure 4: Map Showing Distribution of Outdoor Baseball, Basketball and Tennis Facilities in North Calgary

David Hartwick and Dr Moraig McCabe, July 2014, "When Is It Our Turn", *Northern Edge News*, pp 6-7.

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Figure 5: Google Map™ image showing the location, outlined in red, of the 5.64 acre parcel of land at 30 Country Village Cove NE purchased by the former Calgary Health Region in 2004 for the future North Calgary Health Centre
Moraig McCabe, 12 December, 2014.

Figure 6: Photograph, taken 7 November, 2014, of the 5.64 acre parcel of land at 30 Country Village Cove NE purchased by the former Calgary Health Region in 2004 for the future North Calgary Health Centre.
David Hartwick, 7 November, 2014.

Figure 7: Map Showing Distribution of Health Centres and Social Service Facilities in Calgary
David Hartwick and Dr Moraig McCabe, July 2014, "When Is It Our Turn", Northern Edge News, pp 6-7.

Figure 8: Annotated photograph, taken 15 May, 2014, at a City of Calgary North Central LRT open house, showing the proposed site for the North Health Campus in the Keystone Hills Core Plan.
Moraig McCabe, 15 May, 2014.

Figure 9: Page 67 of the current CBE 3 year School Capital Plan 2015-2018
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Figure 10: CBE Utilization rates 2005-2011 by Sector
David Hartwick, 12 December 2014.

Figure 11: Map Showing Designated Schools for Children of the Northern Hills Communities and Distances Travelled to School
Moraig McCabe, 2014.

Figure 12: Table Showing Rapidly Changing Senior Population in Country Hills Village
City of Calgary Community & Neighbourhood Services, Social Policy & Planning, 2009, "Calgary Community Statistics on Seniors: Country Hills Village"

Figure 13: Table Showing High Percentage of Social Isolation for Seniors in Country Hills Village
City of Calgary Community & Neighbourhood Services, Social Policy & Planning, 2009, "Calgary Community Statistics on Seniors: Country Hills Village"

Figure 14: Table Showing High Percentage of Seniors Renting in Country Hills Village
City of Calgary Community & Neighbourhood Services, Social Policy & Planning, 2009, "Calgary Community Statistics on Seniors: Country Hills Village"

Figure 15: Suburban Growth Infographic
Planning, Development & Assessment, City of Calgary, published in 2014; Retrieved 10 December 2014. <http://www.calgary.ca/PDA/pd/Documents/Publications/suburban-growth-info-graphic-new-com-pop-supply-2014.pdf>

Figure 16: A Framework for an Innovative and Sustainable Community Collaboration Prototype for Provision of Vital Services to the Northern Hills and Surrounding Communities – the Sustainable Multi-Purpose Community Hub
Moraig McCabe, 11 December 2014.

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7. Appendices

Appendix 1: Personal communications regarding the North Calgary D&T / Health Centre
(3 pages)

From: June Lam [mailto:]
Sent: Wednesday, September 14, 2011 3:06 PM
To: Teresa Woo-Paw; Calgary Mackay
Cc: Brenda Huband; Kerry Pace
Subject: North Calgary Health Centre land

Hi Teresa,

I'm following up on your inquiry regarding the location of the piece of land that is for the North Calgary Health Centre and where it is on the Capital plan.

The piece of land in question was purchased by the the former Calgary Health Region in 2004. The 5.64 acre parcel is situated in north central Calgary near Harvest Hills Blvd and Country Hills Blvd at 30 Country Village Cove NE.

The future North Calgary Health Centre is one of five Health centres that the former CHR had planned as a part of a community health plan strategy. The South Calgary Health Centre and the Sheldon M Chumir Health Centre were the first two to be planned and constructed. The North was intended to be the third centre in the queue but was postponed in order to proceed with the East Calgary Health Centre and the Cochrane Community Health Centre.

These Centres were deemed to be of higher/urgent priorities after the release of the CHR commissioned report on the health of Calgarians and the out patient framework.

The East Calgary Health Centre was opened in late 2010 and the Cochrane Centre was opened in the spring of 2011.

The current 2012 - 2017 AHS Capital Plan identifies the North Calgary Health Centre as a priority in years 2 -5.

Hope this information was helpful and if you require further information or have any questions, please do not hesitate to contact Brenda Huband, Senior Vice President, Calgary Zone or myself.

Warmest regards,

June

June Lam

Senior Advisor, Government Relations | Alberta Health Services |

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From: Teresa Woo-Paw [REDACTED]
Sent: September 14, 2011 15:52
To: June Lam; Calgary Mackay
Cc: Brenda Huband; Kerry Pace
Subject: RE: North Calgary Health Centre land

Thank you, June, for your kind assistance.

I realize you had sent me an email on the North centre almost a year ago which stated that this initiative was not included in the 2011-2014 capital submission

But The current 2012 - 2017 AHS Capital Plan identifies the North Calgary Health Centre as a priority in years 2 -5. So does it mean this initiative remains excluded in the capital plan and won't be considered until the end of the 2012-2017 cycle?

Additionally, when will demographics / assessments be updated? And what /where is the plan for the primary and ambulatory care policy framework development?

Are there hard copies of the previous studies you mentioned - health of Calgarians and the out patient framework?

Thank you,

Teresa

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From: June Lam [mailto: [REDACTED]]
Sent: Tuesday, October 04, 2011 2:05 PM
To: Teresa Woo-Paw; Calgary Mackay
Cc: Brenda Huband
Subject: RE: North Calgary Health Centre land

Hi Teresa,

Thank you for your questions and advise as follows:

The 2012-2017 capital plan submission planning will commence shortly. This will allow the Zone Executive Leads to prioritize new initiatives or to restart some that have been "deferred". North Calgary Health Centre (NCHC) falls into the latter category. This means that they will estimate the year that the facility/services will need to be planned and then opened. We estimate that NCHC will probably set up later in the five year plan.

With respect to your question regarding the plan for primary and ambulatory care [policy framework development, significant policy review is currently underway at AHW regarding primary care and AHS is participating in it.

The outpatient framework mentioned in my previous email was designed when we were the Calgary Health Region - so it is no longer a framework in use. However, the attached How Healthy are We? Report was recently approved by AHW for your information.

Hope this information was helpful. If you have further questions, please let me know or we can discuss this at our meeting on October 21st with the Zone Executive Leads.

Cheers,

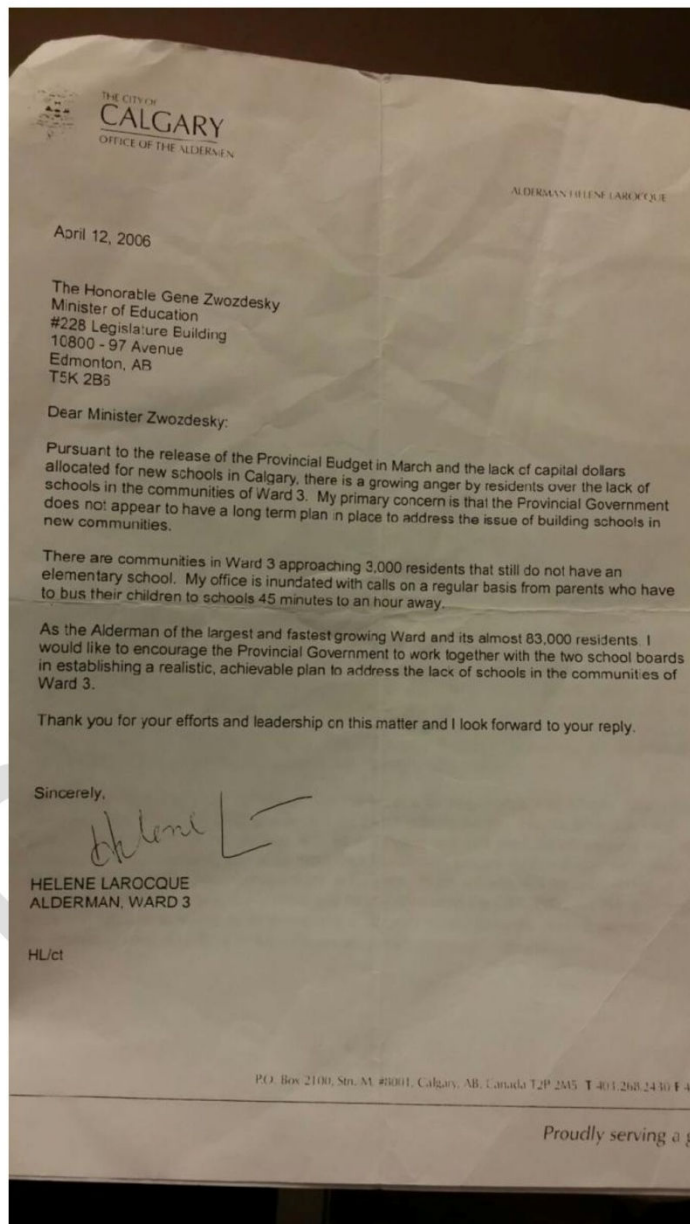
June

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Appendix 2: Letter regarding the lack of schools in North Central Calgary

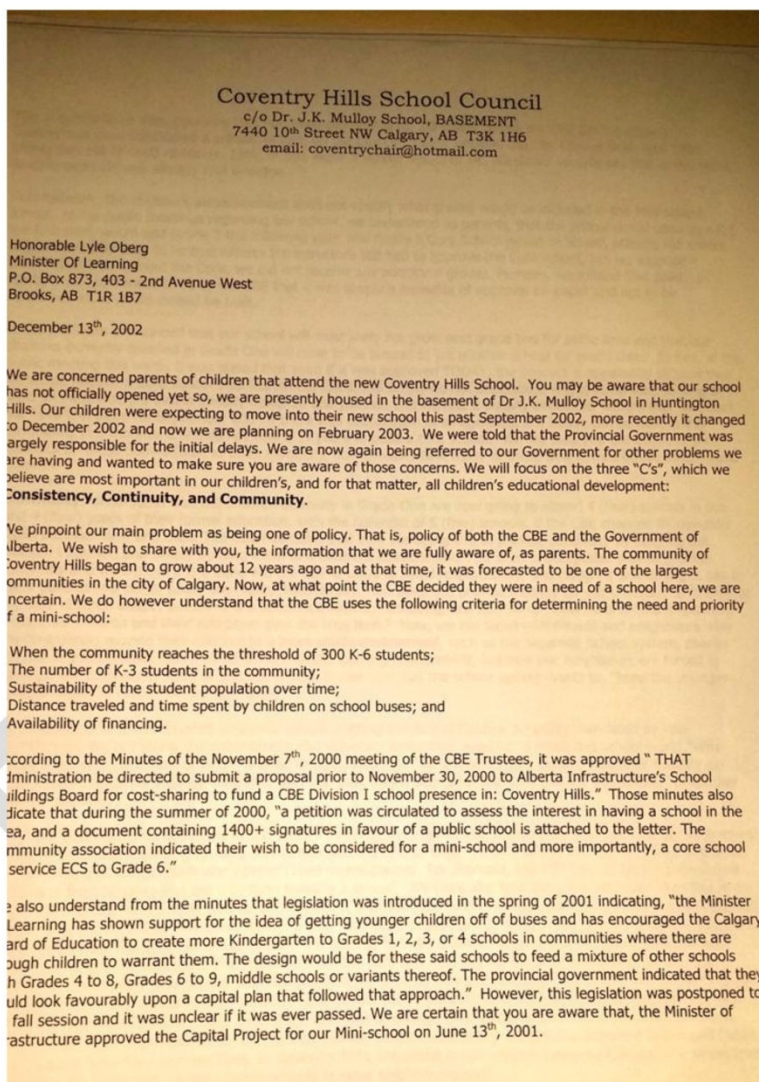


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*Appendix 3: Letter from Coventry Hills School Council regarding the delay of
Coventry Elementary and reasons why kids need schools in their communities
(4 pages)*



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This suggests to us that, Coventry Hills had been developing for **10 years** before the CBE OR the Alberta Government even considered a school. In fact, on the City Of Calgary website, the City Census from April 1999 shows that out of 4640 residents, 13%, or 595 were of school age, 5 to 14. We would have to say that at this point, funding approval was already FAR overdue.

Unfortunately, the Minister's announcement does not specify what grades would be included in the Mini-school format. At the public meetings regarding our school, we understood as parents, that the school would open as a K-1 the first year, would add Grade 2 the following year, and finally a Core School would be added, utilizing the school as a K- 4. It was clear to us that Alberta Infrastructure still had to approve the Core school, but we suppose it wasn't clear that without the Core, we did not receive any additional grades. Perhaps, we missed that point. In reality it was presented to us by the CBE that it was simply a formality of approval on paper and not to be concerned as, it would indeed be built.

It has just been announced that our school will most likely not grow past grade two for some time and that our students currently enrolled in Grade One will have to be bussed to yet another school for grade three. In fact, at the public meeting this week, it was stated that even if it was approved TODAY, the process is apparently so slow that we would not see a Core school until September 2005. We simply do not understand why it could take so long to build an infrastructure that is already designed and planned and we find it equally difficult to fathom that we could not have it in place for September 2004 if there was cooperation of all agencies. If a house can be built in this community in 3 months, it should not take 2 ½ years to build a core school. We are sure you are aware of the statistics on these homes (built in three months!); now consider how many of these new homes house school-aged children.

Continuity: Understand that the children currently in Grade One are now going to attend 4 (four) schools in the first 4 (four) years of their formal education, with the potential of 5 (five) schools, if the CBE changes its direction again between now and then. The CBE maintains that they are doing this to provide continuity by keeping the children together, and simply bussing them to a different environment. This is an unacceptable way to provide continuity and we believe it is a Band-Aid the CBE is using to avoid responsibility, and grasp for something to say to make parents feel better about the reality. Realistically, how does this provide stability for our children? It is easy to say that 'children adapt', but there is a difference between adapting, and accepting. How does constant relocation impact our children and their education over the long term? Now, we are faced with friends and neighbours who are considering moving their children to a more stable environment, such as the Separate School system, charter schools or even Airdrie. This may be a more stable learning environment, but now our neighbours are forced to abandon the community spirit of a public school. It was said that the school system wants to, "keep the younger children closer to home" but for how long?

This announcement has resulted in several people quitting the School Council, an entity mandated by your Government. We are losing the commitment and volunteer assistance required to make this school work! "Why bother if it's only for a year or two?" is what we keep hearing. "Why would I as a parent, volunteer 5 hours per week to raise funds for a playground that won't be built until a year after my child has left the school?" is another common question.

When our parents asked questions at this week's meeting, the answer was consistently that the Alberta Government makes all decisions regarding funding. We challenged the CBE to think "outside of the box" for solutions and again we were told that the problem was Alberta Government policies. For example, the CBE cannot take the funding it could save from bussing and use it to fund building a school. We were also told there is land in our area that is no longer appropriate for a School site, as designated. It was not clear who owns the land (City, Province, or CBE), but if it has a monetary value, why could it not be sold with the proceeds going towards our school? A parent suggested that perhaps your Government would provide the funding to build a school large enough to accommodate both Coventry Hills and Harvest Hills. The response from the CBE was how big did we want our school to be, and whether an Elementary School with 900 kids would really provide effective learning? We don't have the answer for that, but we are sure we could ask McKenzie Lake School with a population of 637, and first on the CBE list for a new school ahead of Coventry Hills. Even if the CBE was to change their thinking and look at creative solutions, what motivation do they have to do so? For that matter, Government policy entitles the Separate Board and Public Board to each have their own facilities. In Coventry Hills, the result is two schools being built across the street from each other. Isn't this why we are closing schools in older neighbourhoods?

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We understand that the Province also dedicates certain funds for bussing. There are children that live in homes backing onto the school grounds, but because the open space has not been landscaped yet, they are entitled to bus to school. However, children attending a daycare outside of the 1.2km limit are not allowed to use the bus. We do not understand why bussing would not be available for anyone wishing to pay for it. Our children are 5 and 6 years old, not 9 or 10, and 1.2 km is a long way for them to walk and then to focus on school.

As parents, we want to see **consistency** in the decisions made and a standard set. If a community meets a certain requirement, there should be no delay in funding, every time. We understand that there are issues with empty schools in some communities in this city that are under utilized. We asked the CBE Reps at our last meeting, who has a louder voice in this situation? Is it the 125 Children in a 50-year-old community or the 481 Children without a school in a new community? Currently, it seems it is the 125 Children because they already have a school, within their community. There is simply no excuse for 481 K-6 children to have to take a bus to school in this City. If the Province needs the CBE to close these under utilized schools for funding, introduce legislation so that it is done in reasonable time based on Community growth and statistics. The province and the CBE have had 12 years to prepare for our Children and it would appear it may be another 12 years before the Government is ready. By then, our Children will be finished their primary and secondary schooling. As one parent asked, what steps can he take now so his grandchildren will have a school to attend? It seems this is when the planning should begin; had we known, we would have started years ago.

The Community of Coventry Hills is bursting at the seams. The September enrolment numbers reveal we had 481 Elementary Children in our area, including 93 in Kindergarten, and 43 in French Immersion. We asked if our school could be double-tracked due to the number who desire too have French Immersion as, next year they will be bussed to a school near SAIT. Without the core school and funding from Alberta Infrastructure, there is simply no way to accommodate the students. Our community has grown so much and there are so many children that they have to be housed at different and bigger schools every year. In some cases, we will have families with 3 Children attending Elementary School and each will be attending a different school. How does a parent choose which school to volunteer for? We require consistency to strengthen the family unit and support groups. We think this is unfair and we believe there are many others who agree. We have the space and the children, why are we not guaranteed that our school will grow as they said it would and should? We are a growing province and city with the funds, why is it not being given to our children?

There are several other important reasons why this core school is so important to our **community**.

It is well known that a "school community" is vital to a growing city. Our children are proposed to attend Grade 3 at a school in yet another community. Having a school in the community that you reside in ensures that parents can be near to their children and their neighbours' children. It gives parents some control over the environment their children grow and learn in and gives our families more security. We have researched this other community our children are to go to and we are not convinced that it is a safe environment due to traffic issues and crime. We are not implying that it is not a good school but because of the distance, it prevents us from looking out for the children from our community.

We also believe that schools are under-funded these days and that parents must volunteer to ensure the best quality of education. We struggle to get parents to participate with our temporary school 12 minutes away. Imagine the difficulties we will suffer when our children attending Grade 3, are at least 25 minutes away, in non-peak periods? You cannot convince us that this will not impact the quality and care of our children in their education. Our children that already attend Brentwood or Captain John Palliser are spending so much time on the bus, that when they get home, they are too tired to enjoy family time or even focus properly on homework so you cannot convince us that there is no impact.

As well, let us assume that our children wish to play sports, be involved in the school band or take part in other extra-curricular activities. They may not be entitled and thus suffer if a parent is not able to pick them up due to distance, not to mention rush hour traffic. We also know that alternate plans need to be made for bussing for such activities.

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Finally, our community is lacking a focal point. Gone are the days of a community Library, swimming pool, community hall, and schools as meeting places and focal points for a community. We have none of these facilities, so as a community, we are counting on this school to be that focal point. As well, consider what a school contributes to its' community and what the community contributes to the school. Why would a business wish to support a school that is nowhere near the community, when it can support Separate Schools or Private Schools that are within the community?

In closing, to be honest, it might have been better for Alberta Infrastructure to have approved no school than to have approved a partial school. This too is a lack of Government concern for the welfare of our children. We do appreciate that the Government is currently reviewing education with the Learning Commission but our children cannot wait. We are asking you now, please discuss these concerns with your Government and act soon. The future of our children is at risk.

Sincerely,

Coventry Hills School Council

David Hartwick
Chairperson

cc: Ken Nicol, Leader of the Opposition; Raj Pannu, Leader of the Alberta New Democrat Party

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APPENDIX IV

**PROPOSED AMENDMENTS TO
THE CALGARY NORTH PHASE 1 AREA STRUCTURE PLAN**

- (a) Delete Map 7, entitled “Land Use Plan”, and replace with revised Map 7 entitled “Land Use Plan” (APPENDIX V).
- (b) In Section 2.4 “Land Use”, after the last paragraph, add the following:

“Map 7 of this Plan identifies a Special Policy Area for the Harvest Hills Golf Course that includes policies that are intended to guide redevelopment of the golf course from open space to primarily residential uses. Map 8 of this Plan identifies the general land use areas within the Special Study Area. Policies specific to the Special Policy Area are included in Section 2.4.7 of this Plan.”
- (c) In Subsection 2.4.6 “Open Space”, after the last paragraph, add the following:

“For all open space identified on Map 8 that is located within the Special Policy Area, the policies of Section 2.4.7.5 and 2.4.7.6 shall apply.”
- (d) In Section 2.4 “Land Use”, after subsection 2.4.6 “Open Space”, add new Map 8 entitled “Special Policy Area” (APPENDIX VI), then add the following new subsection:

“2.4.7 Special Policy Area

The intent of this Special Policy Area is to provide a policy framework for the development of the former Harvest Hills Golf Course lands. Development in the Special Policy Area should be sensitively integrated within the existing developed community, while facilitating growth of the City in alignment with the Municipal Development Plan policy direction. This policy also supports the continued use of the lands in the Special Policy Area as a golf course.

The following policies apply to the Special Policy Area as identified on Maps 7 and 8.

2.4.7.1 Composition of the Special Policy Area

Land Use Composition:

1. Lands in the Special Policy Area shall be comprehensively designed as an extension of the Harvest Hills community. Development is to consist of a mix of

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residential housing types. A minimum of 30% of the housing units within the area shall be multi-residential development.

2. Small-scale neighbourhood commercial uses which would contribute to the development of a neighborhood activity centre are encouraged along Country Hills Boulevard NE and Harvest Hills Gate NE.
3. Childcare services are strongly encouraged.

Density

4. A minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) is required in the Special Policy Area.

2.4.7.2 Servicing Requirements of the Special Policy Area

1. All infrastructure required at the time of subdivision of any of the lands in the Special Policy Area shall be installed and constructed in accordance with the applicable City standards.
2. In addition to any other requirements deemed necessary by the subdivision authority at the time of subdivision, the following shall be provided for any of the lands in the Special Policy Area: Transportation Impact Assessments, land dedications for road widening, transit facilities, and new collector and residential streets.
3. Multi-residential developments shall be designed to accommodate storm water onsite in accordance with the approved Staged Master Drainage Plan. At the time of development, efforts to further reduce the amount of storm water being discharged from the multi-residential sites to better align with the Nose Creek Volume Targets, as referenced in the 2008 Nose Creek Watershed Management Plan, should be explored.

2.4.7.3 Rail Corridor Policy

The intent of the Railway Corridor Policy is to ensure developments have incorporated appropriate mitigation required due to railway proximity.

1. Any development in proximity to a railway property must conform to all requirements of the City at the time of application.

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2.4.7.4 Multi-Residential Policies

The intent of the multi-residential policies is to ensure that multi-residential development is appropriately designed to create a sensitive interface with existing low-density residential in the community. In addition, the policies seek to ensure that new multi-residential development is of high-quality and contributes to a street-oriented, pedestrian-friendly streetscape.

1. Multi-residential parcels should provide a natural edge treatment with adjacent residential parcels and streets and include design elements such as walkways and vegetation instead of fences and walls to create permeability and pedestrian connectivity.
2. Public consultation and community participation in the planning and design of multi-residential development sites is encouraged.
3. To ensure eyes on the street, at grade dwelling units should directly face to the public sidewalk.
4. Maximum building heights shall be 3 to 4 stories, as allowed by the land use bylaw.
5. New multi-residential development should explore opportunities for shared access between adjacent parcels.
6. In order to minimize surface parking areas and driving lanes, underground parking is encouraged. Where surface parking is provided, screening by way of landscaping and/or building placement is required.
7. Waste and recycling facilities should be integrated into the overall site plan and building design, where possible, to reduce any noise and visual impact on the surrounding area.
8. New multi-residential development should be setback a minimum of 3.0 metres from Country Hills Boulevard NE. This setback area may be used as a buffer space and accommodate design elements such as common walkways and rows of trees to reduce noise and increase pedestrian safety.
9. Units at grade should have individual and direct pedestrian access from a public sidewalk.
10. To avoid the necessity of future sound attenuation walls between new multi-residential development and Country Hills Boulevard NE, public and private amenity areas shall be located away from Country Hills Boulevard NE.

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11. In addition to the Land Use Bylaw requirements, new multi-residential development should provide high quality landscape elements, such as walkways, lighting features, seating, and water features that are integrated with the building design, to enhance the experience of the future residents.
12. Building facades shall be no greater than 150 metres in length.
13. The corners of multi-residential buildings should incorporate design treatments such as canopies, articulations, and recesses. Blank walls at the intersection of public streets should be avoided.
14. Building façades should demonstrate visual interest and articulation through design elements including, but not limited to, windows, doors, recesses, canopies, awnings and porches, to increase the connection with the public realm and enhance the streetscape.
15. Sites located at key entries into the Special Policy Area should provide high quality landscaping, community entrance features, and pedestrian lighting, and should explore opportunities for public art. Where public art is provided, community consultation is encouraged.
16. To ensure circulation within and exterior to the Special Policy Area, pathway connections from multi-residential development to adjacent regional pathways should be provided where possible.
17. The size of each multi-residential development site shall not exceed 1 hectare.

2.4.7.4 Open Space and Landscaped Buffer

Open space within the Special Policy Area will be provided as Municipal Reserve (MR) at subdivision as depicted on Map 8.

To provide for active and passive recreational space throughout the Special Policy Area and provide a green buffer between the existing development and new development, a landscaped buffer should be incorporated into the Special Policy Area.

1. Open space and landscaped buffers shall be designed to be universally accessible to the public.
2. A minimum landscaped buffer width of 8.0 metres is required between new development within the Special Policy Area and existing development. The minimum width for open space parcels is 10.0m and shall be determined at the Outline Plan stage.

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3. In keeping with Crime Prevention Through Environmental Design (CPTED) principles, development adjacent to linear parks should be designed to maximize visibility and pedestrian permeability between the open space and landscaped buffers. CPTED design elements include but are not limited to:
 - a) permeable fences;
 - b) strategically placed landscaping to ensure visual permeability; and,
 - c) pedestrian lighting.
4. The incorporation of active amenities into the landscaped buffer areas such as fitness stations is encouraged.

2.4.7.5 Tree Conservation and Replacement

Healthy trees should be preserved during the redevelopment stages. The trees act as a natural buffer and an important amenity for future park spaces within the Special Policy Area. The intent of this policy is to ensure that acceptable numbers of trees are provided within the Special Policy Area. Prior to the submission of the affected tentative plan, a Comprehensive Detailed Tree Report prepared by a Registered Consulting Arborist is required to identify the maximum conservation of existing trees.

The following policies aim to achieve a range of 100 to 125 trees per hectare (40 to 50 trees per acre) within Special Policy Area. In order to achieve this range, a 50 per cent credit for trees provided on multi-residential development sites will be considered towards the total tree count in the landscaped buffer and open space. Planting of additional boulevard trees is encouraged, where feasible.

In instances where healthy trees cannot be preserved, or no healthy trees are preserved within the Special Policy Area, the following tree planting policies apply. All new trees should be planted in accordance with Calgary Parks standards:

1. 125 trees per hectare (50 trees per acre) are required in the Special Policy Area. Where existing trees are retained, a lower planting ratio may be considered to the satisfaction of the approving authority;
2. For lands that are to be dedicated to the City as MR, provide 1.5 new trees for every existing tree removed from those lands during the development to a maximum of 100 trees per hectare (40 trees/acre);
3. Where the tree planting requirements listed above and planting requirements in the Land Use Bylaw differ, the greater planting requirement shall apply;
4. Should the condition of the trees change significantly or unexpected changes to the trees occur during development an updated Comprehensive Detailed Tree

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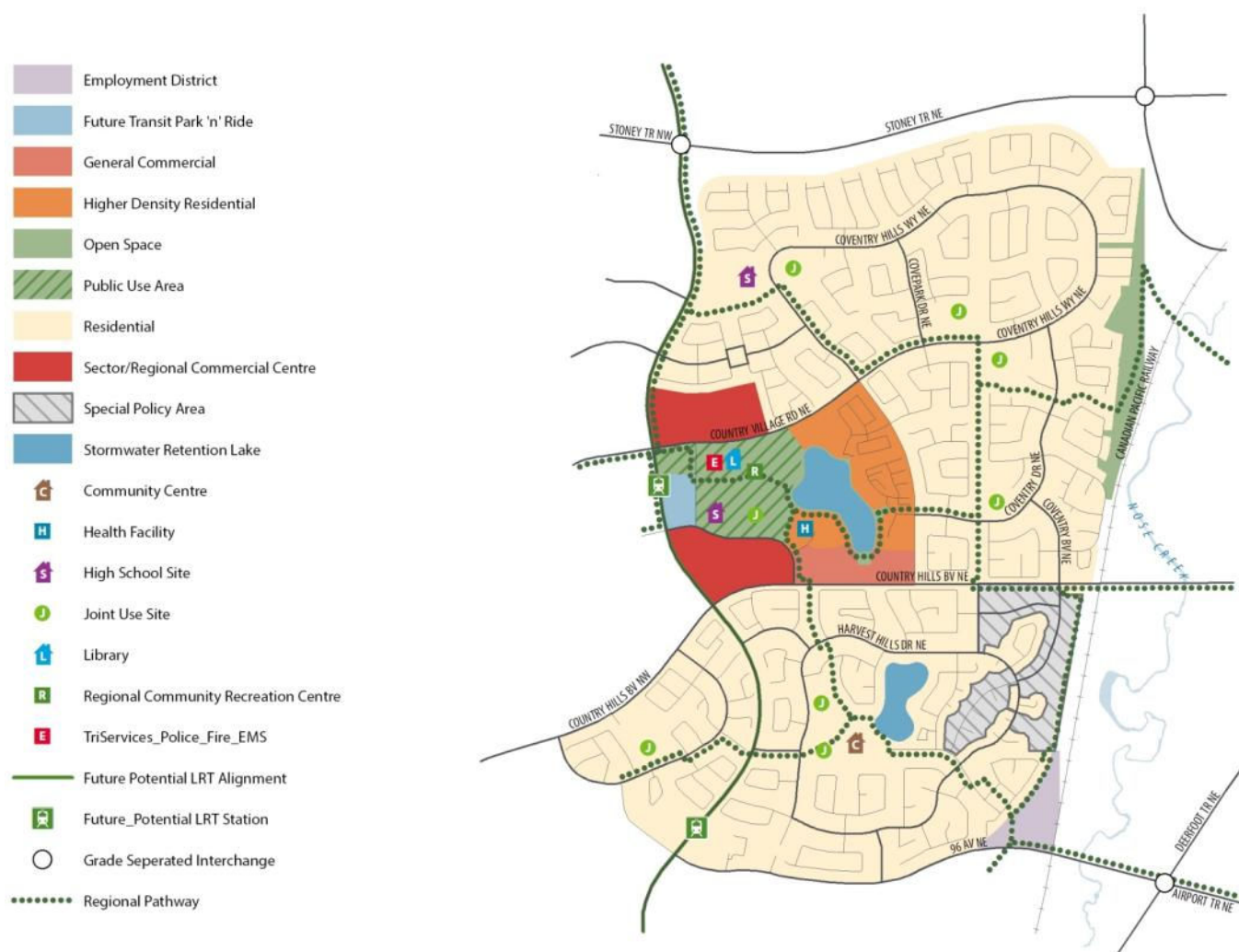
Report completed by a Registered Consulting Arborist shall be submitted by the applicant to the satisfaction of the approving authority and planting or replacement requirements may be varied accordingly at the discretion of the approving authority.”

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APPENDIX V

PROPOSED CALGARY NORTH PHASE 1 AREA STRUCTURE PLAN
MAP 7: LAND USE PLAN



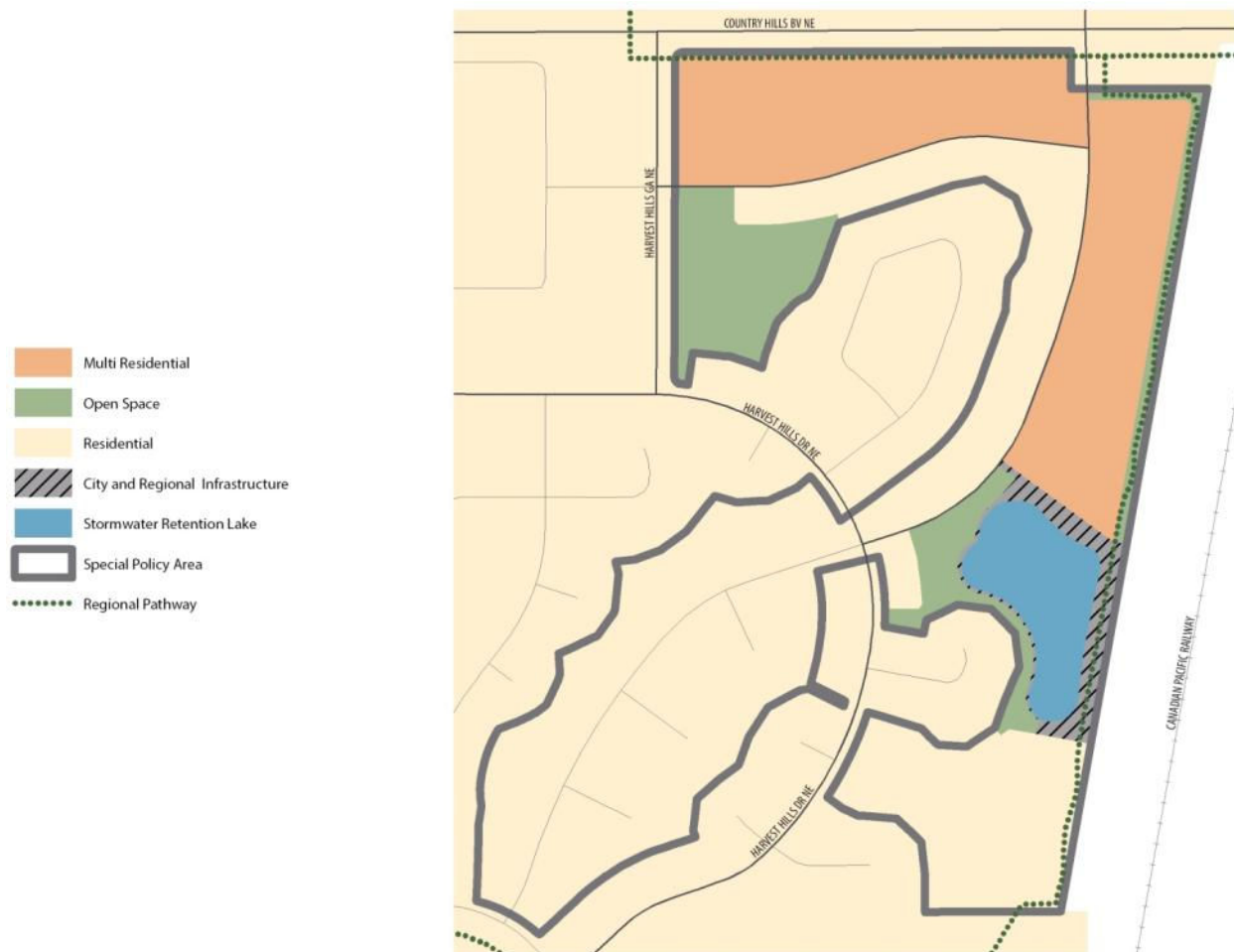
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APPENDIX VI

PROPOSED CALGARY NORTH PHASE 1 AREA STRUCTURE PLAN

MAP 8: SPECIAL POLICY AREA



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APPENDIX VII

APPLICANT LED ENGAGEMENT

After submission, QuantumPlace Developments participated and actively engaged with the community within The City of Calgary led engagement process, including feedback in planning, attendance, and full participation at City led open houses. Although, Administration decided to discontinue the Community Advisory Group, the applicant and City Administration held one final meeting with the citizen advisors. This last meeting was held on June 24, 2015 after the submission of the application in order to conduct a site visit and discuss the application submission.

The applicant led engagement process can be divided into three phases, each based on a major community engagement event, with numerous meetings held throughout the period. After each of these phases, an engagement report was created that summarized all the findings from the period and distributed to a growing email list, as well as published on the applicant's website. These phases are as follows:

Phase 1: Initial Drop-In Sessions November 2014-January 2015

Residents are notified of the sale of the Golf Course to Cedarglen via a mail out on October 28/29, 2014 with an invitation to attend preliminary drop-in sessions held on November 4, 5, 6, 2014. QuantumPlace Developments (QPD) met with the Northern Hills Community Association on November 3. Drop-in sessions are used to gather initial feedback on the project. A letter outlining next steps is mailed to 3500 residents of Harvest Hills on December 15, including an invite for residents to participate in a Community Advisory Group. The "Phase 1 Engagement Report" issued to the community via email and posted on the website on December 15, 2014. Additional meetings with the Northern Hills Community Association are held on December 3 and January 16. The first meeting of the Community Advisory Group is held January 21, 2015. Membership consisted of residents living on the golf course, 3 members of the community association, residents at large, 2 City of Calgary staff, representatives of QPD and a facilitator.

Phase 2: Community Workshops: January - February 2015

130 residents attended 4 separate workshops to discuss alternative options for development on January 31 (two sessions), February 4 and 12, 2015. QPD participates in the City of Calgary Explore process on February 5, 2015. A meeting with the community advisory group is held on February 18, 2015. On March 25, 2015, the "Phase Two Engagement Report" is distributed.

Phase 3: Open Houses March – July 2015

A draft development concept is created based on input from the Phase 2 engagement sessions and shared with the Community Advisory Group. The final development concept was presented to the community at two open houses – April 23 and 25, 2015 for final feedback prior to

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submission of the application. Additional meetings with the Community Advisory Group were held on March 4 and 25, April 15 May 6 and June 24. . A meeting with the Northern Hills Community Association was held on April 1. The Phase Three Engagement Report is issued to the community on June 30, 2015. The applicant continued to be available to the community throughout the application process through the City led portion of the engagement process.

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APPENDIX VIII

ADMINISTRATION RESPONSE TO PUBLIC CONCERNS

Themes		What we heard	City's Response
Density		Concerns that density proposed does not suit the community, the community does not have the amenities or infrastructure to support higher density.	The MDP, approved by Calgary City Council in 2009, has a minimum of density target of 8 units per acre (20 units per hectare.) The plan proposes 11 units per acre and meets the targets of the MDP. Technical studies such as a Traffic Impact Assessment and Sanitary Servicing Studies have been reviewed and accepted to ensure the current infrastructure can accommodate additional density.
Green spaces	Buffer spaces	Concerns that the buffer spaces are too narrow.	Buffer spaces are proposed at an 8 metre minimum width, the plan proposes to incorporate fitness stations and benches to activate the buffers.
	Tree preservation and replacement	Concerns that the trees will not be preserved and natural habitats will be destroyed.	The trees removed will be confirmed with the final grading plan submitted at the Tentative Plan stage. The Tree replacement policy will ensure trees will be replaced where damaged or removed. The tree replacement policy will be outlined in the ASP amendment and will be conditioned using the Conditions of Approval to ensure compliance. Upon review of the Biophysical Impact Assessment, the subject site does not contain any sensitive biophysical or natural features.
	Recreational options in the park spaces	Add ball diamonds to the park space.	The City has considered this as an option; however, ball diamonds are too large to be accommodated in the proposed park space. Tennis courts fit well and have been identified as a need for the area by Parks.

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Cul-de sacs		Remove the cul-de-sacs	The applicant removed 3 cul-de-sacs from the original submission. Although the plan is still showing cul-de-sacs, Administration felt that this was acceptable due to the constraints in terms of the ability to provide connections with existing roadways within the plan area. However removing cul-de-sacs would better meet conservation based design.
Commercial Services		There is a need for commercial services	Based on a Commercial Demand Analysis submitted by the applicant and confirmed by a Peer Review of the Commercial Demand Analysis. The analysis concluded that limited options exist for further commercial uses in the neighborhood, as the economic viability would be questionable.
Traffic congestion and parking		Concerns regarding congestion and the ability of the road network to manage traffic and shortcutting.	Review of Transportation Impact Assessment, the operating conditions at all intersections affected by this development are anticipated to remain within acceptable standards. Road improvements at intersections are planned to improve traffic safety, and bulb-outs are proposed to promote traffic calming.
Quality of Life		Concerns that replacing the golf course with residential homes will decrease the quality of life.	Communities change over time. There are many aspects to the plan that promote good quality of life. Passive and active recreation by way of buffers and open space, interconnected pedestrian and cycle pathway system, additional transit stops to service increased density, and incorporation of urban design fundamentals outlined in the ASP amendment.
Rail		Railway track and switching yard and dangerous good route presents potential danger to proposed development.	As there is no statutory policy to guide development in proximity to the rail line, a general guideline has been used to restrict habitable development within 30 metres from the rail property line. The plan currently offsets the residential development in excess of 30 metres (approx 36 metres).

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APPENDIX IX

IMPROVEMENT OPPORTUNITIES

Administration strives for the highest quality development. Through the review process, additional design features were recommended by Administration to improve upon the proposed design and address stated concerns. Administration is aware of the technical site constraints present and accepts that some of the requests could not be accommodated. The table below outlines the suggested improvements.

Design Feature	Administration's Request	Applicant's Response and Rationale
Creation of a Conservation-Based Design	<p>This approach aims to sensitively integrate new development with the existing landscape features and drainage function of the site.</p> <p>Approach ensures maximum conservation of established vegetation, which acts as a natural and mature buffer between the new and proposed development.</p> <p>This approach can achieve a) enhanced protection of mature trees by incorporating features such as Conservation Easements, b) incorporated low impact development (LID) strategies for stormwater management c) improved site design (removal of the cul-de-sacs).</p>	<p>Three cul-de-sacs were removed from the plan but a grid system is not feasible due to the constrained site configuration and therefore a plan closer to conservation-based design was not possible. A voluntary application of a conservation easement was not explored. The Applicant notes the requirements of the ALSA for a conservation easement could result in an extra-ordinary burden on a homeowners association which is generally run by volunteers. An infiltration trench was proposed with the original submission, but was declined by the Province.</p>
Incorporation of a Neighbourhood Activity Centre	<p>Inclusion of a small neighborhood-scale commercial node in the northwest corner of the site to meet requirements of a NAC. A market assessment report was completed by Colliers International, assessing the market potential in the area. The report ultimately concluded that no commercial space should be</p>	<p>Due to the results of the studies, the option for incorporating a NAC in the northwest corner of the proposed plan was not pursued.</p> <p>The Applicant notes that City Administration's suggestion of M-X1 with commercial standard on ground floor was unlikely to be</p>

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	<p>included on the subject site. Administration commissioned a third party review (by IBI Group) of the study focusing on the potential of local commercial uses. This review considered retail goods and services supported by neighborhood spending. The report concluded there is only a limited need for additional retail within the plan area as there is no deficiency within the trade area and the economic viability would be questionable.</p> <p>Administration proposed utilization of a Direct Control, based on the previous version of M-X1 District, which required any new building to be built to a commercial standard at ground level – but allow for options on the actual occupancy of those spaces.</p>	<p>feasible due to continual updates to Land Use Bylaws, Building Codes and Fire Codes rendering a building built now obsolete in due course, and cost-prohibitive to retrofit.</p>
<p>Incorporation of R-CG into the Plan Area</p>	<p>Administration requested the incorporation of Residential – Grade- Oriented Infill (R-CG) District into the plan area. The intent was to incorporate the R-CG district along the south side of the M-1 parcels, by shifting Harvest Park Rise NE to the south, allowing for the R-CG product to buffer the existing community from the M-1 uses. A custom collector-standard road, with allowance for a pathway and a modified boulevard between the roadway and the property line along the south side of Harvest Park Rise NE would provide the transition and connectivity sought from the existing residents.</p>	<p>The proposed M-1 land use would allow for a similar product such as townhouses which could front onto Harvest Park Rise NE. Rear lanes adjacent to existing homes would not be supported by the community, and rear lanes could not be supported by the constrained site area within the plan. The small linear green space as a result of moving the R-CG product north and the collector-standard road south would not provide enough of a buffer from traffic noise and headlights for the existing homes, and would not accommodate more than a linear pathway. The green space would be of better used in the proposed park spaces.</p>

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<p>Increasing the Width of the Landscaped Buffer Spaces</p>	<p>Increased landscape buffer setback would provide a sensitive interface between new development and existing development, increase the possibility of retaining mature trees, increase the functionality and programming of linear buffer spaces, and allowing for more visible and safe buffer spaces better achieving CPTED objectives.</p> <p>The minimum buffer width proposed is 8 metres. While this is acceptable, Administration did ask to increase the proposed buffer width to meet Parks standards of 10 metres to provide larger setback between existing and new development.</p> <p>Changes including decrease in lot depths in some areas or shifting of Harvest Park Rise NE to the north could accommodate a 10 metre landscaped buffer width if required.</p>	<p>Where possible the application proposes upwards of 8 metre buffer spaces. Due to site constraints such as lot depth requirements and road alignments, the 8 metre minimum buffer width in some areas was the maximum achievable.</p>
<p>Incorporation of Low Impact Site Development</p>	<p>Administration requested the incorporation of sustainability measures such as of low impact development (LID) initiatives for stormwater, green infrastructure / building construction and energy efficiencies, and/or water conservation and xeriscaping within the plan area.</p>	<p>The preliminary grading plan required at this stage of the process proposes to re-grade the site, and although grass swales are shown in addition to concrete swales, the use of grass swales cannot be confirmed until the final grading plan required at Tentative Plan stage.</p> <p>The Province did not approve the initial proposal of infiltration trenches despite strong support from the City and solid technical design from the Applicant.</p>

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Tree Preservation Within the Plan Area	<p>Although the constraints of the site are understood, Administration has continued to encourage mature tree protection as a key feature of the approach to site development. The Tree Conservation and Replacement policy outlined in the amended ASP was essential to ensure trees were replaced on the site at an acceptable ratio, and that some attention is paid to the objectives of the MDP regarding these matters.</p>	<p>Tree preservation is a major priority but it is not known which trees can be preserved. A final grading plan to identify significant tree stands that could be preserved, however cannot be confirmed at this stage of the process is not appropriate at this stage of the approval process. The constraints could be significant as the previous use as a golf course had highly undulating grades and trees planted for different objectives than trees planted for development purposes.</p>
Removal of Cul-de-sacs	<p>A conservation based design would minimize the use of cul-de-sacs.</p> <p>There are three cul-de-sacs proposed along the south segment of Harvest Park Drive NE. Administration explored the possibility of connecting the three cul-de-sacs by way of a residential road connection.</p>	<p>Three cul-de-sacs were removed from early version of application however a grid system was not feasible due to the constrained site configuration. Removal of all the cul-de-sacs on the island was explored.</p>

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APPENDIX X

[REDACTED]

August 9, 2016

Mayor Nenshi, Chief of Staff and CPC members
Calgary, Alberta

Dear Sirs / Madams:

Re: Harvest Hills Golf Course Redevelopment

As the owner of [REDACTED], Calgary, we would like be included amongst all of the residents who are opposed to the redevelopment of the Harvest Hills Golf Course.

In spite of the developer's efforts to amend their plans for the redevelopment, it is clear that they simply do not appreciate or care for all of those many Harvest Hills residents who greatly value this green space—and particularly bought their homes in the Harvest Hills area for the peacefulness and beauty of the Golf Course with its lawns, ponds, and trees. Taking away this natural beauty by developing the area with multi-housing will only diminish the value of homes in the area, along with removing the desirability of living in Harvest Hills.

Furthermore, the developer's current amendments still fall very far short of the City's requirements as set forth in their response to the developer. These deficiencies on the part of the developer would appear to ignore the following requisites which have been determined by the City:

- Asked for the park land to be a large parcel that would include a soccer field
- Removal of ALL cul-de-sacs in the developer's proposed plan
- Remove the proposed tot lot close to a major road way
- Traffic calming issues
- Preservation of mature trees
- Inclusion of a Neighbourhood Activity Centre (NAC)
- Provisions for many more cars such as widening of Country Hills Blvd

That aside, there are many disadvantages that continue to be readily identifiable, some of the more common ones outlined as follows:

- Their application does not meet the core goals of the City's Municipal Development Plan
- It creates loss of Green Space
- It creates loss of Recreational Amenities
- It creates loss of Mature Trees
- It will cause Increased Density
- It will cause Increased Traffic Congestion for all communities
- It will seriously impact on Schools and existing Recreational facilities
- It will cause strain on Existing Infrastructure, Fire Response, Medical Facilities, etc.

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We would ask that you please consider all of our submissions carefully and that you recommend against approval of this proposed land use designation. We, along with all of the many other residents of Harvest Hills, do not consider this redevelopment to be of any benefit to our community and believe it will only detract from the City of Calgary as a whole.

Sincerely,



Elspeth (Ellie) Christie

[REDACTED]
[REDACTED]

**POLICY AMENDMENTS AND LAND USE AMENDMENT
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From: [Cope, Ian](#)
To: [Holberton, Kimberly](#)
Subject: FW: Harvest Hills Golf Course redevelopment
Date: August 23, 2016 2:43:27 PM

Ian Cope, Principal Planner
Secretary to Calgary Planning Commission
Calgary Approvals Coordination
The City of Calgary | Mail code #8062
T 403 268 5483

ISC: Protected

-----Original Message-----

From: coverdad [REDACTED]
Sent: Monday, August 22, 2016 8:56 AM
To: Office of the Mayor; Carra, Gian-Carlo S.; Keating, Shane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Subject: Harvest Hills Golf Course redevelopment

Sylvia Coverdale
[REDACTED]

August 22, 2016

Dear Sir /Madam,

RE: APPLICATION FOR LAND USE AMENDMENT: LOC 2015-0102
1450 HARVEST HILLS DRIVE NE
EXISTING LUD - SPECIAL PURPOSE - RECREATION (S-R) DISTRICT
PROPOSED LUD - RESIDENTIAL (R-1), (R-2), (M-1), (M-Gd80), (S-CRI), (S-SPR)

I am a resident of Harvest Hills and I am opposed to the redevelopment of the Harvest Hills Golf Course.

It is my understanding that the golf course was not in the Gentar's original plans for developing this area in the 1990's, but was added at the insistence of the City of Calgary's Planning Commission to:

- 1) Provide a much needed recreational facility to be a more complete community.
- 2) Provide a buffer between the housing development and the CPR mainline and rail yard.
- 3) Provide better water management to minimize the rate of flow of storm water into the Nose Creek drainage system

I believe that these concerns still exist even more so now than in the 1990's.

- 1) Recreation:

I realize that the City of Calgary cannot force the owners of this land to run a golf course on it, but should the rezoning be approved the prospect of a golf course or any other recreational facility will be lost forever. The need for recreational facilities in this area exists even more now.

QuantumPlace Developments Ltd. has stated that "golf course use across North America is in decline". Yet, Windmill Golf Group, the previous owners of the Harvest Hills Golf Course, is currently building a 27 hole course adjacent to the Spring Bank Airport. This appears to be a contradiction.

Recreational opportunities for all citizens of this city are important for our health and wellbeing. Golf is

**POLICY AMENDMENTS AND LAND USE AMENDMENT
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COUNTRY HILLS BOULEVARD NE & HARVEST HILLS GATE NE
BYLAW 38P2016 AND 260D2016**

MAP 23N

one of the few outdoor activities (apart from walking) in which all age groups can participate. I have even seen people who could barely walk, play golf with the aid of a cart. Golf also includes a social component not usually seen in other sports, whether one is playing with friends or paired with strangers. Baseball diamonds and soccer pitches abound in our city, yet these can be utilized only by children and young adults and because of school and work schedules are only utilized in the evenings and weekends unless they are attached to a school. Golf courses, on the other hand, are in use from sun up to sun set and it is not necessary to belong to a team or league. Golf is the single most frequently played sport by adult Canadians. There are 5.7 million golfers in Canada who play 60 million rounds of golf annually and the sport contributed \$14 billion in economic growth. [NAGA Economic Impact of Golf in Canada, 2014]. As a pensioner, I cannot afford \$15 000+ to join a private golf club and the annual fees of \$4 000+ and \$3 000+ for a spouse. Harvest Hills Golf Course, though privately owned, has had no such membership structure and has been very affordable. It has also been the top rated 9 hole course in the province and is utilized by residents from all over the city. To my knowledge, the golf course was not looking for a prospective buyer as it has been operating in a reasonably profitable manner.

In the proposal for redevelopment, tennis courts and walking/bike paths are being proposed as alternative recreational facilities. Again, tennis is a game for the young and during my travels in other areas of the city, I rarely see tennis courts being utilized. Case in point, when driving north on Deerfoot trail yesterday (Sunday August 21, 2016) at about noon (a lovely summer day, temperature was about 20 C at that time), not one of the tennis courts at Deerfoot Park (between 8 Ave & 16 Ave NE) was being used. I do not consider walking a recreational activity as it tends to lack a social component and the paths proposed are in such narrow "buffers" between houses with no sight lines to streets that I would fear for my safety. "Active recreation circuits" are being included with the walking paths. In other cities where I have seen these facilities, I have rarely seen them being used.

Vivo (Cardel Place) is already over-subscribed. One has to be on a computer at 8:00AM the morning that registration opens in order to get into most programs offered at Vivo. The increase in population in the Northern Hills has already strained the capacity of this facility and the proposed development on Harvest Hills Golf Course will only exasperate the problem.

Recreation matters for all age groups. Affordable recreation alternatives need to be available to all of Calgary's citizens.

2) Proximity to CPR Rail Yard

Some would argue that the CPR facility that exists adjacent to the eastern edge of Harvest Hills Golf Course is not a "rail yard". YourDictionary.com defines a rail yard as "A complex of branching railway lines and other infrastructure in which locomotives and rolling stock are stored and rearranged." This is exactly how this facility is used. Yet, the "Surface Transportation Noise Policy Assessment" prepared by Patching Associates appears to treat it as a Principal Main Line and has recommended that only a 30 metre building set back is needed and that no noise barriers are required except at the south side of Country Hills Blvd. NE. It appears that noise and vibrations readings for this report were taken on; when trains were rolling through on the main line and that none were taken during shunting or any other of the "rail yard type" activities.

I am sure that you can appreciate that the noise produced by a rail yard is significantly different than trains passing on a main line. As stated in the 2013 publication, "Guidelines for New Development in Proximity to Railway Operations" (a document with which you should be familiar): "Freight rail yard noises tend to be frequent and of longer duration, including shunting cars, idling locomotives, wheel and brake retarder squeal, clamps used to secure containers, bulk loading/unloading operations, shakers, and many others." I can attest to most of these noises being produced by this facility at all hours of the day and night and I live considerably farther than 30 metres from it. In addition to these, the CPR frequently uses this facility as a staging area for work crews upgrading and maintaining the rail line as they did in April-May of this year. I was awoken several times in the wee hours of the morning by this process and again, I live much more than 30 metres from this facility. The "Guidelines for New Development in Proximity to Railway Operations" goes on to state that "Beyond the obvious annoyance, some studies have found that the sleep disturbance induced by adverse level of noise can affect cardiovascular, physiological and mental health, and physical performance." It also recommends a 2.5 earthen berm topped by a 3.0 metre high acoustical fence in addition to a 30 metre building setback

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from a "pass-by" rail line (pg. 19) and a 300 metre building setback from a rail yard.(pg. 27). I can foresee the population inhabiting the high density dwellings proposed close to this rail yard being very transient, as no one would want to live with the noise. And we all know that a transient population does nothing to strengthen a community.

And then there also needs to be consideration of the types of products frequently stored in rail cars at this facility. Hazard goods such as Propane, butane, ethanol, ammonia, chlorine, crude oil etc which in an accident have proven to be hazardous to life and property and as is stated in "Guidelines for New Development in Proximity to Railway Operations", "When accidents do occur, the vast majority are non-main track collisions and derailments occurring primarily in yards or terminals."(pg. 18)

I understand that the City of Calgary is in the process of developing policy to regulate residential development near this type of rail facility but it will not be implemented until the spring of 2017 at the earliest. It almost appears as if someone is trying to push this project through before the policy is in place. I sincerely hope that this is not the case and also hope that the recommendations in the "Guidelines for New Development in Proximity to Railway Operations" will not be ignored. It behoves the City of Calgary to complete this policy before any further considerations of the application to develop the land occupied by the golf course.

3) Water Management

I am alarmed to read in the "Administration Report to Calgary Planning Commission 2016 August 25 LOC2015-0102 Page 11 of 140" first paragraph: "A relaxation for the stormwater volume control target has been granted...." I do not fully understand the implications of this statement and have not, at time of writing, had the time to pursue it further, but I do find this alarming!

In addition, there still remains concerns about:

- Strain on existing infrastructure
- Lack of infrastructure such as schools and medical facilities in this area
- Traffic congestion
- Public transportation
- Parking and secondary suites
- Loss of mature trees and wildlife habitat
- Pollution
- Adherence to architectural controls and "like to like" construction

In the "Detailed Team Review", the applicant was asked to make a large number of changes / additions to their plans. Although some of these changes were made, many were not and the excuses for not making these changes appears to be that it would affect their profitability. Really? I do hope that the City of Calgary does not agree that the applicant's profitability takes priority over the well-being of its' citizens and communities.

Seventeen years ago, when we chose to move into Harvest Hills, the golf course was a major factor in our decision - a golf course we could walk to, nine holes yet not par 3, suitable for all ages, affordable. We worked with an architect to design a house that made use of the golf course views. If this proposal goes through we will be looking into other peoples' back yards.

In the Municipal Development Plan (MDP), this space is described as an "open space distributed patch" and is zoned as "special recreational". The MDP describes the purpose of this type of green space as one that provides "individual well-being and community well-being". Currently, Harvest Hills is a community of dwellings built around a golf course and a storm water collection pond with one small Separate (Catholic) school, one small strip mall (6 bays: convenience store, liquor store, Chinese Restaurant, Beauty Salon, Tanning Salon, Take-out pizza) and a few playgrounds. Without the golf course it will be a community of significantly more dwellings with one small Separate (Catholic) school, one small strip mall (6 bays: convenience store, liquor store, Chinese Restaurant, Beauty Salon, Tanning Salon, Take-out pizza), 2 storm water collection pond and a few playgrounds. I fail to see how this "completes" our community or contributes to "individual well-being and community well-being".

This community does not need "revitalizing" by building additional residences. Most areas of Harvest

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Hills are less than 20 years old. Harvest Hills Golf Course goes a long way to define the identity and character of Harvest Hills Community. I am concerned: at what point does densification become over-crowding with the accompanying social issues?

I ask that you consider my submission carefully and that you vote against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Sylvia Coverdale

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MAP 23N

From: [Cope, Ian](#)
To: [Holberton, Kimberly](#)
Subject: FW: Redevelopment of Harvest Hill Golf Course
Date: August 24, 2016 8:50:30 AM
Attachments: [image001.png](#)

Ian Cope, Principal Planner

Secretary to Calgary Planning Commission

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From: Danny Siu [REDACTED]
Sent: Wednesday, August 24, 2016 8:48 AM
To: Stevenson, Jim E.
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Subject: Redevelopment of Harvest Hill Golf Course

It is indeed a big disappointment and somewhat a shock learning that a recommendation to approve the redevelopment of the Harvest Hills Golf Course application will be presented to City Hall tomorrow - Aug 25.

I am not a resident of the affected community but I am a long time Calgarian moving here in 1982. I have seen a lot of ups and downs in the City. Being an employee in the oil and gas industry, I have been personally affected going through each and every economic cycle that hit the City. But throughout all these years, I have never seen such an alarming raid on the green space and living environment of the City. Never, if I recalled correctly, had there been any application to redevelop existing recreational and green space in the City into residential units. I have seen a lot of new developments along the City limit but never redevelopment of inner City recreational area in such scale. May be its because the City is growing or may be real estate developers come to realized that with this current City Hall administration and leadership and its City development directives, time is now ripe to do what they have always wanted to do but was put on the back burner waiting for a more sympathetic City Hall, and that is to redevelop much coveted green space in desirable communities. Harvest Hill is just the test case. Once this fight is won, the developer(s) will set their sight on other recreational green areas in the City for redevelopment. Hamptons is next on the chopping block with the same Harvest Hill developer eyeing its most desirable open green recreational area - the Hamptons Golf Course - with \$\$ signs in their mind.

I have always thought the well being of Calgarian comes first as far as City Hall land use policy is concern. But times are changing and us Calgary residents are left to having to fight to retain recreational and green space in our respective communities. We have always looked

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to our City Hall Counsellors for help and advice and its no different this time. May I urge all counsellors to help us stop this raid on the much needed and cherished recreational and green spaces in our respective communities. If you don't stop the redevelopment application in Harvest Hill, you are essentially sending out a signal to real estate developers that Calgary is now open to business - the business of turning its inner City green area to more residential units.

We, the residents of Calgary, are looking for your help is maintaining the well being of our respective communities for all of us and future generations.

Please say NO to the application for redevelopment of the Harvest Hill Golf Course.

We are counting on you.

Danny Siu


Sent from my iPhone

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MAP 23N

August 24, 2016
[REDACTED]

Dear Honoured Council Members,

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am a resident of _Coventry Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

- loss of mature trees and green space
- lack of affordable great golf course which I used regularly
- Harvest Hills and Coventry already has a dense population and amenities and sports facilities are always crowded.
- Traffic to access Deerfoot Trail is already horrific- especially at rush hour
- The golf course is home to many animals and provides a green space in our area
- The green space is a buffer to the noise and traffic of the railway line
- Schools are already crowded and class sizes are huge
- We have yet to be able to get a family doctor in the area because of huge waiting lists.
- The development of Harvest Hills would be very disappointing and we would no longer have any reason to stay in the area
- Facilities such as schools and recreational centres will not be able to handle a further influx of population

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,
Patty Klassen
Dan Klassen
[REDACTED]

POLICY AMENDMENTS AND LAND USE AMENDMENT
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MAP 23N

From: [Cope, Ian](#)
To: [Holberton, Kimberly](#)
Subject: FW: Please Read before you attend the CPC meeting tomorrow
Date: August 24, 2016 10:33:57 AM
Attachments: [image001.png](#)

Ian Cope, Principal Planner

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From: Mandy Y [REDACTED]
Sent: Wednesday, August 24, 2016 10:30 AM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Subject: Please Read before you attend the CPC meeting tomorrow

Dear Mr. Nenshi, Mr. Stevenson and members of council,

I am writing to express my frustration, fear and sadness with the planned development plans for Harvest Hills golf course.

I have lived in the community of Harvest Hills for 9 years and I live just off hole 5. I bought my home there because it was a mature community with beautiful trees, wildlife and green space. I craved the peace of an established neighborhood after having lived in a new and building community before that. I am already mourning the loss of the wildlife I can frequently see out my window, the birdsong, the sunrises through the huge trees and the sparkling white beauty of the course in the winter. I also loved the ability to access a recreational activity within my own community.

We have many real concerns here in our community about your proposed development plan... here are some of mine....

I am not Catholic but had to put my children into the Catholic system as there is a local school and the bussing for public school was over an hour each way. The children at Ascension already attend school in portables and have very little time for gym and lunch because the school is so full. The children have to be moved through the gym quickly (where they eat on the floor) Once in high school my children will again be forced into the Catholic system as there is no public high school close to us.

I would love to have my children be able to attend swim lessons in Calgary but we frequently go to Airdrie or Thornhill because there is no space at Vivo and the registration is full within

J. Siriphokham

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minutes of opening. There is no infrastructure to support such a huge flood of people into an established mature community. Even since 96th was linked to Airport trail we have seen a huge influx of traffic. (and people drive at 70 km plus through us to get to Country Hills)

I understand the thoughts behind urban densification - but we are community bound by a massive railway on one side, Deerfoot Trail and also the airport. We do not fit the typical profile for densification by having space for new roads, new school, community center, shopping as we just don't have room to expand. Instead what you are proposing is cramming thousands of people into multi-family dwellings and putting a huge strain on the few resources we have.

Since I bought my home I have become a single parent. The idea of trying to find \$100- \$150 per month for HOA fees is overwhelming. I support 3 children alone and although I am a professional who works full time I live paycheck to paycheck. Forced HOA fees in a community I have lived in for so long is unfair and should not be allowed just because the city decided they would let a builder ruin the green space behind my home. How can it possibly be justified to both destroy the green space AND make homeowners pay for it? I don't want maintained pathways or a park behind my house, I want the peace and quiet I bought for originally.

I pay premium property taxes because I back onto green space - are my taxes going to dramatically drop because now I will have a condo unit in my backyard? (And yes, I pay \$1200 more a year currently than my neighbours across the street who have the exact same building plan as I do and whose home has been much more updated)

Since my divorce, my house is the only thing I walked away with other than my children. It is my only real asset and investment. Now I will likely lose the value and any equity I have managed to build in it. We are already seeing a reluctance for buyers because of the proposed changes and ground hasn't even broken yet. People are panicking and selling for less than they paid just so they can escape before being inundated with construction dirt and noise. Is it fair that we should all have to lose everything because of this proposal?

I do not understand how you can support this, I really don't. We are your constituents and we represent a lot of votes. I voted for both Mr. Stevenson and Mr. Nenshi as did many in my community. Unfortunately residents are feeling unsupported, backstabbed and betrayed.

Please consider the residents living in this community. As our representatives - the decisions you make need to be based on people, not income or urban densification planning. Harvest Hills is not a new growing community but a hemmed in, small established subdivision with no real room to add thousands of people.

Thank you,

Mandy Young

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HARVEST HILLS (WARD 3)
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BYLAW 38P2016 AND 260D2016

MAP 23N

From: [Cope, Ian](#)
To: [Holberton, Kimberly](#)
Subject: FW: HARVEST HILLS REDEVELOPMENT
Date: August 25, 2016 8:21:44 AM
Attachments: [image001.png](#)

Ian Cope, Principal Planner

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From: Bev H. [REDACTED]
Sent: Wednesday, August 24, 2016 10:14 PM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Subject: HARVEST HILLS REDEVELOPMENT

This shouldn't even be an issue. This space was designed with a golf course / green space in mind. Keep it that way. We are losing too many of these green spaces due to money hungry developers. They do not have the best interest of the citizens of Calgary in mind.

They only want to see the bottom line which is pure greed. The people of Harvest Hills are passionate about keeping it the way it was meant to be. We do not want anymore housing here! We do not have the facilities to accommodate it. We don't want it anyway! I actually have lost faith in the way city hall does business. It is all about money and not in the best interest of it's citizens!

Do the right thing and say no to the developer. I will be watching along with many other people who care about this.

Regards

Bev Hearn

[REDACTED]
[REDACTED]
[REDACTED]

POLICY AMENDMENTS AND LAND USE AMENDMENT
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BYLAW 38P2016 AND 260D2016

MAP 23N

From: [Cope, Ian](#)
To: [Holberton, Kimberly](#)
Subject: FW: Harvest Hills Re-Development Plan
Date: August 25, 2016 8:22:03 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image001.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

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From: Mark Dyck [REDACTED]
Sent: Wednesday, August 24, 2016 3:53 PM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Cc: Mark Dyck
Subject: RE: Harvest Hills Re-Development Plan

Good afternoon;

I am sure that you have received a multitude of plea type emails related to the Harvest Hills Re-Development Plan.

Please add one more to the list.

My family lives at [REDACTED]



We have accepted that development will happen....the only constant in life is change....but are devastated by the plan itself!

Maybe I am naïve but I think that progress should come with some kind of benefit to those who are left to move through it? The green space behind our home (which is only one

J. Siriphokham

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small piece of the old golf course foot print) is set to hold 91 R1 type homes.

91!!!

The lot sizes that back onto our cul de sac are significantly smaller and does not align with the estate quality of our area.

We have attended the Quantum information and City planning sessions. No matter how many times we voice our concerns.....Quantum and Cedarglen continue to push everything to the minimums of what is required to push it through and still be compliant with city rules.

Every inch of acreage has been utilized so that Cedarglen can build as many homes as possible to support their profit structure.

Because they are following the city requirements, citizens of the community have little recourse to object or be heard. Can we not push for consistency in the types of lots and development so it aligns with the existing feel of the surrounding homes?

Can urban planners not recognize the special needs of communities where infill projects like this take place?

Three tennis courts and a tot lot does not make up for this loss of green space.

The new storm pond is the only positive here, could they not forgo the 5 lots at the west side of the pond and build a new community center like that which exists in Panorama?

Without something like this our property values will plunge and our neighbours will leave.

We cannot speak out at the planning commission and we are only entitled to 5 minutes at the public hearing.

So that is why I just asking you to at least consider the concerns of the existing residents of Harvest Hills through this type of email.

Let's work together to create a new footprint for infill type projects.

One that considers preservation of green space, quality of life and feel of a community, while also supporting new development.

Thank you

Mark Dyck

Mark Dyck | **Western Canada Regional Service Manager**
Cell phone: 403.540.4973

Cansel

#3, 925 30th Street NE Calgary, AB T2A 5L7
tel: 877.255.6767 | fax: 403.287.6717
cansel.ca



POLICY AMENDMENTS AND LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
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BYLAW 38P2016 AND 260D2016

MAP 23N

August 25, 2016

Mayor Nenshi, Chief of Staff and CPC members
Calgary, Alberta

Dear Sirs / Madams:

Re: Harvest Hills Golf Course Redevelopment

You must be getting tired of being harassed and besieged by all the emails, letters, and phone calls objecting to the proposed redevelopment of the Harvest Hills Golf Course. **However, you are the only people to whom we can turn in our desperate appeal for your help.** Per the below comments, it would seem that few at City Hall are listening to the Harvest Hills residents' objections. I am sure you will agree that this is a very sad situation, especially in a society such as ours, typically classified as Democratic—as opposed to a Dictatorship where the voice of the people are not heard.

If I may please trouble you to review the below comments, I am sure you will sympathize and agree with us.

"The NHCA would like to officially express our disappointment and concerns regarding the Administration report for CPC regarding the application for rezoning and redeveloping of the Harvest Hills Golf Course.

The original report by Administration for CPC that was sent on August 11th has been completely changed and modified to support the application by the developer. If you compare the new August 25th version of the report, it isn't a few words or some grammar that have been cleaned up, but content of this report has been completely changed or omitted making the integrity of this report questionable.

This is not how we expect the City of Calgary to operate as it violates the ethics of this whole process. This raises many questions regarding the City's decision making abilities and leaves us extremely frustrated."

Rick Lundy
NHCA President

=====

"On behalf of the Calgarians for Responsible Development, I wish to voice our displeasure regarding the current course of action taken with the Harvest Hills Golf Course development proposal.

**POLICY AMENDMENTS AND LAND USE AMENDMENT
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The residents already feel they are not being heard at any level and now, City Administration's own CPC report gets pulled for senior administration review after publication, vastly altered in content and structure and resubmitted without any consultation nor any opportunity to provide further commentary. Citizens expect the highest standards from their city; therefore, to say we are disappointed and disheartened with the principles of the process would be an understatement.

We trust you will study both versions of the report so that you can take into account its true essence."

Marjorie Aucoin
CFRD

=====

Please, we beg each and every one of you to come to our assistance. This redevelopment of our beautiful golf course will only serve to be of serious detriment to our Harvest Hills neighbourhood as a whole. In our belief that all objections have been appropriately lodged to all concerned, it now remains in your kind hands to ensure that these new plans are not approved and finalized.

Sincerely,



Elspeth (Ellie) Christie

[REDACTED]
[REDACTED]