

Imagine a great community with good urban design connecting the city, greening the community, while managing growth and change fostering a more compact efficient use of land. These are the goals of the MDP and they make perfect sense, but this is not what Northern Hills has nor will gain from this development.

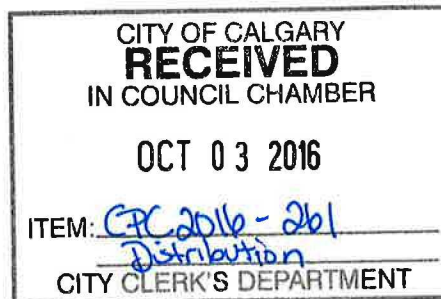
This was the vision for many of us when we bought our homes in the Northern Hills and surrounding communities. Unlike communities that say "Not in my backyard", as a community association, the NHCA has instead been saying "yes please in my backyard" for years. Yet as many as 6000 people sent in letters objecting to this application, which we believe is unprecedented. The Northern Hills Community Association believes this application fails to meet City of Calgary policies and has submitted thorough and comprehensive documents throughout this process expressing the same.

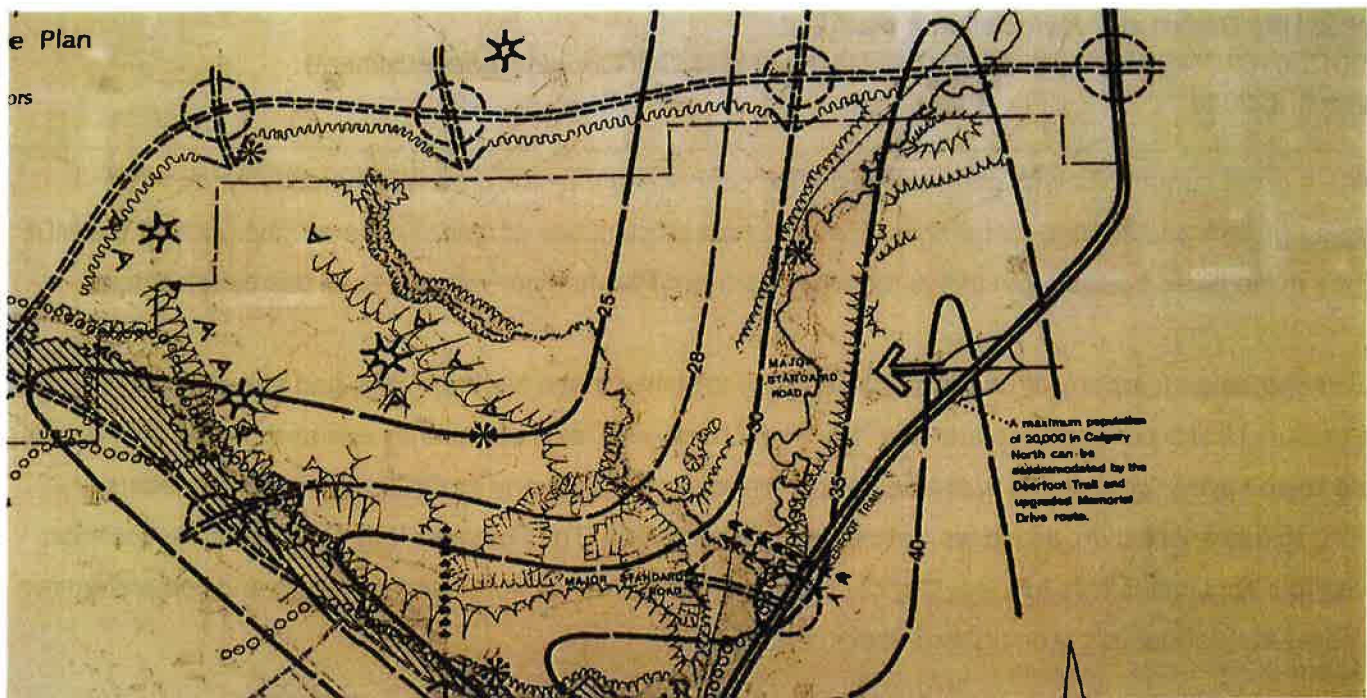
It is the goals of the MDP and subsequent 2013 Monitoring Report that has us wondering why we are here today. You will see today that many of us have become proficient in the MDP. **You will also see why we have felt bullied by the City, not the developer in this process.**

In November of 2008, City Council approved the Key Directions for Land Use and Mobility, for use in the development of the MDP and CTP. The Key Directions represent the strategic moves that need to be accomplished in order to guide Calgary towards the imagineCALGARY vision and the Sustainability Principles for Land Use and Mobility and are an important aspect of this presentation.

The MDP section 1.4.6 on land use amendment applications states: "In areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction."

The City and the applicant are attempting to change this ASP in order to accommodate this development, rather than using the current ASP to make land use decisions as the policy states. **An important element of that ASP is that a "maximum population of 20,000 in Calgary North can be accommodated by the Deerfoot Trail and upgraded Memorial Drive route according to the 2005 May 20P2004 amendment. We are already way beyond 20,000 people in this ASP.**





## The City Wide policies and the 7 Goals of the MDP

**Goal 1 A prosperous economy** is to "Build a globally competitive city that supports a vibrant, diverse and adaptable local economy, maintains a sustainable municipal financial system and does not compromise the quality of life for current and future Calgarians."

**Key Direction #2: Provide more choice within complete communities.**

**Key Direction #4: Link land use decisions to transit.**

**Key Direction #5: Increase mobility choices.**

**Key Direction #8: Optimize infrastructure.**

Responsible governments plan for long-term sustainability of the local economy. Creating a competitive and enduring city means ensuring that the urban economy and urban form:

- **Preserve a good quality of life for citizens.**
- **Respect the region's natural environment**

While you may argue a golf course isn't natural, we would agree that it was not natural when it was developed from a gravel pit into a golf course. However, the golf course has been around long enough, that it has created a natural environment.

**Goal 2 Shaping a more compact urban form** is to “Direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.”

**Key Direction #2: Provide more choice within complete communities.**

**Key Direction #4: Link land use decisions to transit.**

**Key Direction #5: Increase mobility choices.**

**Key Direction #8: Optimize infrastructure.**

The critical issues of creating a more compact urban form and reducing the rate of outward growth are addressed in this section. These include:

- **Developing a future land use framework that will support transit.**
- **Creating a vibrant Centre City. - THIS IS NOT CENTRE CITY**
- **Providing “complete” communities.**
- **Directing growth to strategic areas that can support neighbourhood and economic vitality.**
- **Reinforcing the character, quality and stability of neighbourhoods.**

**2.2.1** One of the objectives is to “Build and diversify urban activities in Activity Centres and Corridors.” There are a number of concerns with this objective, but most importantly the applicant's' refusal to meet the requirement for a NAC and City Administration accepting that.

The MDP defines the term “Community” to describe a geographic area of between 5,000 and 20,000 residents, that was planned comprehensively and developed over a period of time. The boundaries of a community are usually used to delineate community associations and statistical data collection boundaries. This term also emphasizes the bonds that link residents to each other and to the neighbourhood they call home, or to a group with which they share a common interest.

The term “Neighbourhood” is used to describe a distinct part of a larger community, containing up to 5,000 people. A neighbourhood is typically considered as an area within walking distance of a local commercial area, school, park, transit station, etc. As “compact, pedestrian friendly and mixed use” areas, the neighbourhood becomes the building block from which enduring settlements are formed.



Activity Centre	Intensity (jobs and population per gross developable hectare)*	Transit Service	Typical Key Uses
Major	200 (minimum)	One or more Primary Transit stations	One or more major institutional uses, business and employment, high and medium density residential, retail and supporting services
Community	150 (minimum)	Primary Transit Station	Institutional use (opt), retail centre, medium and high density residential, business and employment
Neighbourhood	100 (minimum)	Primary Transit station or Transit stop	Local retail and local services, medium density residential

\* Intensities for each specific Activity Centre will be determined through Local Area Plans and/or Implementation Guidebooks in consideration of land available for development, community context, and the opportunities to optimize infrastructure and public investment.

Bylaw 46P2013

Table 3-1: Summary of Activity Centre Characteristics

**2.2.2** Another objective is to “Establish a land use framework that optimizes population and job growth within walking distance of transit.” Through the TIA, Calgary Transit has indicated they have no plans to revise service in this community. Nor is this development located within walking distance of the future Green Line. The lack of a NAC means there is no additional job growth.

The Primary Transit Network requires a permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week. The closest Primary Transit Network is Harvest Hills Blvd which is not within walking distance.

**2.2.4** One of the most important objectives to us is to “Foster distinctive, complete communities with a strong sense of place.” The MDP promotes a city where new growth is leveraged to build more complete communities. This strategy supports diversity to ensure the MDP policy of a range of community retail and services, elementary schools, recreation facilities and community associations are more viable and accessible. Nothing about this goal is met.

## Policies

- Support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.
- Communities should be planned according to the following criteria for complete communities and provide:
  - A range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services;



- ii. Diversified employment opportunities that are integrated into the community or easily accessible by a number of modes of travel;
- iii. Neighbourhood stores, services and public facilities that meet day-to-day needs, within walking distance for **most** residents;
- iv. Public transit that is supported by good service and ease of access;
- v. Distinctive, attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity and strong sense of place;
- vi. Public spaces, parks and recreation facilities that provide access to nature, cultural events and social gathering areas, and support sports, relaxation and outdoor activities;
- vii. Spaces for community gardens and local food production;
- viii. Local schools, social infrastructure, places of worship and community services;
- ix. A connected street and mobility network that promotes comfortable, safe and universally accessible travel;
- x. A healthy natural environment with street trees and greenery, connections to the city's open space system and an integration of local natural systems with an urban development pattern that respects the natural function of the landscape;
- xi. Public infrastructure and services that are provided in a timely fashion and sustained over the long term by stable community populations;

**We believe this criteria alone is enough to stop this application.**

**Goal 3 Creating great communities** has the goal to “Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.”

**Key Direction #4: Link land use decisions to transit.**

**Key Direction #5: Increase mobility choices.**

**Key Direction #8: Optimize infrastructure.**

Policies in this section are aimed at promoting individual and community health and promoting a good quality of life by:

- **Recognizing and building upon existing neighbourhood character, heritage and cultural identity.**
- **Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.**
- **Designing communities for social cohesion and health and wellness.**

- **Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.**

**2.3.2** One of the objectives is to “Respect and enhance neighbourhood character and vitality.”

**2.3.4** Another objective is to “Create quality public parks, open spaces and other community amenities, and make leisure and recreation activities available to all Calgarians.”

Protecting, conserving and restoring environmentally significant areas, and providing a sustainable, connected and diverse open space system that represents the natural ecosystem of Calgary the region.

- **Protecting, conserving and enhancing urban parks and opens spaces.**
- **Providing a healthy, well-managed urban forest and natural environment areas.**
- **Maintaining and improving the quality and distribution of, and public access to, recreation and cultural facilities, open space, parks and natural areas.**
- **Providing high-quality open space and neighbourhood, community, regional and city-wide recreation opportunities to service new development or redeveloped areas.**
- **Fully serving Calgarians with a comprehensive range of community services and programs.**

**2.3.6** The objective very critical in this application is to “Provide for a full range of community services and facilities. Community services and facilities include community and recreation centres, arenas, community health clinics, community gardens and publicly funded schools and libraries. Providing opportunities for a full range of community services and facilities is the shared responsibility of The City and public agencies, with the participation of the development industry. The presence of local schools is a positive addition to neighbourhood life and an **essential** component of complete communities. Recreation, which includes sport, arts and culture, physical and leisure activities also plays a key role in fostering active and vibrant neighbourhoods.

#### **Policies on Community services and facilities**

- a. Maintain sites with existing public facilities and promote their reuse for new or expanded community services and recreational and educational facilities to meet changing community needs.**
- b. Ensure that recreation services and facilities are located conveniently to catchment areas of the users and are designed in accordance with the principles of universal design.**
- c. Optimize the availability of community facilities, including areas for public engagement, personal growth, health and learning.**
- d. Promote the optimum location of community services and facilities, including emergency services/protective services, recreational and educational facilities to meet community needs.**
- e.**

**Locate community services and facilities in a manner that integrates with the open space system.**

**We again believe we shouldn't need to go further because we currently do not meet these policies.**

**Goal 4 Urban Design** we are not going to talk about as we think we cover it everywhere in our presentation

**Goal 5 Connecting the city**

**We have already addressed where Transit does not meet the requirements**

**Goal 6 Greening the city** Conserve, protect and restore the natural environment.

**Goal 7 Managing Growth and Change.** This is why we are all here today.

**Engagement:** The MDP has an objective to foster community dialogue and participation in community planning

#### **Policies on Community participation**

- a. Recognize that community planning processes are critical implementation tools for refining and realizing the vision of the MDP.**
- b. Work with the broad public and local community groups in planning for the future of local neighbourhoods.**
- c. Provide for effective community consultation and participation in projects of significance to The City and local communities.**
- d. Local planning studies will ensure the necessary resources and timeframes to undertake community planning projects in a manner that is responsible, thorough, transparent and includes participatory community planning and consultation.**

Is it really Community participation when some studies were made available to the NHCA only days before submission deadlines? There was no opportunity for 3rd party review much less our own review as volunteers. Is it community participation when the plans we are looking at today look just like plans the applicant showed us at the initial community workshops where we were told there were no plans?

Is it really community participation when the Community Consultation and Engagement is a significant part of the process and some of it has seemed engineered?



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 to ensure the CA's views were heard by the developer after the developer stopped communicating with the CA, 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.

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! We came prepared to discuss important issues such as:

- NAC / walkability
- Lack of suitable and usable 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 they need to meet, and so they are not going to decrease the density. In fact, if approved, the applicant could increase the density from 716 units to over 900 and city policy does not require that change to come back to the NHCA through the Development Permit process. If this is "engagement" by the City, then frankly it is wholly pointless and a waste of everyone's time.

Directly from the minutes of that meeting:

#### **GUIDELINES FOR CONVERSATION**

- At this stage, not all items are on the table, so discussion should focus on items that still have room for input
- We recognize there is still significant opposition to the plan
- Regardless of the City's recommendation, there is still a chance it will be approved, so should focus on making the plan better

#### **Topics that are off the table:**

- Transportation: transportation staff was not present to speak about traffic issues; The City has accepted the TIA, so conversation around transportation won't be useful

- City's recommendation to CPC and Council – not known at this time, but will be shared at next information session
- City would support lower densities, but it is not on the table for QuantumPlace
- No major overhaul or redesign of the outline plan
- Green space requirements are met according to City standards; there is opportunity to talk about how to use the green space
- Comments about how the community has lost a significant green space should go to Council

**Topics that are on the table:**

- Pathways
- Park space programming
- Commercial space

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.

Our experience in this application process has been that by approving an ASP that has future schools, community centres, neighbourhood activity centres, hospitals, etc, City Council expects they will appear, but when they don’t, it is not your fault. But it is. In fact, I just referred to MDP policies that require this infrastructure.

We have heard Councillors say “What people do with land is up to them”. “Our job is to zone or not zone based on planning merit”. However, “City Council is responsible to the public. And as such, there are policies and bylaws in Calgary that in fact state that no, we cannot do what we want with our land. Because every thing I want to do with my land might impact my neighbours and in building a good city. So there are rules about fences, and decks, and sheds, and home renovations and weeds, and how long my grass is. And I am certain I cannot build an apartment building on my land. There are policies on land use, transportation, urban forests, parks and so much more. Yet someone can buy a piece of land and do whatever they want, regardless of whether it is good for ‘the public’? So do these policies and bylaws only apply to homeowners and not big money developers? Is that why they contribute to election campaigns?

It just so happens, that my neighbours all bought into an area structure plan that included a golf course. Why? Because the City of Calgary has bylaws and policies to ensure it is “responsible to the public”. Interestingly, **my neighbours were not consulted in this process even though Coventry Hills and Country Hills are part of the ASP being considered for change.**

Has the City of Calgary been responsible thus far in developing a sustainable North Calgary with complete communities? We say no. This is what a sustainable complete community looks like. Population 58000.



Photo of Airdrie Urgent Care

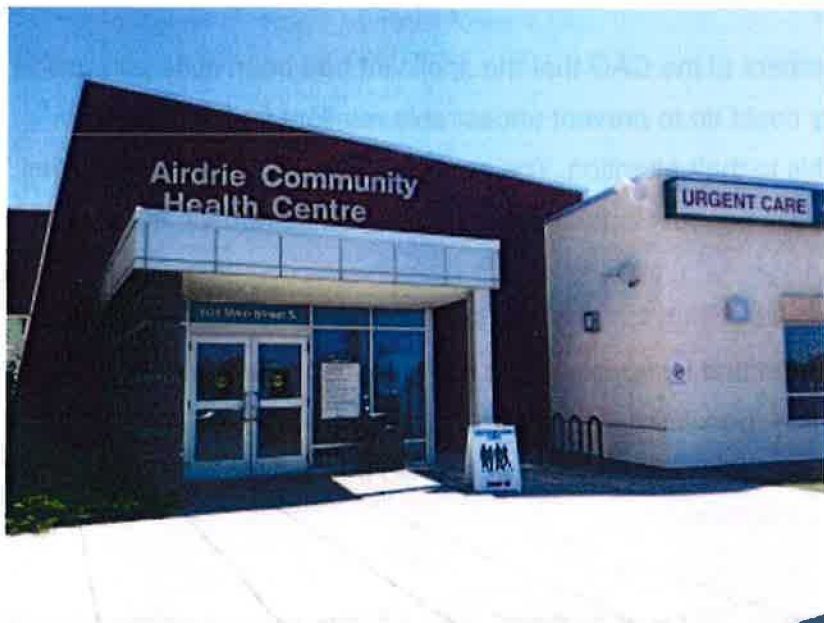


Photo of Airdrie Lab Services



Photo of each high school





Chinook Winds Park



## Hockey rinks



## Community infrastructure



This is what the Northern Hills looks like. Population 58000.



Vacant High School land



Photo of vacant health land



Photo of vacant Harvest Hills school land



In fact, many of us travel to Airdrie for services because the City of Calgary and Province of Alberta have not built infrastructure or services for the community. Several people speaking here today use Airdrie for our



everyday needs. This is a concerning new trend as the communities of Hidden Valley, Evanston, Kincora, and Sage Hill share the same infrastructure concerns we do and now make the population of North Central Calgary almost 100000 people with a forecasted additional 120000 people in the Keystone ASP and the Glacier Ridge ASP. This entire area currently has 2 public meeting spaces: Harvest Hills Alliance Church and Symons Valley United Church. You would think we were a small early 1900's town. Yet even when the City of Calgary wants to do a public consultation or open house such as the North Pointe LRT Station, they hold it at a school 60 blocks away at 72 Avenue and 10th Street NW because there is no where else. And then wonder why only 8 people from the impacted area show up. You are likely thinking Vivo as a meeting place, but it was overcapacity 5 years ago, has limited space, and has restrictions on events that can be held there.

### **The 2013 Monitoring report**

The report identified some areas where we need to improve:

- The car is still the most popular way of getting around and auto use has actually increased as a percentage of all transportation options used.
- The percentage of Calgary covered by hard surfaces has increased, which can have an impact on the health of our waterways.

Transit in Harvest Hills is designed for everyone to go downtown. Currently, if you wish to go to the local shopping centre by Calgary Transit, it requires 3 buses.

Residents of the community travel BY CAR, all the way to HERE for a 90 foot baseball diamond. Not just one team, but FIVE TEAMS. But the City tells us baseball is a dying sport. Enrolment has steadily been increasing.



Our teenage girls travel to HERE BY CAR for softball because community diamonds are not big enough, and the ones that are, are booked. This diamond resulted in multiple 311 calls due to access and condition of field.



Even though the City of Calgary has a target of 1 ice rink per 18500 people according to the 2006 Ice Arena Study, the City has failed to provide that in North Central Calgary. In fact, there are only 2 rinks serving 100000 people. This will not change when the NW Recreation Centre opens. The kids of Harvest Hills, the same ones whose parents and grandparents helped fundraise and volunteer to build VIVO (Cardel Place), are not able to play minor hockey in it. Instead, they play in McKnight Minor Hockey based south of Beddington Blvd, meaning they can play hockey at Huntington Hills, Murray Copot or Mount Pleasant...a long car ride away. Other kids from this community are going to Beiseker and Carstairs for ice times. Most frustrating is the blame game. "It's not our fault, it's Hockey Calgary" is what we hear. "We have nothing to do with ice". If the City of Calgary has a target of 1 rink per 18,500 people and does not build them, it is your fault. Here are the some of the designated HOME rinks for Simons Valley Minor Hockey. The top 3 are the most utilized.

- Vivo for Healthier Generations
- Crossfield Arena (Pete Knight Arena)
- Carstairs Memorial Arena
- Murray Copot Arena
- Huntington Hills Community Centre
- Thorncliffe Community Centre
- Airdrie Plainsmen Arena

The residents of Harvest Hills and Country Hills play at these rinks which is quite the drive compared to the facility in their area.

- Huntington Hills
- Thorncliffe/Greenview
- Murray Copot
- West Mount Pleasant
- Stew Hendry/Henry Viney

But our residents don't just travel for sports....we travel for leisure as well. How many dog parks were incorporated in this plan? None. How many dog parks do we currently have? None. How many dog parks are in other communities? There are 5 dog parks in Huntington and another 5 in Beddington to compare.

Now might be a good time to let you know that 29% of the calls CPS received in Harvest Hills in August were for traffic accidents in the area, which our CRO found alarming. He was supportive that adding more people to the area would not be a good thing.

Did you know that the City of Calgary has an afterschool program, but it is not available anywhere in the Northern Hills? Or for that matter in the North Central Calgary communities of 100,000 people? We have

almost 10% of the population and not ONE program, but we hear it advertised on 660 News. While we don't have current poverty rates for our community, Canada Revenue Agency has contacted us to say they would like to offer free tax assistance in the community in the spring due to our area being flagged as in need of those services.

And why are we so different? This year, the City of Calgary completed a \$9 million upgrade of Shouldice Park, opened a beautiful new \$17 million athletic park in Southeast Calgary, and celebrated the Quarry Park Remington YMCA Recreation Centre. The statements by Mayor Nenshi were very clear for each of these, and we hope those statements apply here as well.

*"Great public recreation spaces create strong, healthy and happy communities. As people continue to come to Calgary, we must keep building and redeveloping public facilities so that our city remains a great place to make a living and a life."*  
Mayor Nenshi on Shouldice Park upgrades May 30/16 Calgary Herald

*"The City of Calgary knows that the southeast quadrant is growing rapidly and there is significant need for additional community amenities here," Calgary Mayor Naheed Nenshi said in a statement. "It's part of a city-wide strategy to build active, cultural, vibrant and complete communities filled with opportunity for all."*

Mayor Nenshi at opening of Remington, Sept 10/16, Global News

*"It's not like these are brand new communities, people have been living here for a long time without the facilities that they really need in order to live a great life in the city and I'm thrilled that we're able to do that," Nenshi said.*

Sept 10/16, 660News

The VIVO swimming program is full within 5 minutes of registration opening. That is just one program. Compared to the new facilities the City recently built, Vivo was built for only \$29 million and is still the smallest footprint facility with the largest catchment area, even after all the new facilities open. Many people in our community use Airdrie Genesis Centre including myself and our President.

The NHCA takes these issues so seriously. We joined together with Aspen Family and Community Network Society, City of Calgary Community and Neighbourhood Services, United Way of Calgary, and the Northern Hills Constituency Office of MLA Teresa Woo-Paw, and hired consultants to evaluate the strengths and deficiencies in North Central Calgary. This resulted in a report called *Creating Space for Strength*. Included were the Northern Hills Communities, Evanston, Hidden Valley, Sandstone, and MacEwan. You heard this correctly: the City of Calgary was a supporter of this report, yet older documents that surveyed fewer people are being used in this application. Upon mentioning this report to Administration 2 weeks ago, they appeared unaware of the existence of the report. A total of 80 adults participated in the project, including 18 seniors, in addition to 30 youth aged 14-19, for a total of 110 participants, as well as a separate, online survey done by the Sandstone/Macewan Community Association. The Creating Space report, not only surveyed more



residents than the 2006 Ice Arena Study and the 2010 Recreational Amenities Gap Analysis combined, but is also more current.

What did we find out?

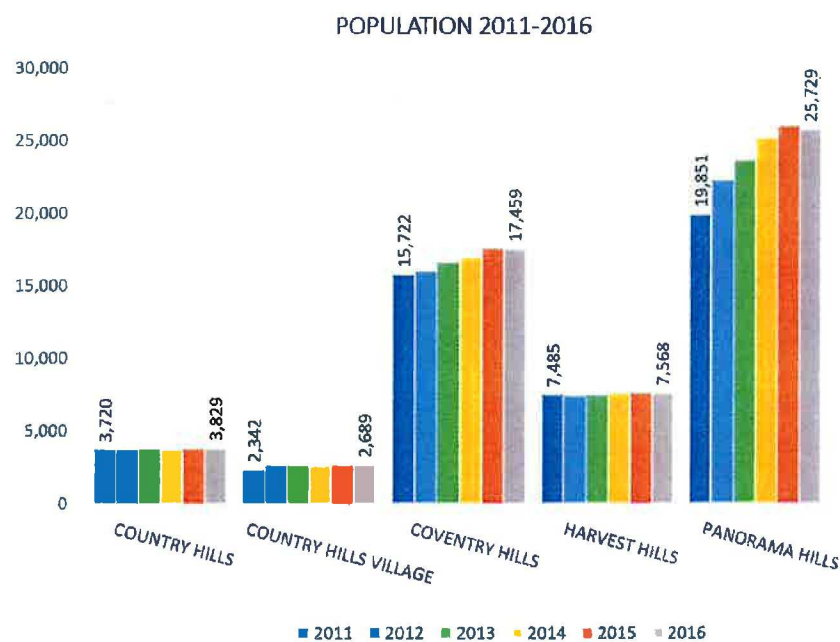
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### CREATING SPACE PROJECT

The data from the 2013 Creating Space for Strength report was based on the 2006 federal & 2011 civic census data, as that was what was available to our study consultants at the time. In looking at the more recent civic census data, not much has changed, except that the Northern Hills communities are still growing.

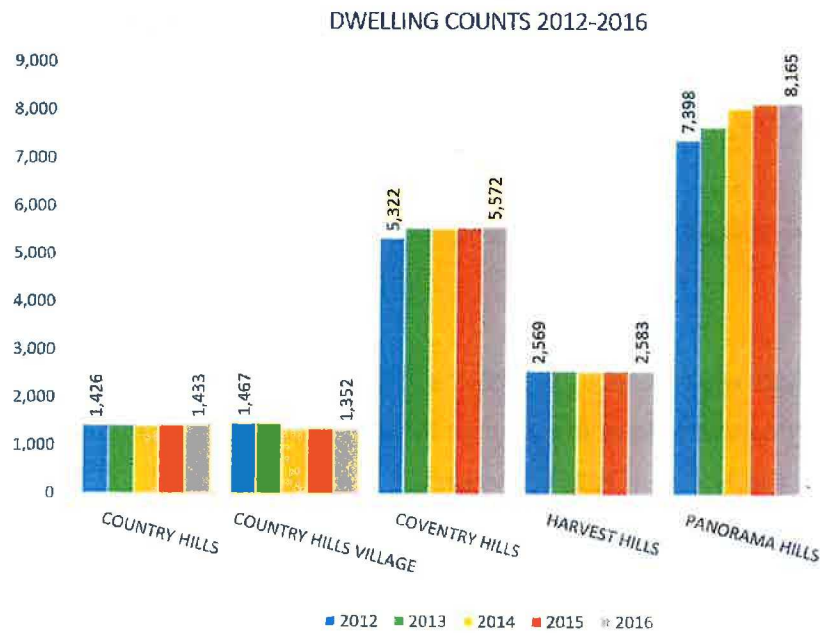
How has the population changed in the past 5 years?

### SLIDE - POPULATION 2011-2016



In every one of our communities the population has grown, and in fact, Harvest Hills didn't hit its peak until 2014, so certainly doesn't meet the requirement for a community to be considered declining or stagnant and therefore ideal for redevelopment.

### SLIDE - DWELLING COUNT 2012-2016



Interestingly, between 2012-2016 the dwelling count has grown as well, so the general plan of gradually increasing density is already happening and a large redevelopment of a green space is unnecessary.

### Summary of Creating Space Results

Throughout the Creating Space consultations, we asked residents four key questions that guided our work:

1. What is good and strong in your community?
  2. What could be better?
  3. What do you want to see happen in five years?
- and
4. How do we get there?

When we look at the results of the personal interviews, community café style consultations with seniors and adults, and the community consultation with youth, the following common themes appear:

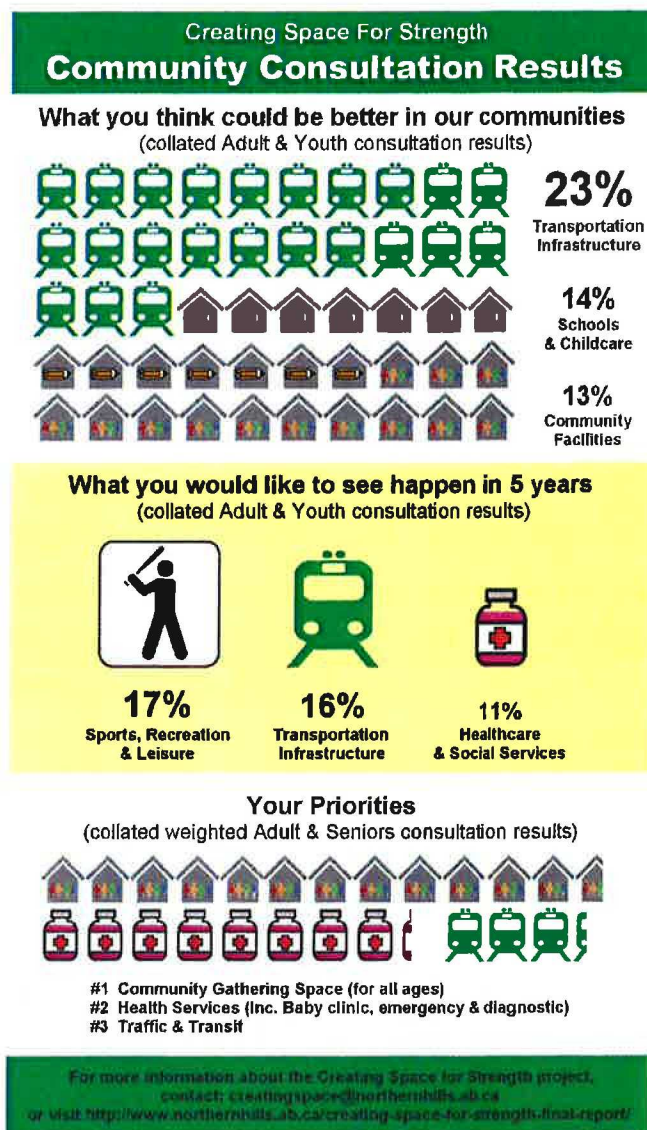
### The Strengths of Calgary's North Central Communities

- People
- Safety and security
- Natural green spaces
- Community association events and sports programs
- Commercial amenities (cinema/shopping/restaurants)

## What Needs to be Improved in Calgary's North Central Communities

- Affordable, accessible, community gathering space
- Emergency medical services
- Diagnostic medical services
- Affordable recreation, leisure and personal interest programs
- Public transportation
- Public high school
- Services and support for vulnerable populations

Unfortunately, the development proposal before you helps to solve none of these issues and will only exacerbate the problems we currently face, especially for those on lower incomes, who are theoretically the target of a great majority of the units in this development proposal.



Since being published 3 years ago, not much has changed....other than the population growing in the area. Yes, growing. In fact, in Harvest Hills, it peaked in 2014, the year this application process commenced.

## Land use

We question why this change in land use is even considered? According to the Suburban Residential Growth Supply 2015-2019, there is 16-17 years of growth available in the North Sector.

North Sector Suburban Supply: Sage Hill, Kincora, Sherwood, Evanston and Keystone will account for 124200 - 130800 people. Glacier Ridge and Nose Creek will add to that and extend the number of years of growth.

Currently in the North sector there are five actively developing communities: Evanston, Nolan Hill, Kincora, Sherwood and Sage Hill. In addition, the area structure plan called Keystone Hills (north of Panorama Hills) was approved in 2012, providing additional long-term supply for this sector. With the addition of these lands,

and expected approval of the Glacier Ridge ASP in 2015, or today, this sector should remain as one of Calgary's primary long term growth corridors.

## Traffic Impact Assessment

The TIA poses a number of concerns for us and we are surprised the City of Calgary did not do further investigation as a result of this report. The report states that the intersection of Country Hills Boulevard & Harvest Hills Gate is anticipated to operate adequately with the exception of the EB through movement. Improvements to this intersection are not recommended as the recommended improvements to the intersection of Country Hills Boulevard & Coventry Boulevard positively affect its operations.

The intersection of Country Hills Boulevard & Coventry Boulevard is anticipated to have operational issues at the EB approach in the a.m. peak and at the WB approach in the p.m. peak. These operational concerns originally arise in the background 2029 horizon year. It is recommended that an EB through lane be added to the intersection, although it is noted that this additional lane may not be feasible given the geometric constraints.

The report also states that a number of failures or near failures are expected within the next 13 years to the traffic infrastructure in the area.

2.3 2029 Background Operating Conditions

The volumes shown in Figure 5 were input into the Synchro 7.0 software and the results are summarized in Table 3.

**Table 3: 2029 Background Operating Conditions**

INTERSECTION / MOVEMENT	AM PEAK HOUR				PM PEAK HOUR				
	V/C Ratio	LOS	Delay (s)	Queue (m)	V/C Ratio	LOS	Delay (s)	Queue (m)	
Country Hills Blvd / Harvest Hills Gate (Signalized)	EB Through	1.03	E	56.8	921.7	0.50	B	19.0	54.6
	EB Right	0.38	B	11.0	12.8	0.20	A	8.1	9.8
	WB Left	0.24	C	24.5	14.4	0.30	A	2.2	10.8
	WB Through	0.27	A	7.5	13.1	0.90	B	14.8	159.9
	WB Left	0.17	C	27.9	25.3	0.23	C	31.2	35.2
96 Avenue / Harvest Hills Link (Signalized)	0.20	A	8.3	12.8	0.16	A	7.2	11.5	
Intersection Summary	-	D	42.3	-	-	B	15.7	-	
Country Hills Blvd / Coventry Blvd (Signalized)	EB Left	0.07	C	24.1	11.4	0.61	D	41.3	431.4
	EB Through/Right	0.64	D	43.8	928.9	0.32	B	14.6	56.8
	WB Left	0.18	D	35.7	110.4	0.00	A	0.0	0.0
	WB Through	0.20	B	18.0	67.1	0.92	C	28.5	8336.0
	WB Right	0.12	A	9.0	16.4	0.56	B	15.0	125.8
96 Avenue / Harvest Hills Link (Signalized)	0.06	A	0.7	0.0	0.00	A	0.0	0.0	
Intersection Summary	0.83	D	52.1	107.8	0.51	D	47.4	36.9	
96 Avenue / Harvest Hills Link (Signalized)	EB Left/Through/Right	0.80	D	47.5	99.1	0.38	B	19.0	21.2
	Intersection Summary	-	D	40.2	-	-	C	24.4	-
	EB Left	0.16	A	9.7	13.1	0.34	A	7.6	35.3
	EB Through/Right	0.41	B	14.3	54.0	0.15	A	8.7	28.1
	WB Left	0.02	A	9.0	3.0	0.02	A	6.4	3.0
96 Avenue / Harvest Hills Link (Signalized)	0.28	B	16.6	23.0	0.34	B	15.2	42.5	
96 Avenue / Harvest Hills Link (Signalized)	0.07	A	7.5	5.7	0.34	A	4.1	15.2	
96 Avenue / Harvest Hills Link (Signalized)	0.05	B	12.3	8.3	0.12	B	16.2	10.7	
96 Avenue / Harvest Hills Link (Signalized)	0.80	D	37.1	891.1	0.25	C	22.3	16.7	
Intersection Summary	-	B	12.1	-	-	B	10.4	-	

As shown, the traffic operations at the intersection of 96 Avenue & Harvest Hills Link meet the City of Calgary guidelines with all V/C ratios 0.80 or less and all turning movements have a LOS C or better. At the intersection of Country Hills Boulevard & Harvest Hills Gate the EB through movement experiences a V/C ratio of 1.03 and is over the 0.80 threshold. The intersection of Country Hills Boulevard & Coventry Boulevard experiences a V/C ratio of 0.94 for the WB through movement in the a.m. peak and 0.92 for the WB through movement in the p.m. peak; both ratios exceeding the 0.80 threshold. The queues for both of these movements are long, but neither

4.2 2029 Post Development Operating Conditions

The 2029 post development traffic operating conditions were assessed in Synchro, using the traffic volumes shown in Figure 9. The revised signal timings described in the improved 2029 Background Scenario (Section 2.7) were used for this scenario with the addition of a left turn lane (full lane) and a right turn lane (50m) at the NB approach of the intersection of Country Hills Boulevard & Coventry Boulevard. The intersection capacity analysis results for the 2029 Post Development scenario are summarized in Table 9.

**Table 9: 2029 Post Development Operating Conditions**

INTERSECTION / MOVEMENT	AM PEAK HOUR				PM PEAK HOUR				
	V/C Ratio	LOS	Delay (s)	Queue (m)	V/C Ratio	LOS	Delay (s)	Queue (m)	
Country Hills Blvd / Harvest Hills Gate (Signalized)	EB Through	1.04	E	61.8	9276.0	0.51	B	20.0	86.8
	EB Right	0.34	B	12.0	17.4	0.28	A	8.4	25.5
	WB Left	0.31	D	12.9	12.8	0.31	B	13.6	110.8
	WB Through	0.28	B	16.2	69.2	0.90	C	25.3	1145.8
	WB Left	0.29	C	29.7	40.6	0.34	C	33.1	50.2
96 Avenue / Harvest Hills Link (Signalized)	0.20	A	8.3	12.4	0.16	A	7.2	11.6	
Intersection Summary	-	D	45.8	-	-	C	22.8	-	
Country Hills Blvd / Coventry Blvd (Signalized)	EB Left	0.10	A	3.9	11.8	0.61	C	30.0	838.0
	EB Through/Right	1.27	F	142.5	1127.8	0.40	A	7.6	26.8
	WB Left	0.72	F	106.0	830.8	0.47	C	31.3	154.2
	WB Through	0.41	C	39.0	82.4	1.13	F	97.0	4382.5
	WB Right	0.17	B	11.0	15.4	0.87	C	26.0	1165.8
96 Avenue / Harvest Hills Link (Signalized)	0.11	D	44.0	12.3	0.00	A	0.0	0.0	
96 Avenue / Harvest Hills Link (Signalized)	0.02	D	42.9	4.2	0.33	C	52.8	24.7	
96 Avenue / Harvest Hills Link (Signalized)	0.15	B	35.5	167.8	0.36	B	17.4	13.3	
96 Avenue / Harvest Hills Link (Signalized)	0.64	D	52.1	112.1	0.56	D	50.6	43.7	
96 Avenue / Harvest Hills Link (Signalized)	0.82	D	49.5	105.8	0.43	C	23.3	26.2	
Intersection Summary	-	F	97.0	-	-	E	58.7	-	
96 Avenue / Harvest Hills Link (Signalized)	EB Left	0.30	B	14.1	21.0	0.67	B	14.7	475.2
	EB Through/Right	0.46	B	18.9	51.5	0.18	A	9.1	28.1
	WB Left	0.03	B	11.4	3.5	0.02	A	6.7	3.0
	WB Through	0.31	C	21.5	29.7	0.36	B	16.4	41.5
	WB Right	0.13	A	9.7	7.6	0.47	A	4.8	17.3
96 Avenue / Harvest Hills Link (Signalized)	0.04	B	10.6	5.8	0.12	B	16.1	10.7	
96 Avenue / Harvest Hills Link (Signalized)	0.84	D	37.3	1127.6	0.42	C	25.7	27.1	
96 Avenue / Harvest Hills Link (Signalized)	0.49	B	13.7	50.1	0.36	A	6.2	12.6	
Intersection Summary	-	C	21.6	-	-	B	12.2	-	



What is not even considered is the traffic at the intersection of Harvest Hills Blvd and Country Hills Blvd where the City recently changed the left turn traffic signals from Country Hills Blvd to Harvest Hills Blvd from advance green to solid green to advance green to red. The result is only 4 or 5 vehicles get through per light even though there is often no opposite direction traffic. It now takes up to 4 lights to get through here, often blocking the left through lane.

As a follow up to concerns raised, Watt Consulting Group provided some responses to concerns that should be noted:

As confirmed by analysis an additional EB lane between Harvest Hills Gate and Harvest Hill Way will mitigate traffic congestion during AM peak hour. Include in your report the ROW requirement for this additional lane. However, an 'additional lane may not be feasible given the geometric constraints'

Intersection of Harvest Hills Drive and Harvest Meadows Way The proposed intersection at this location creates traffic safety issues for vehicles coming in and out of Harvest meadows way as the sharp horizontal curve reduce the sight distance available for drivers. Submit a sight distance analysis for this location and suggest alternate design solutions including roundabout and traffic calming strategies.

The response was: In order to address the existing safety issue, we are recommending lowering the speed limit of Harvest Hills Drive to 40 km/h. At this speed, the required sight distance would be 90 m. This would meet the requirement set out by TAC. This is also the most straightforward and cost- effective method.

This sure sounds like an accident waiting to happen.

## **Transportation perspective**

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### *RAILWAY*

#### **Railway history**



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*STORMWATER*

**Overland Water presentation**

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*WETLANDS*

**Wetlands presentation**

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*WILDLIFE*

## Wildlife presentation

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### URBAN FOREST

## Urban Forest presentation

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### CPC

## The CPC meeting

Did you know that statements can be made at a Calgary Planning Committee Meeting that can be incorrect, unreliable, or misleading and the public does not have the opportunity to speak up and ensure the correct information is provided? This process simply seems wrong. This application was to go to the CPC on August 11th. After the agenda was published, City Administration pulled it for further review, an action we understand was unprecedented. When we compared the administration report for the August 11th meeting to the report submitted for the August 25th meeting, we found significant changes that included removing the objections of the NHCA, and the negative comments about the application. We felt that the changes were so significant, that we filed a complaint through the Whistleblowers program. The current status:

**Assessment of this reported concern is now complete.** In accordance with an established assessment and triage process applied to each concern received by the Whistle-blower Program, **this matter has been approved for further investigation.**

Why are we even here if an ethics complaint had merit and is being investigated?

When the Chairperson of the CPC asked administration if changes were made to the Administration Report, the response was that the overall content remained the same....it was just restructured.

The Chairperson asked if the Community submission had been changed and the City response was no. However, the NHCA was contacted by City Administration and asked to reduce our list of concerns from 27 to 3. We refused as this would downplay the significant problems we have with this application. Instead, City Administration removed ALL the concerns from their August 11th report and instead summed it up that the community association was opposed and referred to an Appendix for our concerns.

A question was also asked about schools and Administration stated that both school boards indicated there was ample capacity. The Chairperson acknowledged the outburst of the crowd in attendance. Administration



also showed the commission there were adequate schools by showing a map and pointing at the Coventry schools. However, the truth is that the Coventry Hills schools are already full and Harvest Hills students are all currently bussed to North Haven. And yes, again, parents get in their cars to drive to that school.

A subsequent complaint has been filed with the Ethics Commissioner regarding statements made at the meeting.

There were many important questions and statements by the Commissioners and we heard a number of times that the administration recommendation was 'soft', that the application did not meet City policy, and Commissioners said they could not support this application. However, the official minutes do not include most of the discussion. Some of the statements made:

- "Absence of a community activity centre "is a hole in the application."
- "If we want a 'retrofit of a neighbourhood with no community activity centre then we have a problem with the MDP"
- "This is a problem in our process.....the review process is too technical and doesn't consider social aspects. This needs to be addressed in reviews of future 'retrofits'"
- 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.
- I cannot support this plan. This is an instrumental plan. How to fit units around private land...and do it in a 90s context. We are making mistakes. The 60 year goal is 50/50 for urban vs rural. We always hoped we get densification in the inner city as the priority. So our departments can only react to applications vs pushing what people and communities want and what developers can do.
- There are two types of communities: Pre-war, self-contained communities, and automobile-scaled pods. This plan represents the second and adds to a 90's suburb.
- This is not a walkable community
- This would only create a vehicle-miles-travelled explosion by adding to current blank space. This puts significant stress on all other services.
- This is not completing the community.
- We need to densify with other means of getting around in complete communities.
- This is not what the MDP envisions.

## Questions that were asked:

- “What research or examples have we done to show residents it won’t impact their property value and sense of community?” The answer was none.
  - In another question referencing the MDP requirements and like to like nature of new development, the City replied: Yes, some elements are missing referring to a complete community, commercial space, conservation of trees, and biophysical aspects. The follow up from the Commissioner was: “This is where people don’t see how it meets the MDP. The community does need other items...services such as daycare, coffee shops.....to which the City responded “it was requested”.
  - What about water run-off targets? Parks employee: “This is a challenging aspect . . . the developer has acknowledged this. Infiltration trench is possible solution, but we worked with the Province and they said they would not assume the liability . . . they said NO. It is ‘somewhat of a battle to reduce runoff from the multi family units.’ We are granting water runoff volume relaxation of the policy.
  - Does the MDP address densification of a golf course? No. We could only review the application based on what is prescribed in the MDP
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## CONSENSUS:

### Conclusion:

We have covered without a doubt that this application fails to meet many objectives, goals and policies of the City of Calgary. There is a reason CPC called the recommendation soft. There is a reason that the application was pulled from the August 11th CPC Agenda so that the Administration Report could be changed from saying the applicant somewhat met requirements of the MDP to generally met requirements.

We have covered without a doubt that this application has not followed proper public engagement required under the policies of the MDP

As community association volunteers, we have invested over 1000 hours into this application as we think the system is broken. We have felt bullied in the process. We have felt manipulated in the process. City Hall is broken from our point of view. Even today, limiting a community association to only 5 minutes to speak without going through hoops to have enough people on such a major issue is wrong. The MDP supports community involvement and community associations but the process does not. In the past 18 months, the NHCA has had to learn about acronyms like ASP, ARP, MDP, HOA, RA, and DTR, and terms like Main Streets, Urban Forest GoPlan and PLAN Calgary. We have had to delve into City development policies. We wrote multiple

submissions that were dozens of pages long and yet still find ourselves here. On November 23, the City is hosting a fireside chat to discuss the support system for community associations. You can be assured that our community will be taking part and we are certain that we will not be alone.

Your vote today could be setting a precedence for private land across the city. This is not just about one golf course, but the Hamptons is next and who knows what Quantum Place or another developer might find to destroy next. These are not dying golf courses. They are an active part of our communities. In the end, our community is getting nothing in return for this. Nothing. There is no benefit to anyone but the developer. We aren't saying No, we are saying NOT UNTIL WE ARE A COMPLETE COMMUNITY as required by City Policy. Is this application the legacy that this City Council wants?