

Notes:

RECEIVED

June 19, 2016.

2016 JUN 22 PM 1:04

Gregory C. Baby
Graham J. Baby
#317, 44th Ave. N.W.
Calgary, AB.
T2K 0S2

THE CITY OF CALGARY
CITY CLERK'S

As a homeowner living along forty-fourth avenue N.W., my property will be greatly impacted by the proposed zoning changes and subsequent development. I believe that the zoning changes allow for too great a density in the immediate area, causing future traffic congestion, parking issues, noise and possible crime.

As a resident of Highland Park, I know that significant green space is lacking in our community. The private golf course, now retired, acts as a wildlife corridor, dog park, and provides a necessary green buffer between homes and major roadways such as McKnight Blvd. to the North. I believe that Highland Park falls under the minimum percentile for green space in a City Community, and that any large continuous space such as this adds welcome relief.

As a homeowner and taxpayer, I realize that property taxes are an important source of revenues to The City.

However, the densities in question, particularly the heights of some of the proposed condominiums, is far too high for the region as a whole. I believe the total heights of the proposed developments should be reduced by forty to fifty per cent.

In closing, I would hope that proposed densities be reduced, and much more green spaces allocated, than is presently on the drawing board.

signed,

Gregory C. Baby

Albrecht, Linda

From: Allana Rankin [allana.rankin@icloud.com]
Sent: Tuesday, June 14, 2016 9:06 PM
To: City Clerk
Subject: Public Hearing on Planning Matters for Highland Park Development July 4th
Attachments: City of Calgary Highland Park Development.pdf

To Whom It May Concern:

Please find my attached letter with concerns and questions on the development of the Highland Park golf Course as I am unable to attend the July 4 meeting in person.

Regards,
Allana Black

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2016 JUN 15 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Allana Black

June 14, 2016

Office of the City Clerk
City Council
The City of Calgary
700 Macleod Trail SE
PO Box 2100 Postal Station M
Calgary AB
T2P 2M5

RECEIVED
2016 JUN 15 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Dear Calgary City Council and Planning Committee:

I am a residence of Highland Park and I am looking for more clarification, details and assurance on some items due to the proximity of my property and the future development of the Highland Park Golf Course. I purchased my home 6 years ago and have spent considerable time and money revitalizing the home and property. I previously owned an acreage and one of the draws to this property was the green space and quiet, along with the older area with charm. I am a younger residence and do support growth, change and development but not at the expense of losing what drew me into the city in the first place. I have paid high city taxes due to the value of my land and I am happy contributing, for the tradeoff of green space and quiet. We are also contending and digesting the onset of the North LRT line which will dramatically change our neighborhood along with this development.

The specific bylaw that affects my property is Bylaw **#142D2016**. I am concerned and looking for further clarification on the following:

1. The setback of the development and our alleyway. The final illustrated plan from April 2016 does show some space and a landscape buffer; which is fantastic. Do we have a guarantee of the setbacks and green space distances in respects to our alleyway and the structures?
2. The stories of the structures in our area according to the new April 2016 went from 4 to 6. I do understand as they incorporated a green space they moved inwards and have elevation and terracing to contend with. I would like a factual number of what the maximum above grade height will be from the alley elevation behind our property please.
3. I would like clarification of the amount of unit owners versus renters. I would like to see some kind of control measures on the mix, or at the very least controlled by a reputable property management company that invests in the maintenance of the units and grounds. As a property owner I take pride in my property, street, neighborhood and security. I would like to see and share the same with my new neighbors and community.

4203 2 street NW
Calgary, AB
T2K0Z2

403-396-6030
Allana.rankin@me.com

4. Construction timeline is a concern. I have heard rumors this construction could go on for years (15!) That is not fair to any of the neighboring residence in the area to subject our residences with construction trucks, traffic, noises, and dust for that prolonged period of time. What is the proposed timeline for this project? Will there be penalties to the developer for going past dates?
5. What will be the set amount of units for the development? I would like some guarantee on the maximum allowable units for the site. If there is no set limit, residences have acute concerns for the increased population of this area without proper planning of infrastructure (i.e traffic, roads, shopping, access)
6. Is there a guarantee that the developer does minimal topographical grading for this development? I do understand some will need to be done but I am concerned about the preservation of the natural landscape with respects to the trees, drainage and loss of sun exposure. If there is no guarantee for minimal grade disturbance nothing prevents the developer from trucking in thousands of loads of dirt, which would prolong the project timeline and create copious amounts of traffic, noise and dust for the neighboring residences. We currently enjoy wonderful afternoon west sun exposure and would be upset if that was lost to a massive structure, not to mention all the plants and flowers of the residents that are dependent on that amount of sunlight.

As mentioned previously, I do support development and welcome some rejuvenation of our ageing neighborhood. My concerns stated above are important to me to make the best decisions for my young family of whether we remain residences of Highland Park and a City of Calgary taxpayer or we move back out to the country for green spaces and quiet. We are so happy and thankful we found that right here in the city and would be sad to leave.

I really appreciate your attention on this matter; it means a lot to me and my family that you are taking the time to consider our concerns and that the committee is working with the residences. I know that the development cannot make everyone 100 percent happy but at least if the questions are answered, facts are easily accessible and there is some certainty on limits of the project, it gives the residences the confidence that this development will be a good thing for our neighborhood.

Sincerely,
Allana Black

Albrecht, Linda

From: Alison Abbott [alison.abbott@shaw.ca]
Sent: Wednesday, June 22, 2016 6:18 PM
To: City Clerk; Chu, Sean
Cc: Office of the Mayor; Colley-Urquhart, Diane; Elise Bieche
Subject: Redevelopment of the Highland Park Golf Course
Attachments: HP Golf Course Letter June 2016.pdf

Please find attached a letter regarding the redevelopment of the Highland Park Golf Course to be discussed on July 4.

Thank You

Alison Abbott

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2016 JUN 23 AM 8:27
THE CITY OF CALGARY
CITY CLERK'S

June 22, 2016

Alison Abbott
327 Greenfield Road NE
Calgary Alberta T2E 5R9

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2016 JUN 23 AM 8:27
THE CITY OF CALGARY
CITY CLERKS

Attention: Members of Calgary City Council

Regarding: Redevelopment of the Highland Park Golf Course

I am writing in regards to the redevelopment of the Highland Park Golf Course which you will be reviewing on July 4. As a resident of Greenview, directly adjacent to the golf course, our community will be directly impacted by the development.

The golf course and resulting green space was an integral part of our community for many years and the green space as part of an inner city community was much appreciated. As a community we were also realistic enough to realize that when the golf course closed, the area would be redeveloped. I support the need for redevelopment of the area and see much potential in a thoughtful, cohesive development.

As part of your review, I would ask that you take into account the concerns we as a community have and our desire to be part of an engaging development that will enhance and rejuvenate the area. More specifically my concerns are as follows:

- Lack of clarity and uncertainty regarding density. The community engagement sessions I attended, showed approximately 1600 units, what was actually proposed could be up to 4000 units. I have serious concerns about the density and how prepared the area is to accept that level of density and still be compatible with our community.
- The developer now has the ability to sell off various parcels to different developers. This is problematic in that some parcels may be developed right away and others parcels remain bare. How can we have a cohesive development that fits with the existing community when you have multiple developers, planners and agendas in conflict? Should a development of this size (equal to or greater than the East Village) not have an overall plan, vision and guiding principles?
- We have been told the overall development could be a 10 to 15-year effort. Coupled with the Greenline and other development initiatives in our overall area this will create undue hardship on the community for the foreseeable future.
- The Greenline LRT is in the early stages of planning, how are we integrating the two and in particular the location of the stations?

- There has been a lack of attention to working with the uniqueness of the site, in terms of the role it plays in storm water management and trying to preserve the urban forest. Instead the outcome is to cut down hundreds of mature trees and fill the valley with dirt. This inner city gem deserves better and why aren't we protecting the natural springs and wetlands in the valley?
- There will also be a large commitment required by the city to upgrade infrastructure including sewer lines. As a tax payer, I have a concern with this, when I don't feel the storm water management and potential flooding concerns have been properly addressed.

It may be a bit of an unorthodox ask, but I think it would be very helpful for you to visit the site to better understand how it connects with the community and observe firsthand the environmental and social context of this parcel of land. I don't believe photographs and maps do justice to the uniqueness of the site or effectively illustrate why residents are so concerned.

In summary, I don't believe the current plan that is before you, is the best for the community. More work can and should be done to improve this development to one that truly will enhance the area. My ask is you send this back for further review and consultation.

Sincerely

Alison Abbott

Smith, Theresa L.

Subject: FW: Highland Park Golf Course Development - Note in opposition to development

From: Shubhankar Bera [<mailto:shubhankar@gmail.com>]

Sent: Thursday, June 23, 2016 9:50 AM

To: City Clerk; Office of the Mayor

Subject: Highland Park Golf Course Development - Note in opposition to development

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2016 JUN 23 AM 9:59
THE CITY OF CALGARY
CITY CLERK'S

Hello,

We are writing this letter to express our opposition to the proposed development of the Highland Park Golf Course that is scheduled to be presented to City Council on July 4, 2016. As a young couple that have moved into the Highland Park neighbourhood in March 2014, our biggest draw to the area was the abundance of greenspace in the form of the golf course that our house backed onto. We love the area as it is a great retreat for us to spend some time in and for our dogs to play in.

When we bought into the neighbourhood, we were aware of the plans to develop the golf course, but were misled at the time about the density of the development. At the time the original plan was presented to the community, the developer had proposed to build 1600 units. The recent submission to the Calgary Planning Commission permits the building of 4000 units. The last minute change in density of development, and the blatant disregard to the density acceptable to the community, has led to a mistrust between the developer and the community residents. Moreover, the proposed development of 4000 units would triple the current number of residents in Highland Park, leading to unsustainable population density levels. Current plans do not seem to adequately address the increase in infrastructure requirements in the area (schools, emergency services, health services for the additional residents in the community). We ask that you reject this proposal till a more reasonable and sustainable one is presented by the developer.

We are all well aware of the benefits of greenspace to general health in reducing stress and depression levels, increasing physical activity levels and helping reduction in air pollution. The currently proposed plan removes over 500 mature trees in the neighbourhood. The negative impact on natural waterways, springs and wetlands will be irreversible. The proposed development will result in 6% greenspace in Highland Park, which is much lower than the 10% required of new areas developed in Calgary. Surely, we can do better than this. We demand that the developer be held to the same standards as other developers building in our communities.

In addition to this proposal for the development of the golf course, the city is currently expanding McKnight Boulevard in the north border of Highland Park. The Green line C-train extension along Centre street is expected to initiate construction in the near future. There isn't a clear timeline outlining the completion time for all of these projects. Without proper planning and co-ordination of the scope, timing and impact of these projects, these initiatives are bound to cause immense inconveniences to all residents of the area. These projects not only affect residents of Highland Park, but also those from other communities like Highwood and Thorncliffe. The increased traffic from the golf course development and congestion from all of the construction would be a disastrous for the current residents of these neighbourhoods.

At this time, we do not believe that the current proposal for this site outlines reasonable, responsible or sustainable growth. The city, along with the affected communities and the developer, needs to draft a more holistic plan for this area to protect and enhance the existing community. Inner-city communities such as ours cannot be asked to take the brunt of high density development without thoughtful planning and appropriate investment. As residents of Highland Park, we are not opposed to the development of the golf course. We just ask that the city do its due diligence in ensuring there is an overall area redevelopment plan for Highland Park and area before any final decisions are made about this golf course development. **We, therefore, urge you to reject the current proposal put forward to you on July 4, 2016 for the development of the Highland Park Golf Course.**

Sincerely,

Jovia Then & Shubhankar Bera

Smith, Theresa L.

From: Highland Park Community [hpca@shaw.ca]
Sent: Thursday, June 23, 2016 9:44 AM
To: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima; City Clerk
Cc: Elise Bieche; Donna Marzolf; Paul Engler; 'Deb Heap'
Subject: July 4 Planning Matter - Highland Park Golf Course Redevelopment
Attachments: Karl & Carolyn Bergen re. Golf Course.docx

Attn: City Clerk,

Please find attached our letter objecting to the proposed Highland Park Golf Course Redevelopment LOC2014-0190

Regards,

Karl & Carolyn Bergen

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2016 JUN 23 AM 9:50
THE CITY OF CALGARY
CITY CLERKS

June 22, 2016
Karl & Carolyn Bergen
3420 3 St. NW
Calgary, AB
T2K 0Z5

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2016 JUN 23 AM 9:50

THE CITY OF CALGARY
CITY CLERK'S

Office of City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB
T2P 2M5

Attention: Susan Gray
City Clerk

Subject: July 4, 2016 - Highland Park Golf Course Redevelopment L0C2014-0190

We are strongly opposed to the current development plan of the Highland Park Golf Course.

We have lived in Highland Park for 20 years and have already experienced a massive concentration of density increase in our neighborhood over the past 7 years. Every single family home in a 4 block radius from our home has been replaced by 2 (Duplex style buildings 2 and 3 storey's tall). We have experienced a doubling of population density in our neighborhood. Last year our property taxes were increased by \$1000 in a single year without any change or improvements being made to our personal property. The City is collecting double on every other lot in the area from what they had a short time ago.

We are completely shocked by the lack of adequate consultation by the City of Calgary and the misrepresentation and clear lack of transparency put forth by the Developer with regards to the Highland Park Golf Course redevelopment plan. We have been caught off guard with the stark contrast in what was proposed to the community initially versus the current options we are now hearing about. Why would tax dollars be put forth to assist the Developer and to destroy the already lacking Park areas in a neighborhood that, for now has so much charm and potential?

Where is the proper consideration for all of those many Citizens that make up the Community of Highland Park? What about the surrounding communities such as Highwood and Thorncliffe? They were not properly consulted and do high impact density issues not concern them as well? There has there been a lack of proper consultation and planning. Why with the already increased and over-bearing traffic congestion in that area and the future guaranteed reduction of available traffic lanes in that precise area with regards to the pending Green Line project, would anyone ever allow such a project to continue in the currently outlined design?

We are surrounded by bordering neighborhoods (i.e. Tuxedo, Mt. Pleasant and Thorncliffe) whereby any development or improvements that have been addressed in those areas have served to add to the quality and character of those areas. We expect no less with regards to our once quiet and very much cherished community.

There are so many obvious issues that have not, and are not yet being properly addressed that we implore you to consider a full re-evaluation of this proposal - given the massive implications this will have on the future of the entire area for those Calgarians that commute, live and travel through it.

- Our community currently has only 4% green space. This proposed plan would increase our population by a further 2-400% from an already vastly inflated population and yet this design only brings 2% more green space. We should, as do other communities, have at least 10%. This is the standard.
- The proposed ratio of density in relation to potential services available is grossly out of balance.
- The scale of this development, proposed building locations and heights run completely counter to the character of the community.
- All of the logical, clearly conceived initial concepts proposed to the community have been discarded, why? (Mixed use build with originally marketed 1,600 units – not the now stated possibility of 2,000-4,000 units) One may find similar ratios in Mumbai but why on earth is this even a consideration for our small and already very populated community is beyond comprehension.
- The community of Highland Park already suffers from a lack of walkable areas. Those that we have are congested and even dangerous at times, especially around the proposed development area, so adding to this density and further reducing traffic lanes on Centre St. is irresponsible planning with disregard to the people who live here.
- A natural watershed and noted wetland area will be buried, and approx. 500 trees are going to be, as a result, destroyed. Further insult to injury it has been proposed that upwards of \$20 million of our tax dollars (not the Developer's dollars as should be the case based upon the rhetoric from the City of Calgary in the media over the past couple of years) would be used to do this.
- The Developer, in addition to profiteering at the vast expense of the community of Highland Park, feels they are not required to provide any enhancement fund to the community all the while using taxpayers' dollars to assist in destroying the character of our community. The statement of claim by the Developer that community concerns have been addressed is deceitful.

The Highland Park Community Association has put in every effort to communicate to the public. The City of Calgary should be doing more to communicate to residents and surrounding area regarding the rezoning of a 50 acre site. There has been 'public outcry' contrary to the comments from city administrators.

In conclusion, we need a better plan. Decisions should not be made until the Green Line and the future widening of McKnight are finalized. Design of the Green Line will not be approved by Council until June 2017. Clearer bylaws and an in-depth market analysis are needed for this redevelopment plan. We sincerely request that on July 4 Council will vote to reject this land use amendment proposal.

Respectfully,

Karl & Carolyn Bergen

Smith, Theresa L.

From: Julie Bertram [juliebertram@gmail.com]
Sent: Wednesday, June 22, 2016 7:46 AM
To: City Clerk
Subject: Highland Park Golf Course Redevelopment
Attachments: Community Letters- June 20.docx

Please find attached my letter regarding the Highland Park Golf Course Redevelopment.

Thank you,
Julie Bertram

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2016 JUN 22 AM 8:20
THE CITY OF CALGARY
CITY CLERKS

Hello,

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I don't usually get involved in these sorts of things but I felt like this time I had to.

I bought a house in Highland Park 12 years ago on the premise that it was an 'up and coming' neighbourhood. Since then we have had low-income housing built along Centre Street & two alcohol & drug rehab facilities have opened their doors here. We did a 'like-for-like' replacement of a powerpole @ 32nd Ave & 1st Street NE where the replacement pole was easily 5 times as large & were promised that as a 'Neighbourhood of Promise' we would see the eyesore turned into a lovely entrance to Highland Park. We even saw an artist's rendering of the structure. Guess what? Over 5 years later we still have the eyesore but don't have anything else.

As for the community that is so important to someone with a young family, both Buchanan School & James Fowler High School are consistently ranked two of the lowest performing schools in the province by the Fraser Institute. We have a small hall but no real facilities to speak of; we have no indoor rink, no swimming pool, no arts centre, no big parks or real heart of the community really.

Centre Street is already a congested mess at morning & afternoon rush hours; specifically right at the Highland Park Golf Course actually. So now, here we are with the promise of up to 4000 additional units with no upgraded roads and actually the opposite when the C-train comes through and construction lasting God only knows how long. Instead of adding greenspace we are

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CITY CLERK'S

removing 500+ trees and we're upgrading the infrastructure for the developer. Isn't that nice of us?

I strongly feel that Highland Park has done enough for the city recently that we are entitled to a break from the bad, if not entitled to an outright good project and from what I see this isn't it. I do not believe the current proposed plans for this site outline reasonable or sustainable growth and as a resident here I'm sick of having my concerns brushed off.

I urge you to reject the current proposal.

Sincerely,
Julie Bertram

Smith, Theresa L.

From: Chu, Sean
Sent: Tuesday, June 21, 2016 1:47 PM
To: Elise Bieche
Cc: Craig Coolahan; City Clerk; Deb Heap; Donna Marzolf; Paul E; agni@nucleus.com; Jeanne Kimber; Anne Naumann; Alison Abbott
Subject: Re: For Submission to City Council July 5 2016

Thanks.

Sean Chu. Sent from my iPad

On Jun 21, 2016, at 1:33 PM, Elise Bieche <elise.bieche@shaw.ca> wrote:

and the attachment

From: "Elise Bieche" <elise.bieche@shaw.ca>
To: "Sean Chu" <sean.chu@calgary.ca>, "Craig Coolahan" <craig.coolahan@assembly.ab.ca>, cityclerk@calgary.ca
Cc: "Deb Heap" <debheap@hotmail.com>, "Donna Marzolf" <dmarzolf@gmail.com>, "Paul E" <pengler@gmail.com>, agni@nucleus.com, "Jeanne Kimber" <jkimber1@telusplanet.net>, "Anne Naumann" <annenaumann@shaw.ca>, "Alison Abbott" <alison.abbott@shaw.ca>
Sent: Tuesday, 21 June, 2016 12:52:19 PM
Subject: For Submission to City Council July 5 2016

LOC Highland Park Golf Course- Proposed Redevelopment to be heard on July 4, 2016

Dear Councillor Chu and City Clerk,

Please find attached a letter in submission to the hearing of the redevelopment of the Highland Park Proposed Redevelopment.

Elise Bieche
Resident, Highland Park

<youcantfightcityhall.docx>

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2016 JUN 21 PM 1:44
THE CITY OF CALGARY
CITY CLERKS

Dear Councilors,

My name is Elise Bieche, I am the President of Highland Park Community Association, however today I am writing to you simply as one volunteer, one resident, one taxpayer. I want to express to you my disappointment; in the proposed development plan, in the process that has lead to today and in the City of Calgary as an organization. I am **opposed** to the proposed redevelopment of the Highland Park Golf Course.

I chose to serve my community 4 years ago. I wanted to give back to the community in a grassroots way. My CA was in transition, just like the community itself. They needed help, and I had the background and skills that I felt could be really valuable to rebuild Highland Park CA. I believed I could make a difference.

Fast forward to April 21, 2016. As I drove home from CPC I was devastated. I couldn't really show it, I had a car full of community members that I needed to drive home. As I dropped off the last volunteer I called my parents for support, for a shoulder and for guidance. My dad said "Lise- you gotta quit this community association stuff. It's taking too much of your time. It's beating you down. It's not giving anything back to your or your family. You can't fight city hall."

Going through this process has taught me many things- and I don't think they are the lessons that we should be serving up to other potential volunteers. They taught me that "engagement session" doesn't mean anyone really wants to listen to you as a local area subject matter expert. It just means someone has to check a box in a form that says, "did you engage with the community". We can go out, give our time, share our knowledge, but we will have no vote, no influence and most likely no hope.

I learned that it was wrong for me to represent my community as a willing stakeholder to accept density, to standup and say we supported Greenline North, or to say we welcomed the redevelopment of the golf course. That was naive. Communities that are NIMBY get more attention; our willingness was interpreted as complacency. If Highland Park had mobilized early and been in vocal opposition at the outset I suspect we would have a better plan to look at today. We thought that the City Administration would work on our behalf to put together a high quality plan. We wanted something like Garrison Woods, or East Village- or even the Bridges. I feel as though I let my community down.

To the residents of Highland Park, I apologize. I hope that I can share my learning's with future residents- the squeaky wheel gets the grease, you can't fight City Hall and if you want to make a difference maybe volunteer with other organizations where your time will be valued, where your efforts will be rewarded and where your voice and input will be welcomed, respected and recognized.

Regards,
Elise Bieche

Smith, Theresa L.

From: Chris Carroll [ccarroll52@yahoo.com]
Sent: Tuesday, June 21, 2016 3:10 PM
To: City Clerk
Subject: Highland Park watershed re-zoning
Attachments: CC letter to council June 20.odt

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2016 JUN 21 PM 3:12
THE CITY OF CALGARY
CITY CLERK'S

June 20, 2016

TO: Mayor and Councilors of the City of Calgary
RE: Highland Park Golf Course Proposed Re-Zoning

The possible re-zoning, via massive terra-forming and burying, of the natural watershed area in the Highland Park district seems to be even more of a distinct possibility just steps from my own back yard as of this point in time.....especially since talking with my next-door neighbor.

About ten or 12 days ago – apparently just around the June 9th CPC public hearing I attended - he was told by a group of whom he described as “construction types” that he had better move his cars parked by the old golf course clubhouse as they were contracted to tear down the building there “pretty soon.”

I must therefore more publicly and succinctly express my growing concerns with the clarity of information/or lack thereof that has been conveyed by the developers proposing this huge, not-at-all ecologically conscious development....at least to our community here.

Being one of the long term householders along 2nd Street Northwest, when looking at the latest released set of boundaries I am quite wary of what will be in back of me as it looks that all the mature (and definitely majority *healthy*) huge spruce trees behind us are to be mowed down to be replaced with what looks like a giant (gravel, perhaps?) round-about/wasteland of some sort.

This essentially slated-to-be barren area is just up from some multiple residential units whose exact size, height and measurements have been most drastically changed from the original proposal presented to our community; as has the overall density of the project, from 1400 to upwards of 4000 units, effectively almost tripling our population.

As it has been indicated that the proposed development might take up to 10-15 years or so to continuously evolve, I am concerned that as essential services and roads are the first things to be put in; constant noise, dust, dirt and movement, to say nothing about esthetic loss from a wasteland out back will be ever present when I decide to go in what was once my own refuge- that is, my own backyard.

What the city could have preserved and allowed to evolve naturally without undue cost or maintenance as a much needed and esthetically valuable natural landscape appears a vanished dream.

Christina L. Carroll
Highland Park Homeowner and Resident
4315 2d St NW
Calgary Alberta

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2016 JUN 21 PM 3:12
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

Subject: FW: Highland Park watershed rezoning letter sent today-ADDENDUM/Typographical error to please note
Attachments: CC letter to council June 20.odt

From: Chris Carroll [<mailto:clcarroll52@yahoo.com>]

Sent: Tuesday, June 21, 2016 11:48 PM

To: City Clerk

Subject: Highland Park watershed rezoning letter sent today-ADDENDUM/Typographical error to please note

Dear City of Calgary clerk,

I sent a letter to you today concerning the July 4 2016 meeting of City Council on the Highland Park watershed zoning. Upon re-reading the second paragraph, I just noticed I have a typographical error, writing CPC instead of HPC (Highland Park Community Association)

This second letter I enclose is an exact copy of the first, but now correcting that error.

Please use this second submission as the correct one.

I have used HPCA for the name of this association which is the one the community association itself more properly uses.

Thank for your attention to this matter, and sorry for the oversight.

Christina Carroll

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2016 JUN 22 AM 7:50
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Chris Carroll [ccarroll52@yahoo.com]
Sent: Thursday, June 23, 2016 1:10 AM
To: City Clerk
Subject: Highland Park Watershed/golf course rezoning
Attachments: HP I 3.odt

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2016 JUN 23 AM 8:11

THE CITY OF CALGARY
CITY CLERK'S

June 22, 2016

TO: Mayor and Councilors of the City of Calgary
RE: Highland Park Watershed Proposed Re-Zoning

The city had a chance to gain a new park space to naturally extend its existing park system and actually make its "*Our Biodiversity*" planning document a reality.

The developer's original plan as shown to residents, and who many, I suspect, still perceive as the most viable and attractive one, could have made Calgary another North American leading edge city in the growing ecologically healthy trend of low impact development/LID....balancing growth together with the need to maintain environmental integrity.

Not two days after the June 9 HPCA meeting on the proposed rezoning of the Confederation Creek watershed, aka the Highland Park Golf course; the infill duplex north of us went up for sale. Its residents had learned of the developer's latest newest plan, far removed from what was first proposed to the community, that of massively de-naturing the original environment.

It was advertised as "backing onto greenspace."

This, of course, is a truism in 2016.

It sold. They're off to Cochrane...problem solved. I believe they got near full value.

If this speculative proposal goes through, my community will very much change.

I'm 64. I planned to retire next year, my beautiful, single family owned back yard was part of that plan.

It's projected the developer's latest revealed plan, as is, will take 10-15 years to implement, thus also coinciding with Centre Street's Green Line and McKnight widening at certain points in time.

By 2026 I will be 74, by 2031 79. That gets me to thinking.... if the necessity ever came to have to move, for whatever reason, I will most likely not be able to advertise "backing onto green space".

I suspect possibly falling house values will occur in my supposedly prime years due to both a much impeded traffic flow (anticipated) and a mud/gravel/turnaround pit-perhaps at one point seeded to grass behind my yard (far from anticipated for a natural recreational space)

Will the city guarantee a retiree any lost value for a home no longer "backing onto green space?"

I learned at the June 17 Thorncliffe Community meeting that \$8 million was paid for the land parcel behind me, and that because of it not being considered a new development, the city of Calgary will be subsidizing Maple Projects Development, putting in services with our tax dollars.

In an online CBC interview, the president of this massive project ,called *Highland Greens*, stated that " *it's very much a community*".

Does this imply a community within a community? Or does this imply a new community?

He continued, " *...the people that we're likely to attract are people that probably aren't in Highland Park today.*"

I am in Highland Park today.....am I anticipated not to be here tomorrow?

"Re-imaging Highland Park" indeed!

Christina Carroll/Highland Park Resident
4315 2d St NW
Calgary Alberta

RECEIVED
2016 JUN 23 AM 8:11
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

Subject: FW: Highland Park Golf Course Potential Development

From: Amy Lui [mailto:luiamex@aol.com]

Sent: Thursday, June 23, 2016 2:04 AM

To: City Clerk

Subject: Highland Park Golf Course Potential Development

RECEIVED
2016 JUN 23 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Dear City of Calgary Public Clerk,

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I believe the current plans would not enhance the community but create many long term problems for neighbors and future residents. It would make the area an undesirable place to live.

Highland Park community and environment will be altered negatively. I'm against the current development plans for the following reasons:

1. The plan does not preserve / protect the natural springs and wetlands in the valley.
2. The plan removes 500+ trees from the community.
3. The development would result in 6% greenspace in Highland Park. This is well below the minimum 10% required of new communities that are developed in Calgary. (the majority of the greenspace in Highland Park is the school field's associated with James Fowler and Buchanan Elementary)
3. The proposed density is unclear, and too high for the area:
 - The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
 - The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
 - Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
 - There was no market analysis done for this plan.
4. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.
5. The City will need to spend \$15 - 20M to upgrade infrastructure (sewer lines). I am opposed to City Taxpayers subsidizing this cost for the developer.
6. Lack of guarantees re timelines / completion:

- The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community. This will be potentially compounded by additional construction during the Greenline development.

7. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe, communities directly impacted by the proposed development, on the project.

8. There is no holistic plan for this area to protect and enhance the existing community and tax payers. Inner City Communities can not be asked to take the brunt of high density without thoughtful planning and appropriate investment.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal.

Thank you in advance!

In Gratitude,
The Ching Family

Albrecht, Linda

From: Chris Cushman [joe2canoe2@gmail.com]
Sent: Tuesday, June 21, 2016 6:51 PM
To: City Clerk
Subject: Re: Highland Park Community golf course redevelopment.

RECEIVED
JUN 22 AM 7:49
CITY OF CALGARY
CITY CLERKS

CPC2016-149
Attachment 7
Letter 10

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. My concern is that this process is as many of the past with developer misleading the surrounding community members. Please read the following and let it reflect my families views as to why the July proposal should be struct down by council as it is by the area community residence.

I am opposed for the following reasons: No Approval simply for the fallowing reasons.

1. The plan does not preserve / protect the natural springs and wetlands in the valley.
2. The plan removes 500+ trees from the community.
3. The development would result in 6% greenspace in Highland Park. This is well below the minimum 10% required of new communities that are developed in Calgary. (the majority of the greenspace in Highland Park is the school field's associated with James Fowler and Buchanan Elementary)
3. The proposed density is unclear, and too high for the area:

- The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
- The community was misled by the developer, and the lack of clarity on potential number of units is a concern.

RECEIVED
2016 JUN 22 AM 7:49
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED

From: Morena Chui [morena_chui@hotmail.com]
Sent: Wednesday, June 22, 2016 11:36 AM
To: Chu, Sean; Office of the Mayor; City Clerk
Subject: Highland Park golf course development proposal

2016 JUN 22 AM 11:49

THE CITY OF CALGARY
CITY CLERK'S

Hello Councilors and Mayor,

I grew up in Winston Height after immigrating to Canada. I moved out to suburban for some time but decided to move back to inner city. We built our family home in Highland Park so we are close to downtown yet enjoy the green space nearby and not too crazy traffic north of 32th avenue. I am a busy working mom but I keep myself informed of the development and changes around us. I appreciate all the works the volunteers for the Highland Park Community Association have achieved and proposed. Based on their monthly newsletter, I know they keep a proactive role in reviewing development permit and ensure our community is developed in a sensible manner and the future generations will enjoy living. I understand it's the wish of city of Calgary to increase the density in inner city communities. It makes total sense! However, I also think the community should be consulted, engaged, heard and respected.

For the Highland Park golf course development proposal, I totally agree the green space should be developed but here are my concerns and mix feeling:

- The original proposal shown to the community demonstrated 2,100 units, before the developer sought a plan of 1,600 units. Now it has the potential to be over 4,000 units. This is a HUGE difference. I would like to understand the rational behind the 100%+ increase.
- I would like to see the city of Calgary put a cap over how many units are allowed to built.
- I have been living in that area for years and I know the traffic pattern. Except for the express buses stopping at specific locations, there are only two buses serving the community: #2 on 4th street and #3 on center street. I don't know if you have ever taking the buses on rush hours. It's jam packed. I know the city has increased the length of the buses to accommodate more people, but keep in mind that the developers are building new houses north of Calgary at rapidly rate and many of them will "park and ride" on these two buses. Assuming the city is hoping almost all the newcomers from the 4,000 units will ride a bike or take the buses to work, you are looking at 12,000 people (based on 3 people per unit) potentially.
- Now people may argue the proposed green line C-train will serve the increase in population. But based on the information online, the idea is still in early stage and there is no guarantee the mega project will have sufficient to be built. Even then we are looking out to 15-20 years later. So meanwhile, how the city plans to move the people around?
- The proposed green line also asks to narrow the center street to one way traffic on each side north of 24th avenue based on my understanding. Even if only 1/3 of the newcomers commute to work by car, I can foresee MORE traffic congestion on center street and McKnight Blvd. It's so bad now already that I cannot imagine how much worse it can become. I don't think the city has really thought that out. Again, we need to find a good balance to accommodate all elements,
- The golf course is a natural valley with water flowing under. It's quite a deep slope and I always wonder if it's flooded in spring raining season. For the developer to build on top, I would imagine tons and tons of dirt will need to be dumped on top of the valley. If the original proposal of 2,100 units are kept, I would see we can keep much of the natural valley intact and for future generations to enjoy the green space. Look at the Central Park in New York City .. a giant green space kept for enjoyment

instead of being developed to maximize the density. I think the city of Calgary should consider a balance approach to develop the rare green space in inner city.

- Sewage or drainage system: I also want to know if the drainage system is not developed properly by the developers (It happens often), would the city of Calgary come in and fix it???
- Trees: to cut down hundreds of mature tree to develop condo/townhouses go against the environmental initiatives our NDP government is supporting. It takes years and years for trees to mature and for us to enjoy. Cutting them all off, building new structures and then planting new trees is just not the same.
- Commercial support: I would like to know if the proposal has factored in commercial support for the newcomers. Shopping, school, and etc. Right now there isn't really much on McKnight Blvd.

I think I have said enough to show my support to develop the golf course yet cap the units to original proposal or the 2,100 units sought by the developer. I am looking forward to come to the Council in city hall on July 4th at 9:30am.

Sincerely,
Morena C.
Resident of Highland Park community

Albrecht, Linda

From: Brenda Crompton [brenda.crompton@gmail.com]
Sent: Thursday, June 23, 2016 8:29 AM
To: Woolley, Evan V.; Chabot, Andre; City Clerk; Highland Park Community Association; presidenthighlandpark@gmail.com
Subject: Fwd: Highland Park Golf Course Redevelopment

Please see the below letter emailed yesterday as it was brought to my attention that I was missing your email addresses in that distribution list.

Thank you for your attention in this matter.

----- Forwarded message -----

From: **Brenda Crompton** <brenda.crompton@gmail.com>
Date: 22 June 2016 at 21:33
Subject: Highland Park Golf Course Redevelopment
To: themayor@calgary.ca, sean.chu@calgary.ca, diane.colley-urquhart@calgary.ca, brian.pincott@calgary.ca, druh.farrell@calgary.ca, ward.sutherland@calgary.ca, richard.pootmans@calgary.ca, gian-carlo.carra@calgary.ca, shane.keating@calgary.ca, joe.magliocca@calgary.ca, peter.demong@calgary.ca, jim.stevenson@calgary.ca, ray.jones@calgary.ca, jamal.ranjohn@calgary.ca, scott.deederly@calgary.ca, chima.nkemdirim@calgary.ca, Highland Park Community Association <hpcavolunteercoord@gmail.com>, presidenthighlandpark@gmail.com, Robert Hubbs <robert.a.hubbs@gmail.com>, Brenda Crompton <brenda.crompton@gmail.com>

June 22, 2016

RE: Highland Park Golf Course Redevelopment scheduled July 4th at City Hall

Dear City Councillors,

We are writing you asking you to vote against the proposed change in land use (rezoning) of the Highland Park Golf Course that is scheduled July 4th at City Hall.

We are in favor of development however it needs to be undertaken with the environment and the best use of the space in mind.

Specifically the two areas of concern for us are:

1. The amount of fill that will loaded into the wetlands and natural springs area, and the effect that will have on the environment. The plan includes the removal of over 500 trees from the community. This will leave Highland Park with only 6% green space, well below the minimum 10% green space required for new communities in Calgary. Most of that green space is actually school fields so the actual green space available to the community is much less.

2. The City of Calgary will need to spend \$15-\$20M to upgrade the sewer lines. I am against taxpayers subsidizing this cost for the developer(s).

Overall, the engagement process has been insufficient as we do not have an overall plan for the area. There are many current significant projects that we are aware of and an overall development plan has not been undertaken:

- Highland Park Golf Course Redevelopment/rezoning
- New Green Line LRT up Centre St
- The Drop In Centre at Edmonton Trail and McKnight Blvd
- Plans to widen McKnight Blvd

We love Highland Park and yet are aware there are significant transformations that are and will continue to affect how our neighbourhood ends up in the future. In the last 2 years alone we have watched houses being torn down and replaced with no less than 20+ new residences, and last count we have 14 vacant homes waiting for new people, and that is just in the immediate block from where we live. Transformation is good and we support this positive change.

However, these large developments have the potential to take the neighbourhood in a number of directions, some of them extremely undesirable especially given our proximity to the core. How these large developments end up together will determine whether in 10 years' time our neighbour's young kids are living in a ghetto or in a respectable and desirable community where people know each other and don't worry much about crime.

We need to ensure this new development enhances the community. This is why we volunteer our time to create spaces in summer and winter where people want to gather.

The neighbouring communities of Highwood and Thorncliffe have not been sufficiently engaged and yet they are just across the road from the development.

We are families getting together asking for you to vote against this change in land use of the Highland Park Golf Course. We are not ill defined groups of people jammed together because nobody thought through the impacts of making all these grand changes without planning and understanding the inter relationships between them.

The idea of adding 4000 new units with their cars to our already congested roads and spaces with limited parkland is upsetting to say the least. If this land use change is approved, it will triple the number of residences in Highland Park. Our small community of 420 acres would have 6000 units - a much higher density than other inner city residential communities in Calgary.

Please take the necessary steps to have a full development plan in place before approving the kind of density, population mix and transportation changes that the projects above represent.

Highland Park is currently a "neighbourhood of promise" with the city of Calgary. Let's fulfill the promise for the young people.

Please vote against the proposal for the Highland Park Redevelopment as it currently stands, and the rezoning associated therein.

Thank you for your urgent attention in this matter.

Sincerely,

Brenda Crompton and Robert Hubbs
Owner Residents

Highland Park
Calgary, AB

cc: Highland Park Community Association presidenthighlandpark@gmail.com

Best Regards,
Brenda Crompton, BA (Econ), CMC
[403-451-8024](tel:403-451-8024) (office)
[587-435-6080](tel:587-435-6080) (mobile)
<https://ca.linkedin.com/in/brendacrompton>

Albrecht, Linda

From: JD [deeregrp@telus.net]
Sent: Tuesday, June 21, 2016 7:38 AM
To: City Clerk
Subject: Highland Park Rezoning
Attachments: Highland Park City of Calgary.docx

Regarding the Highland Park Rezoning application please see attached my concerns about the project.
Thank you for your time.

Regards, J M Deere

RECEIVED
2016 JUN 22 AM 7:49
THE CITY OF CALGARY
CITY CLERKS

I have resided in Highland Park for 22 years overlooking the Highland Park Golf Course, a 43 acre parcel of green space, mature trees, and a significant contributor to the Nose Creek Watershed. While I have lived here I have developed a growing awareness of the importance of the City of Calgary's urban forest.

The trees in the Highland Park have purified our community's (and city's) air, reduced noise pollution and exhaust from cars on McKnight Blvd., Centre St. and 4 St. NW, and filtered and absorbed water. The coulee is in effect an ecosystem, an Internal Drainage Area of the Nose Creek Watershed and a hard-working carbon sink for increasing emissions. The benefits of this park belong to everyone in the City of Calgary and the greater community that draws its water from the Bow. Its continuance is in the public interest.

I believe that our collective interests are being threatened by a private developer from B.C. who seeks to rezone the Highland Park for high density development. The developer has failed to address the community's concerns at various information sessions over the years regarding this forest. In fact they seem to be seeking rezoning so they can sell off parcels to different owners to redistribute development risk and make it even more difficult for the community to have consistent influence. Almost all of their proposals include removing most of the trees and filling this natural valley with infill.

In the City of Calgary's Urban Forestry Engagement Session (Dec. 1, 2011) transcription a point was made that there is a "role for the City of Calgary to play in preserving trees when developers come for pre-application for development." Calgary City Council, I believe that time is now. The "green infrastructure" is already in place, and to quote a Watershed Forestry Resource Guide "Preserving undisturbed vegetative cover during land development is a much more cost effective approach than destroying these features and having to construct new stormwater management practices to replace the functions they already provided."

As I mentioned before, the Highland Park is a part of the Nose Creek Watershed. In the Nose Creek Internal Drainage Areas Study Final Report May 2013 it states "Within the internal drainage areas, various types of ephemeral and permanent wetlands have formed, adapted to the hydrological regime created by the natural variability of the climate and geomorphology. Urban development can interrupt this balance, often resulting in significant downstream changes".

There are three places in Highland Park where Nose Creek already breaks the surface. There is a large wetland in the middle of the green space between 44 Avenue NW and 4 Street NW and a smaller one to the south. A stream parallels McKnight Blvd. from 4 St. eastward before it sinks below ground near Centre St. Additionally, the stream from Confederation Park intersects with one from Queen's Park Cemetery at 4 St. NW and continues underground through the Highland Park and Greenview. The cost to upgrade the infrastructure to accommodate the proposed development and increasing densification (and runoff) along the upstream communities will be borne by all city taxpayers and will be significant.

In the Final Draft Nose Creek Watershed Water Management Plan January 2007, three City of Calgary employees are listed as Technical Committee Members. Two members of the Planning department and one from Water Resources at the City of Calgary are also cited for their contributions. Could these people and this report be consulted prior to approval on this rezoning application?

Smith, Theresa L.

From: JD [deeregrp@telus.net]
Sent: Tuesday, June 21, 2016 6:03 PM
To: City Clerk
Cc: deeregrp@telus.net
Subject: Highland Park Rezoning

RECEIVED

2016 JUN 22 PM 2: 27

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir or Madam,

In order for me to better understand the value of the trees in the development zone I enlisted the help of **Gerard Fournier**, certified arborist and owner and manager of **For Trees Company** for 25 plus years. Gerard has worked with a number of City of Calgary departments, particularly Urban Forestry, and he has walked through and assessed the entirety of the Highland Park.

Following are some of the points he made after his review:

- 1) The developer proposes to replace the trees with shrubs. In terms of holding groundwater, 1 tree at the site is equivalent to 10 shrubs. In terms of ecological value, 1 tree at the site is worth 30 shrubs.
- 2) The trees at the site are the lifeblood of the current system. They are soaking up immense amounts of water and purifying it. They are remediating the soil and are surviving on the various bacteria and fungi in the soil that has developed over time.
- 3) Many of the poplars at the site are clones of one type that range in age from 40 – 50 years. With care those trees can live another 50 years or more.
- 4) There are several **native** poplars at the site which means they grew from seed where they are standing, they are uniquely suited to the site.
- 5) The spruce groves at the site grew from seed where they are standing, they cannot be grown from cuttings.
- 6) At the average caliper size of the cloned poplars they can be relocated using a 90 inch tree tree spade.
- 7) Each of the re-locatable (non native) trees has a financial value between \$4000. and \$7000.
- 8) The developer proposes to replace the trees with Maydays and Schubert Cherry trees. These are prone to Black Knot fungus and should not be used anymore in Calgary. Ash trees are at risk from Emerald Ash Borer. This is why these trees are cheap to purchase on a large scale.
- 9) The City of Calgary should insist that trees equivalent to the trees lost be used in replacement. But replacement is not a recommendation. Disturbing this Eco-Zone and Microclimate will have serious consequences, now and in the future. The City of Calgary should take a place at the table in discussions about the stewardship and sustainability of this intrinsic part of this urban forest.

Please consider these points before approving the rezoning application of Highland Park. If the developer sells off individual parcels within this park then it will become next to impossible to save this environment.

Thanks for your consideration.
J M Deere

Albrecht, Linda

From: Tammy Dundas [tjdundas@shaw.ca]
Sent: Wednesday, June 22, 2016 10:37 PM
To: City Clerk
Cc: Chu, Sean
Subject: Proposed development of the Highland Park Golf Course Land - OPPOSITION

Dear City Clerk:

I would definitely like to express my concerns over the proposed development of the Highland Park Golf Course Land. I am writing this email to share.....

I have lived just north of this area for most of my life. First as a young child then buying back as an adult into the community I loved.

I had cousins who lived just off of McKnight who bought in the area to enjoy the lovely green space, regardless of their golfing aspirations. They fell victim to the initial widening of McKnight Blvd.....and moved from the area. They are still very concerned for they do not like that the city is accepting such a proposal.

I used to walk to school and enjoy the area off of Centre Street. We used to golf at Highland Park, and again enjoyed how pretty the area was in the middle of a city.

Currently I have learned to deal with the horrible bottle necks of traffic in the area.

Whether it is Centre Street, 40th Avenue or 4th Street, there is not one of those roads designed to take on any more volume of traffic.

I am hearing that because of the new Green Line, there would not be so many cars in the future, and this development would be fine.

Look at a map, the station is a 15 minute walk away.

Of course these new residents will have cars and be driving.

I'm hearing that this will almost double the current amount of residents in the area.

The infrastructure surely cannot accommodate the proposed 4000 units.

I know of the storm sewer and creek.

What are they thinking?

The city is now to upgrade everything???

Why do we constantly allow developers to impact taxpayers for their profit!!!!

Has there been any study on the area impact of losing all the trees and what about the creek?

How can you fill in a creek? These are our local wetlands.

That makes no sense.

God help us during the next flood.....!

The original design allowed for that area to flood if need be.

Will the new tenants be told that they will most likely flood in a significant rain fall?

Let be smart here. The area cannot accommodate such an aggressive development!

Let talk, discuss, and get the developer to PAY for the studies.

Not these silly little poster board discussions.

We also need to include the surrounding communities. The traffic will affect businesses as well as homeowners.

I truly urge you to reject this current proposal.

It is one that will haunt our inner city area and many other inner city communities for years to come.

RECEIVED
2016 JUN 23 AM 8:23
THE CITY OF CALGARY
CITY CLERKS

Thanks for your time.
Tammy Dundas
5227 Thomas Street NE
tjdundas@shaw.ca

Albrecht, Linda

From: Hélène [qchelene@hotmail.com]
Sent: Wednesday, June 22, 2016 10:17 PM
To: City Clerk
Subject: Highland Park proposed plan
Attachments: Highland Park proposed plan.docx

Attached is a letter mentioning my opinion about the Project
Regards,
Helene

RECEIVED
2016 JUN 23 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

I am opposed for the following reasons:

First, the plan does not preserve / protect the natural springs and wetlands in the valley which are part of the Nose Creek watershed.

Second, the plan removes 500+ trees from the community and trees reduce the noise from many vehicles on Centre St. and McKnight. The trees are also perceived as a lung to the city.

Third, the proposed density too high for the area. The submission to Calgary Planning Commission allows for up to 4000 units which would triple the current number of residences in Highland Park.

As a result there will be increased traffic on already congested roads - with no plan to address the increase.

I really do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal.

Helene Dussault
24 Laycock Dr.

RECEIVED
2016 JUN 23 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Hélène [qchelene@hotmail.com]
Sent: Thursday, June 23, 2016 9:30 AM
To: City Clerk
Subject: Highland Park hearing
Attachments: Highland Park Hearing July 4_HDussault.pdf

Hi

Attached to this email there is a document concerning the Highland Park land use redesignation.

Thanks for considering the document for the public hearing on July 4th.

Helene Dussault
24 Laycock Dr.

RECEIVED
2016 JUN 23 AM 9:30
THE CITY OF CALGARY
CITY CLERKS



City of Calgary Highland Park Land Use Amendment and Outline Plan

June 22, 2016

RECEIVED
2016 JUN 23 AM 9:30
THE CITY OF CALGARY
CITY CLERK'S

Helene Dussault M.Sc., P.Biol., R.P.Bio.

This document presents concerns, comments, and recommendations related to the Highland Park Land Use Amendment and Outline Plan (the Project) (Bylaw 139D2016 to Bylaw 144D2016). The Project speaks of redesignate most of the surface area from Special Purpose - Recreation to DC Direct Control District.

The Highland Park is within the Nose Creek Watershed (Highland Park Community) where different fish species including White and Longnose Sucker, Lake Chub, and Brown Trout, a sportfish are found (Trout Unlimited Canada). Highland Park golf course was built on a small tributary running from Confederation Park to Nose Creek. The golf course land is a typical prairie ravine with an oversized, steep walled valley containing a small intermittent stream. The creek was vaulted under the golf course land in the late 1950's through an underground storm water conveyance however, along the valley bottom naturally occurring low areas contain standing water during rainy periods which floods on occasion (Highland Park Community).

Even though the creek was vaulted, we still can easily observe multiple drainages and wetted areas mostly in the northwestern portion of the Project area containing vegetation characteristic to wetlands such as *Carex* (see photos). Some of these ponds have the potential to be classified as wetlands and should be assessed and classified by professionals based on the *Classification of Natural Ponds and Lakes in the Glaciated Prairie Region* (Stewart and Kantrud 1971) before any alteration of the area. It is important to consider threats to wetlands in the context of the entire watershed. They play an important role in an ecosystem as they prevent flooding and improve water quality by filtering the surface water. The water flowing through multiple drainages in Highland Park has the potential to be filtered before entering in the Nose Creek.

The Municipal Government Act recommended guidelines for Environmental Reserve (ER) setbacks as a means of preventing pollution of a waterbody (Community Services and Utilities & Environmental). Stewart and Kantrud Class 3-6 wetlands are considered to be Environmental Reserve Wetlands under the Wetland Conservation Plan and should have a 30m base setback applied to them. According to the Water Act, no wetland may be drained or altered without first receiving authorization to do so from the province (aep, 2013).

The Highland Park represents an ecosystem where birds of prey and Richardson's ground squirrel (also named gopher) interact and bring a positive impact on the area. Gopher hibernates in complex underground burrows which have an important role in soil formation and provides habitat for a variety of species.

Numerous wetlands in Calgary have already been modified by previous anthropogenic in the agricultural and infrastructural sectors which inhibit normal wetland functions and abilities such as erosion control and habitat diversity. The Highland Park Land Use and Outline Plan identifies the planned land use constraints and states that the wetlands

and drainages noticed on site will be impacted. Impoundment occurs when the natural movement of water is disrupted by an activity which creates a confinement of water. Some of the main activities planned in the Project can negatively impact wetlands including but not limited to draining, and filling wetland areas for conversion to residential lands and urban development.

A City of Calgary's study reported that 90% of wetlands were lost to development (City of Calgary, 2016). The City members has noticed that the Nose Creek has experienced degradation to its water quality and riparian areas, as well as an increase in water flow. The Laycock project was then settled up to restore the wetlands in Laycock Park and help addressing some of these concerns. Laycock Park was chosen as a wetland compensation site for several reasons including the fact that it is part of the Nose Creek watershed and that restoration will help address water quality concerns in Nose Creek. By having wetlands, Highland Park should be considered as an asset in the water quality improvement of Nose Creek and not as a valley that can be fill to accommodate a promoter in a massive residential and commercial development. Highland Park represents a substantial portion of community green-space and the beautiful natural scenery provided an important community asset, a particular attention should be brought to it. Considering all the benefits brought by the Highland Park and the particular attention and interest of the entire community scope to the park, the City of Calgary should reject a residential and commercial development of such a magnitude.

Best regards,

Helene Dussault, M.Sc., P.Biol., R.P.Bio.



References

Alberta Environment and Park (AEP), Alberta Wetland Policy, 2013. aep.alberta.ca consulted June 2016.

City of Calgary. <http://www.calgary.ca/CSPS/Parks/Pages/Planning-and-Operations/Protecting-Calgarys-wetlands.aspx> consulted June 2016.

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Trout Unlimited Canada, 2010. Nose Creek Fisheries Investigations, 2010. Trout Unlimited Canada Technical Report No. AB-025. 8 Pages.

Photos



Smith, Theresa L.

From: Paul E [pengler@gmail.com]
Sent: Wednesday, June 22, 2016 2:14 PM
To: City Clerk; Chu, Sean
Cc: Elise Bieche
Subject: Highland Park Development LOC2014-0190
Attachments: LOC2014-0190 submission.pdf

RECEIVED
2016 JUN 22 PM 2:17
THE CITY OF CALGARY
CITY CLERK'S

LOC 2014-0190 Highland Village Green

On July 4th you are going to be asked to vote on the land use redesignation for the Highland Park Golf course. I am writing you today to express my opposition to this proposal.

Throughout the process of the proposal the community of Highland Park has been supportive of development at the golf course location with a preference for **selective density** where it makes sense. However, this message has been misconstrued at every opportunity to increase the density of the location. In fact the opposite has happened where the minimum required FARs are now located next to transit corridors, and the minimum FARs increase to the interior of the site. This means that **the lowest required density is now located within the future TOD areas.**

The original, and only engagement done with the community, presented a plan of approximately 1600 units. Through the DTR phase this count has increase to 2100 units, and final submission to CPC allow for over 4000 units to be developed on this location (as per table 1 below). This is an immense amount of density and is no way reflective of what the community was engaged on. To put this in perspective Highland Park is current 1900 unit this has the potential to **triple** the density of our neighborhood.

Parcel	March 1 - FAR	March 1 - Units	Proposed – FAR with % increase	Proposed - Units
1	3.0	246	5.0 (66%)	410
2	4.1	200	5.0 (22%)	244
3	1.6	140	4.0 (150%)	350
4	0.6	48	3.0 (400%)	240
5	1.0	146	3.0 (200%)	438
6	2.4	248	3.0 (25%)	310

7	3.3	201	5.0 (52%)	305
8	3.0	164	3.0 (0%)	164
9	1.9	73	3.0 (58%)	115
10	2.0	512	5.0 (150%)	1280
11	1.5	27	4.0 (167%)	72
12	3.0	67	4.0 (33%)	89
Total		2072		4017

Table 1: Site density increases based on FAR increases

Through all of these increases in density the community was never engaged. The developer explicitly requested the DTRs (the increase from 1600-2100) not be distributed to the community. Furthermore, the massive increase shown above occurred after submissions to CPAG were closed, and they were only released to the community after the CPC session on May 18th.

One comparable development is “The Bridges” located in Bridgeland. Bridgeland after this development has approximately 3000 units on 720 acres (4.2 units per acre), if this development would proceed as proposed Highland Park would potentially have 6000 units in 420 acres (14.3 units per acre), making Highland Park **3.4x as dense as Bridgeland**. Post development Bridgeland has 15.5% green space (excluding the Calgary Zoo), Highland Park will have 6% green space.

A second comparable development is “Garrison Woods” located in Altadore. Altadore after this development has approximately 4200 units, on 716 acres (5.8 units per acre). In this case Highland Park would be **2.4x times denser than Altadore**. Post development Altadore has approximate 22% green space, Highland Park will have 6% green space.

The motivation for this continual increase in density is to allow for Transit Oriented Development to occur, in particular the Green Line. However, unlike other places where TOD development has occurred, the C-train already existed. Currently there is no C-train running at this location and there is no timeline for when this will occur. So what is proposed is speculative density not based on the actual state of the location. Zoning and density has to reflect the capabilities of the current site, and if in the future the Green Line does occur, the lands can be rezoned facilitate the need for TOD. To approve the land use on this location sets a bad precedent of providing density wherever a future C-train line may go. Is density before transit a precedent The City is willing to make?

This proposal provides **no reasonable controls on density** and needs to be completely reworked to ensure realistic and rational density controls are in place. I hope that you agree with me that this proposal stands in

opposition to the goals for building a great city for now and for the future. Thank you for the taking the time to read this letter. I strongly urge you to reject this proposal on July 4th.

Paul Engler

City of Calgary and Highland Park Resident.

On July 4th you are going to be asked to vote on the land use redesignation for the Highland Park Golf course. I am writing you today to express my opposition to this proposal.

Throughout the process of the proposal the community of Highland Park has been supportive of development at the golf course location with a preference for **selective density** where it makes sense. However, this message has been misconstrued at every opportunity to increase the density of the location. In fact the opposite has happened where the minimum required FARs are now located next to transit corridors, and the minimum FARs increase to the interior of the site. This means that **the lowest required density is now located within the future TOD areas.**

The original, and only engagement done with the community, presented a plan of approximately 1600 units. Through the DTR phase this count has increase to 2100 units, and final submission to CPC allow for over 4000 units to be developed on this location (as per table 1 below). This is an immense amount of density and is no way reflective of what the community was engaged on. To put this in perspective Highland Park is current 1900 unit this has the potential to **triple** the density of our neighborhood.

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This proposal provides **no reasonable controls on density** and needs to be completely reworked to ensure realistic and rational density controls are in place. I hope that you agree with me that this proposal stands in opposition to the goals for building a great city for now and for the future. Thank you for the taking the time to read this letter. I strongly urge you to reject this proposal on July 4th.

Paul Engler
City of Calgary and Highland Park Resident.

Albrecht, Linda

From: Peter Feluch [peterfeluch@shaw.ca]
Sent: Tuesday, June 21, 2016 10:20 PM
To: City Clerk; Office of the Mayor; Chu, Sean
Subject: Highland Park Golf Course proposed development

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2016 JUN 22 AM 7:47

THE CITY OF CALGARY
CITY CLERK'S

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. Our community (Highland Park, Greenview, & Thorncliffe) is being bombarded, overwhelmed with an influx of new developments when you include the DI 4800 centre building permit/mess, the centre street LRT (Greenline), and now you want to approve a massive ~15 year construction to make condos that will basically kill the last large green space we have available to walk our dogs, play sports, and basically hang out & enjoy....without having to drive to an area that offers such!

I am opposed for the following reasons:

1. The plan does not preserve / protect the natural springs and wetlands in the valley & proposes to remove or just bury 500+ trees from the community.
2. The proposed density is unclear, and too high for the area:
 - The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
 - The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
 - Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
 - There was no market analysis done for this plan.
3. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.
4. Lack of guarantees re timelines / completion:
 - The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community. This will be potentially compounded by additional construction during the Greenline development.
5. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe/Greenview and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe/Greenview, communities directly impacted by the proposed development, on the project.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal.

Respectfully yours
Peter Feluch
327-48th AVE NE

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CITY CLERK'S

Albrecht, Linda

From: Merna Gabbert [merna.gabbert@shaw.ca]
Sent: Tuesday, June 21, 2016 5:04 PM
To: Office of the Mayor; Chu, Sean; "Druh Farrell"@calgary.ca; City Clerk
Subject: Highland Park Golf Course Redevelopment

I am writing to express my OPPOSITION to the current development plan for the site of the old Highland Park Golf course and additional area to the east of Center Street.

I live 2 blocks north of this site, and have been a resident of this location since 1968.

As currently proposed - this development will have a profound impact on my day to day enjoyment of life in the community. I understand that densification needs to happen, and progress and change is inevitable. However, taxpayers should expect our city government to proceed in a thoughtful manner - we want a livable community as well as a "dense" one.

I am opposed to the development as it stands for these reasons:

1. There is a natural spring and wetland in the valley that will not be protected.
2. The plan will remove 500 or more trees from the area and the whole of the valley filled with *thousands of truckloads of fill* (*what will the fill contain???*). *What is the merit of filling in this natural valley???*
3. The preparation of the site for building will be horrendous - truck and equipment traffic and noise for an unknown length of time.
4. Traffic is already congested on Center Street. Where is the capacity for years of construction traffic?? 4th street will also be affected. Many of the homes only have on street parking as an option. Much traffic will try to divert to 4th Street and Northmount Drive - neither designed for heavy traffic volumes. Apparently no end date for this project - how many years will we be affected by construction noise, dust and disruption of our daily life activities
5. Where does the Green Line project on Center Street fit into this design? It does not appear that there has been any coordination of the 2 huge projects for our community.
6. Large amounts of tax payer funds will be required to pay for the infrastructure to service up to 4000 units. I object to paying for a developer's gain.
7. The original plan called for 1600 units on completion. There now appears to be plans for up to 4000 units. The resulting density is mind boggling. How can a small community be expected to absorb this explosion of people and vehicles.

These are only a few of many concerns about this proposal.

I am adding my voice to the many who will urge you to reject the current proposal. I am not against development and increased density - but PLEASE - let it be reasonable

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THE CITY OF CALGARY
CITY CLERK'S

Merna Gabbert

5431 Center A Street NE

403-274-4276

Smith, Theresa L.

From: Kim Hallis [khallis@glenbow.org]
Sent: Tuesday, June 21, 2016 11:04 AM
To: Office of the Mayor; Chu, Sean; City Clerk
Cc: greenviewcares@gmail.com
Subject: Highland Park Golf Course Development

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2016 JUN 21 AM 11:34
THE CITY OF CALGARY
CITY CLERK'S

Good Morning.

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I have great concern over the proposed density, it is very unclear, but without question far too high for the community to absorb. I also very much oppose the planned removal of 500+ trees, this is simply unacceptable.

As a resident of Thorncliffe, an adjacent community, I also have great concerns for increased traffic and congestion. This is a great piece of land and if developed properly can become a vibrant and fantastic addition to Highland Park and neighboring communities. The current proposal does not do this.

I urge you to reject the current proposal.

I thank you for your time and attention to my concerns,

Kim Hallis

Kim Hallis

Collections Technician, Art
khallis@glenbow.org

130 9 Avenue SE Calgary, Alberta T2G 0P3

D 403 768 4135

glenbow.org

ConnectAtGlenbow

Smith, Theresa L.

From: Deb Heap [debheap@hotmail.com]
Sent: Thursday, June 23, 2016 2:06 AM
To: City Clerk
Cc: 'Deb Heap'
Subject: Submission for July 4th Public Hearing re LOC2014-0190
Attachments: ScanDebHeapJuly4submission.pdf

To The Office Of The City Clerk.

From Deb Heap
124-44th Ave N.W.
403-970-0114

Please find attached my submission for the Public Hearing regarding LOC2014-0190

Best Regards
Deb Heap

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2016 JUN 23 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

My name is Deb Heap.

I am here today to provide history and insights regarding the community engagement for this application. It has not been transparent, it has not been meaningful and ultimately it has been incredibly disappointing for the community, resulting in a mediocre application for a legacy site.

I am a member of the Highland Park Planning Committee and I am a developer. Certainly not on the scale of what is before you today, but I feel it brings a balanced perspective to the process. I have been nominated for 3 business excellence awards for my work in Sicamous redeveloping a property that was described as a slum and which is now one of the nicer properties in town. I am also the chair of the Sicamous Official Community Plan Advisory Committee. I am not a self-serving, NIMBY resident.

In 2012 I became the lead for Highland Park Community Association Planning and Development matters. I attended most of the FCC courses to ensure I contributed in a way that was informed and positive. I established a Planning Committee for the Community, with regular meetings and formal documentation. We developed a template for reviewing land use and DP circulations, responding in a timely, thoughtful, consistent manner and we recently completed a Statement of Significance for the community. In all matters the feedback received from our dealings with the city was our input was thoughtful, balanced and reasonable.

Since 2012 we have been requesting an ARP for the community and I understand one was promised long before that. The city steadfastly refused, suggesting alternatives which they said would result in similar outcomes. On the advice of Thom Mahler, we partnered with the University of Calgary Environmental Design Class for the graduating class final project. Their work was creative and thoughtfully dealt with issues of the environment, transit, density and design. Thom Mahler stated "Once a draft document is completed by EVDS, we would be happy to brainstorm ideas for "concluding the project" and how it could be acknowledged by The City in some way." He was reorganized to another part of the city the following month. (I also met with his successor and then his successor).

We participated in Greenline sessions, main streets sessions for 4th Street NW, Centre Street and Edmonton Trail and I was yet again assured by different city staff our feedback would be considered and affect outcomes for Highland Park. We partnered with Thorncliffe Greenview on a project by the UofC's Urban Studies Class. The planning committee was also a cornerstone of the group that worked to make positive change in the community as part of the Neighbourhood of Promise initiative.

I represented the community on the golf course file since its inception, with developer and city engagement sessions and one on one meetings over the course of the application.

We did everything we were advised to do by the city, to ensure the best planning outcomes for our community. After 4 years, of negotiations with the city and 3 years with the developer and the city, very little of what the community asked for is included in the application before you today.

Part of the package submitted by CPAG for this hearing refers to the comments provided by the community Feb 16, 2015 as part of the first detailed team review. What is not included is the community correspondence included with DTR 2 (att 1 CA response dated Sept 28, 2015 and CPAG follow up), expressing our disappointment with the lack of movement by the developer and reiterating our initial comments, since none had been addressed. In those 7 months the developer did

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nothing with regard to acting on the community's concerns. The file manager concurred there had been no changes to the plan which reflected the requests of the community, the resubmission was not being provided to the CA at the developer's request and density had been increased beyond what had ever been discussed. She also indicated she was in support of the community's request for enhancement and she would encourage the developer to meet with me and include genuine responses to our questions.

The community was also assured our request for certainty of built form and parcel green space % would be addressed by design guidelines that would be tied to the outline plan (att 2 Heather Dybvig email dated Jan 28, 2016) "We need certainty in form here. Its critical to the success of the integration with the existing neighbourhood, the future station and main street. We are working on ways we could make the design guidelines statutory but even if they aren't we will include them as part of record, reference them in the Direct Controls and make sure they are approved / endorsed by Council and will not be lost at the DP stage but will carry forward on the parcel in case ownership changes hands."

Many of the changes to the application were made between CPAG and the developer after March 1, 2016. The community was not consulted and reasonable community requests were dropped to meet a manufactured deadline. Critical technical information and information regarding changes that occurred was not even provided to the community until after the CPC submission deadline.

The package from the developer to CPC showed Detailed Team Review 2 outline plan dated March 2016 with Land Use as a combination of Direct Control and Design Guidelines as per our understanding with Heather Dybvig. The final plan as presented shows Land Use as only being Direct Control. A key condition of the Community Association was dropped with no consultation. DC land use is difficult to influence at the DP stage, especially since the developer is specifically allowed to relax any of the rules contained in the Direct Control Districts.

As well the Community's request for Community Enhancement (which was supported by the file manager) was also dropped by CPAG without community consultation.

What has been communicated to the residents of Highland Park is not what is allowed under the land use. The city has relied heavily on developer "illustrations" which are misleading. I specifically requested the city provide a board at the last open house with the cross sections showing the building envelope / built form allowed under the DC by-laws, so residents could see what could actually be built in contrast to what the developer was illustrating. The city did not respond to my request. The city boards were limited and provided the residents with no understanding of what the development could really look like. The residents had to rely on the developer's misleading boards for renderings.

Attached is a sample cross section (att 3) illustrating the community association's concerns with the lack of built form controls. The certainty we were promised by the city to ensure sensitive integration was eliminated with no consultation with the community.

This application does not represent the best use of this site for the city, or for the community. I have yet to have anyone other than the developer's representatives tell me this is a good plan. Greg Morrow of the CPC was correct in his assessment of the short comings of the plan. None of the commissioner's commented on the merits of the plan. They made comments about the process taking too long or about wanting the developer to participate at a LRT design charrette and consider making changes after.

-The process took too long because the developer stalled to achieve his objectives.
-Once you have land use approved, you can develop to the full extent allowed. You do not have to consider anything limiting, regardless of what you may have said at CPC.

I like to give people the benefit of the doubt and I always try for a win win scenario, but at the end of the day I was misled and I communicated this misinformation to the residents of Highland Park. I am sure it was not anyone's intention to be dishonest, but when I pointed out the specific commitments that had been made to the community and reneged on, I was ignored. For that matter, most of my email requests in March and April were ignored.

The city has done their best to support the developer's position on this application, recently drafting a summary of Frequently Asked Questions. Their last statement addressed the question why the density increased from the initial proposal.

"The initial application submitted to The City contained an anticipated 2071 dwelling units. The final plan for approval contained the same anticipated number of dwelling units. Prior to submitting an application to The City, the developer engaged with the community and showed two different plans. Based on the feedback the developer received from the engagement, the developer chose to submit the plan with the higher density."

In fact, the developer made his preferred plan (option A) more palatable to residents by making it lower density with 1600 units, than Option B with 1900 units. The developer then submitted the lower density Plan A and significantly increased the density.

If the Corporate Planning and Applications Group is not sure what the developer was presenting, how can it possibly be transparent to the residents of Highland Park.

I know it is typical to discount the Community Associations concerns, as they are characterized as being impossible to please and self-serving. We have gone above and beyond to be fair and balanced. We were recently told the reason we are not being listened to is that we are being too reasonable and not militant enough. It would have been helpful to understand earlier in the process the way to get what you want is to be unreasonable, dishonest, difficult and militant.

I urge you to send this application back, to address the deficiencies in public engagement and so the commitments made to the community and reneged on late in the process, can be incorporated in the application.

Thank you for your consideration of my comments.


Deb Heap

Att: 1) Highland Park Community Association Response to Developer's Amended Application for LOC2014-0190
2) Comments from city on direct controls
3) Cross section

debheap@hotmail.com

From: Dybvig, Heather S. <Heather.Dybvig@calgary.ca>
Sent: September-29-15 8:25 AM
To: 'Deb Heap'
Subject: RE: Highland Park Community Association Response to Developer's Amended Application for LOC2014-0190

Hi Deb,

Don't even stress about your comments. I think they are honest and a reflection of your disappointment which may help in the negotiation. I think you still come across as balanced and reasonable. If you'd like I won't share your email directly with the applicant today but paraphrase your major concerns; why the land use has been proposed with an increased density; why are you not able to see the entire resubmission; and why was there no changes to the plan that reflect the requests of the community.

I agree with you on the Community Improvement Fund (through bonusing). I think this is an appropriate ask and something that can be included in the DTR. It wouldn't typically be a huge contribution and the ratio; formula can be negotiated between the developer, city and CA so you can use those contributions in public realm improvements within your community.

I also like to work with people and never find adversarial relationships beget positive outcomes. I don't think your position is adversarial. I will be delivering a 'heads up' messaging today. This application is not ready, there is still work to do, the city is not satisfied with your responses and we are still waiting on Water Resources for their assessment of critical servicing elements of the application before we can finish our response to the revised plans. I will encourage them to meet with you, go over the revised submission and include genuine responses to your questions.

Sound ok?

From: Deb Heap [mailto:debheap@hotmail.com]
Sent: Monday, September 28, 2015 11:31 PM
To: Dybvig, Heather S.
Subject: RE: Highland Park Community Association Response to Developer's Amended Application for LOC2014-0190

I am sending this separately as I came straight from my OCP meeting and started drinking and writing (it is just Monday and it has been a long week already).

Let me know if you think I went overboard with any of this and I will rewrite and resend before your meeting.

Another angle to this is that I have to make a submission to the Community Association newsletter sometime this week. I don't think the developer would like to see this as the submission to the community and I can certainly rephrase it if they reconsider their position. I do not want to be adversarial, I like to find win / win outcomes, but I am not going to be their stooge and I feel like they have abused my goodwill.

Let me know how it goes and I will act accordingly.
 Deb

Ps: one thing I am willing to give them some consideration on – density bonusing. You and I discussed an appropriate benchmarking, but I don't know that it was presented to them in that way. We never expected anything huge from them, but we do have some facilities in the community in need of refurbishing. If they thought we were asking for millions of \$ it may have been reflected in their response.

From: Deb Heap [mailto:debheap@hotmail.com]

Sent: September-28-15 10:17 PM

To: Heather Dybvig (Heather.Dybvig@calgary.ca)

Subject: Highland Park Community Association Response to Developer's Amended Application for LOC2014-0190

Dear Heather:

The Highland Park Community Association respectfully submits the following comments with regards to the Amended Application for LOC2014-0190.

The Highland Park Community Association has worked cooperatively with the developer to assist with community engagement and to highlight the benefits of thoughtful development of the golf course site to the residents. We believe redevelopment of this site could be an amazing development for the community, the developer and the city if done correctly and an incredible waste of a once in a lifetime opportunity if handled poorly.

The Community Association is disappointed there has been no meaningful movement with the developer's amended application in response to what the community feels were balanced and reasonable comments. The only obvious movement has been an up-zoning of the parcel adjacent to existing residents of the community on 44th Ave. N.W. from M-H2 to M-H3, which is contrary to the community's request to have a sensitive transition between existing residents and the new development.

We are also disappointed we have not had full access to the Amended Application to conduct a thorough review of what is being proposed. It is difficult for volunteers to comment on an application as large and complicated as this one if we are not provided with the information required to conduct a review in the time required to do it.

There is a significant difference in the density of the site allowed under the zoning being applied for versus what is being illustrated to the residents in the application and the amended application. This is not a transparent communication of what the land use allows and is not acceptable to the Community Association.

We would like to reiterate comments previously made (below), since none have been satisfactorily addressed and we would also ask you to consider the attached letter submitted by D. Marzolf. She is a resident of the Community and the Community Association recognizes and supports the comments she has made and the questions she has raised. It is important the technical issues of the site are adequately considered. This is first and foremost an extension of an important environmental and park / pathway corridor for the city of Calgary. Development which addresses and enhances the features of the site would be welcomed by the community. Development which attempts to treat this site in the same way as a greenfield site on the outskirts of Calgary is not.

Deb Heap
Planning and Development Coordinator
On Behalf of Highland Park Community Association

Feb 6, 2015

Heather, the following comments for the Golf Course Land-Use Application have been reviewed with the Planning Committee for Highland Park and with the Board of Directors for the Community Association.

They understand we will continue to refine our position as more information becomes available from the resident surveys and from the Technical Review.

The Community Association is supportive of optimal development of the Golf Course site and looks forward to working with the City and the Developer to realize our joint vision of Highland Park as a truly exceptional place to live.

Deb

debheap@hotmail.com

From: Dybvig, Heather S. <Heather.Dybvig@calgary.ca>
Sent: January-28-16 2:59 PM
To: 'Deb Heap'
Subject: RE: Comments from City on Direct Controls

I will do my best and I know Shawn will as well. That is our number one goal. We need certainty in form here. Its critical to the success of the integration with the existing neighbourhood, the future station and main street. We are working on ways we could make the design guidelines statutory but even if they aren't we will include them as part of record, reference them in the Direct Controls and make sure they are approved / endorsed by Council and will not be lost at the DP stage but will carry forward on the parcel in case ownership changes hands.

I agree about the 50 m heights. IT's not necessary anywhere but along Centre and I know they are pushing for it along McKnight as well but unnecessary directly behind the homes on 44.

There will be a considerable amount of work that takes place over the next month and we should have a clear picture emerge by the end of the week of the 17th.

From: Deb Heap [mailto:debheap@hotmail.com]
Sent: Thursday, January 28, 2016 3:48 PM
To: Dybvig, Heather S.
Subject: RE: Comments from City on Direct Controls

I know, but I also know residents are generally suspicious of the development and when they see 50 metre heights for buildings adjacent to their properties being allowed under the zoning, in addition to the towers on Centre, their heads are going to explode (their heads will explode with 26 metres too, it just won't make quite as much of a mess). It is good they are pushing development away from the existing residents, but if they fill the site and then go high on top of it, it is really going to be overwhelming. Plus they seem to be really resisting retaining the trees adjacent to the 44th ave lane, which makes no sense if they are not going to have any development there. Inconsistencies like that worry me.

I am counting on you to work out something that gives us some certainty that what is presented / approved is what we will get when they build it.
 xo

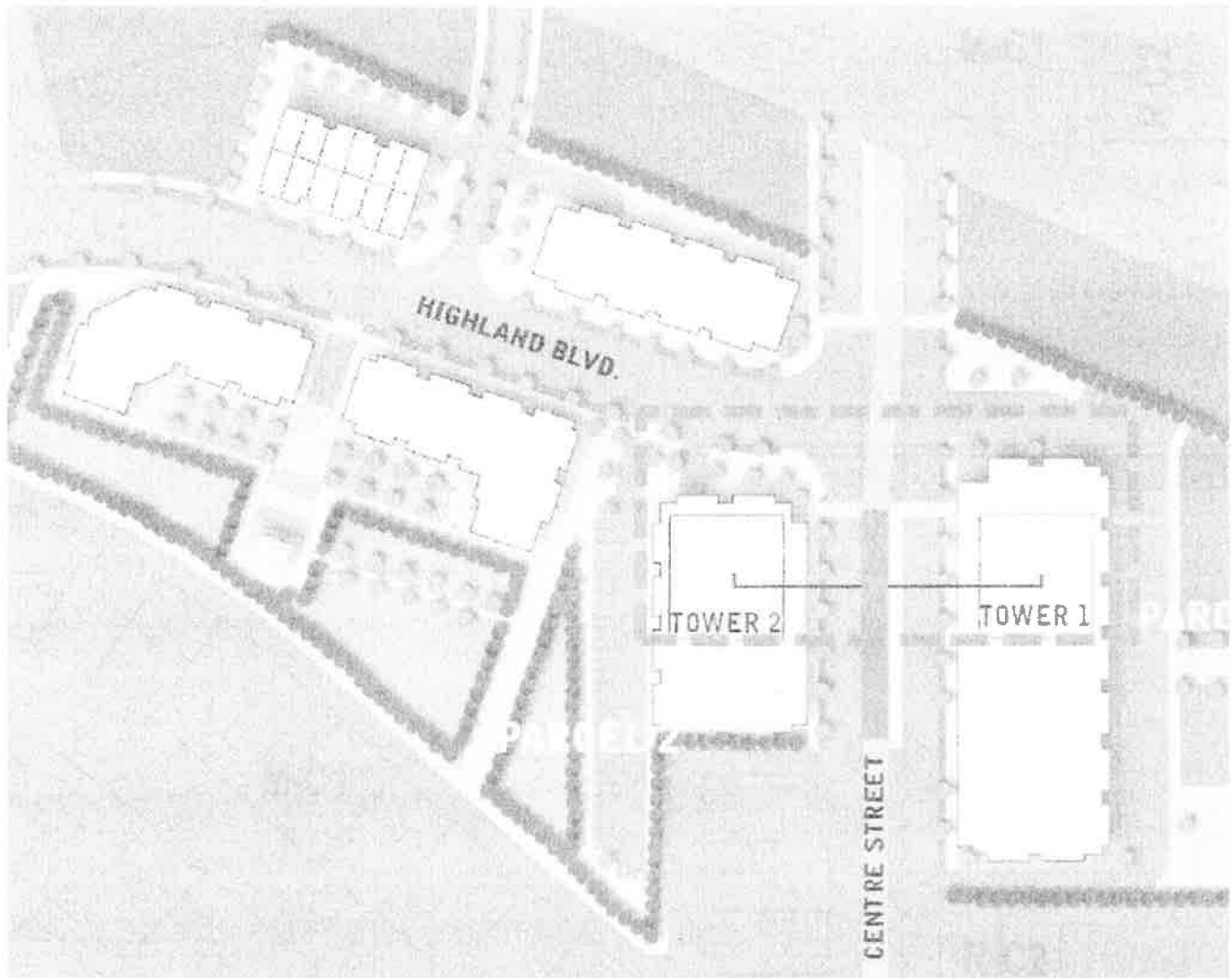
From: Dybvig, Heather S. [mailto:Heather.Dybvig@calgary.ca]
Sent: 28-Jan-2016 3:31 PM
To: 'Deb Heap' <debheap@hotmail.com>
Subject: RE: Comments from City on Direct Controls

Hi Deb,

I understand your concerns and will be sure to bring these up to the applicant. One thing I should mention is that these Direct Controls and the switch from M-H2 to C-COR1 or M-C2 to DC (M-H1) does not necessarily mean any increase to density. Although they had originally proposed M-H2 on the site my understanding is that the next iteration will bring it back down to M-H1 and that they are pulling all development towards the street (street-oriented multi-residential development). The reason they are using M-H1 as opposed to M-C2 is that M-H1 allows for the 6 story wood-frame development and a 26 metre height. 26 metres in height would cover a 4 metre podium (first floor is usually higher than the rest and 3.5 m per floor is the number I would use for a typical build). So a 6 story wood frame would likely come in around the 21.5 m mark. M-C2 has a maximum building height of 16 metres so the general rule would be to move up to the next land use (M-H1) as a base.

You really need to take the land uses in concert with the guidelines. We can also push for maximum densities per site / restrict the number of units but I think the importance is form and where the future buildings can locate to ensure an appropriate transition from the existing residential. FAR is a much better way of restricting development onsite with multi-residential parcels. It sets the envelope. We just need to ensure that the density proposed still meets the policies of the MDP (200 people and jobs per hectare) but doesn't go overboard in terms of overdeveloping the site.

The whole picture will become more clear following the next round of Direct Control review ☺



From: Deb Heap [<mailto:debheap@hotmail.com>]
Sent: Thursday, January 28, 2016 11:52 AM
To: Dybvig, Heather S.
Subject: RE: Comments from City on Direct Controls

Thanks Heather, without looking at everything in too much detail, the one thing that jumps out at me from the reference districts is that although they have split off the site adjacent to Centre Street on the West side as C-Cor, they have still left the rest of DC 2 as M H2.

The main reason we wanted to split up this site was to focus density where it made sense and to reduce the height / density for the rest of the site.

The evolution for the site has been

MX2 (pre-ap)
M-H1
M-H2
M-H2 CCor split

Each iteration has made this site increasingly dense, even though the community has been clear they do not support it.

I would see both DC2 and DC 8 as having M-X2 or M-C2 as a reference district, with the flexibility to have mixed use or not as the development evolves.

M H2 refers to higher density located on strategic parcels, the strategic parcel was Centre Street.

If C-Cor is added and there is no offsetting reduction on the rest of the site, then I would not be willing to support the revised application.

deb

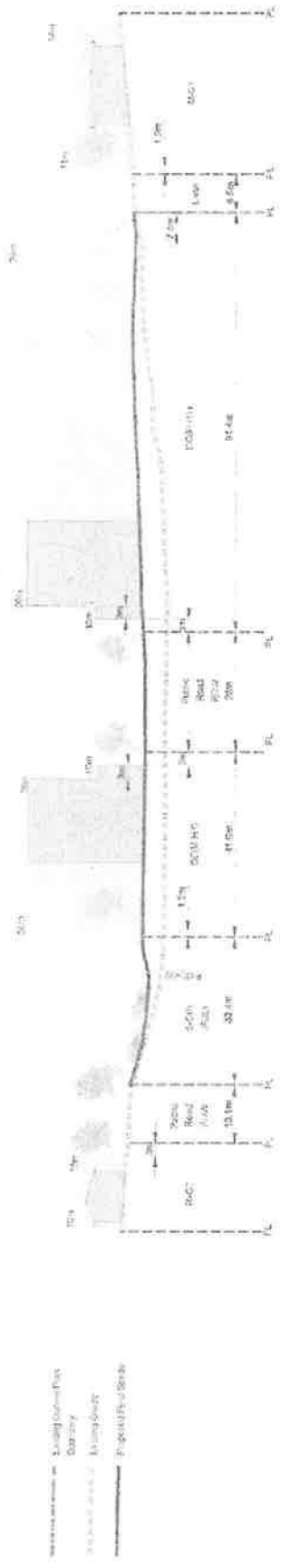
From: Dybvig, Heather S. [mailto:Heather.Dybvig@calgary.ca]
Sent: 28-Jan-2016 11:05 AM
To: 'Deb Heap' <debheap@hotmail.com>
Subject: Comments from City on Direct Controls

Heather Dybvig, MSc. Planning
Planner 2 | Local Area Planning & Implementation | North Team
T 403.268.6791 | F 403.268.3542
The City of Calgary | Mail Code #8032
4th Floor, Municipal Building - 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



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Highland Village Green Cross Sections -2



Smith, Theresa L.

From: Brian Jassman [BJassman@tmlgroup.com]
Sent: Wednesday, June 22, 2016 7:05 AM
To: City Clerk; Office of the Mayor; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima
Cc: Arla Jassman (ajassman@shaw.ca); Nela Lamberta (nelalambert@hotmail.com)
Subject: redevelopment of green spaces in Calgary

People I am writing this letter to let you know I am directly opposed to the redevelopment of the existing green spaces in Calgary. As a citizen of this city since the day I was born I have never considered the possibility of moving. The main reason for this is that this is one of the most beautiful cities in Canada. The main reason for this is the amount of parks and green spaces that we have to relax and unwind in. I feel that removing these parks and green spaces will greatly affect the desire to live in the city. Studies say that our society is grossly over weight and under exercises, by removing all the parks, golf courses and green space we are adding to this statistic. I find it hard to understand how a person could spend a premium and pay higher taxes to live on one of the golf courses in Calgary only several years later to find out that a condominium complex is been developed in that location. In closing I would like to urge all to think strongly if the redevelopment of the Harvest Hills, Hamptons And the highland Park golf courses is in the best interest of the community or simply helps line the pockets of the developer thanks.

BRIAN JASSMAN | MECHANICAL PROJECT MANAGER | BUILDING TECHNOLOGIES
TROTTER & MORTON GROUP OF COMPANIES | FOR THE BUILD AND BEYOND.

Trotter and Morton Building Technologies Inc.
5711 1 Street SE
Calgary, Alberta, Canada
T2H 1H9

Telephone: 403 255 7535, ext. 435 | Cell 403 836 4707 | Fax 403 640 0767

bjassman@tmlgroup.com
www.trotterandmorton.com

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THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Cammie Kaulback [ckaulback@shaw.ca]
Sent: Wednesday, June 22, 2016 10:47 PM
To: City Clerk
Cc: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima; Elise Bieche
Subject: July 4 Planning Meeting - Proposed Highland Park Golf Course Redevelopment
Attachments: Highland Park letter.docx; ATT00001.txt

Dear Ms. Gray,

Please find attached my letter relating to the July 4 Planning Meeting - Proposed Highland Park Golf Course Redevelopment. I wish my letter to be part of the public record. If you have any questions or concerns, please do not hesitate to contact me.

Regards,
Cammie Kaulback

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2016 JUN 23 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

Cammie Kaulback
204 – 34 Avenue NW
Calgary, Alberta
T2K0B6

June 22, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB
T2P 2M5

RECEIVED
2016 JUN 23 AM 8:22
THE CITY OF CALGARY
CITY CLERKS

Attention: Susan Gray, City Clerk

Subject: July 4 Planning Matter – Highland Park Golf Course Redevelopment
(Bylaws: 139D2016, 140D2016, 141D2016, 142D2016, 143D2016, 144D2016)

Dear Ms. Gray,

My name is Cammie Kaulback and I live in the community of Highland Park. I am writing this letter in objection to the proposed redevelopment of the Highland Park Golf course.

I understand that some members of City Council have questioned why they have not seen a more intense public outcry from residents against this redevelopment. To me, this indicates that there is a lack of understanding about our neighbourhood. We are a small community and not very affluent. According to Statistics Canada (2011), 33% of households in Highland Park spend 30% or more of their total income on shelter. We have many immigrant and lower-income families that live here. We also have a very high number of renters in our community. The bottom line is that many of our residents are working too hard to have time to participate fully in this process. I think it is also fair to say that many of our residents may not be comfortable, aware or able to speak in their own defense and to advocate for positive change.

We were designated by The City as a "Neighbourhood of Promise". In less polite words, that means that Highland Park was deemed a community at risk. The City poured resources into the community to try and build our personal capital, social capital, and social cohesion. We felt like people understood our potential.

My family history is directly tied to Highland Park. My family has resided here since the 1950's. I remember the Highland Park Golf Course fondly, but I am not against having the site redeveloped. However, I am against the current plan that is being proposed. My concerns are as follows:

1) **The density levels are too high.**

The number of units proposed is more than the site can bear. It is my understanding that the current plan calls for the building of 99.4 units per hectare. City officials have deemed this acceptable citing similar density levels in the West Campus development by the Children's Hospital. However, this is not an equivalent comparison. The West Campus site is **not smack in the middle of an existing neighbourhood**. There is no need to cohesively integrate the West Campus site with an existing community. In Highland Park, instead of cramming as many units as possible into a small area with topographic constraints, why not create a proposal that works with the existing site and the existing community?

I understand that inner city density is desirable, but I believe that in this case, it has become the only factor influencing the development. It is as if The City's planning department views density as the holy grail and other factors such as green space, environmental concerns, the views of the existing residents, cohesiveness of the neighbourhood, fairness of the process, etc. have been sacrificed. Is density the only god that we should bow down to?

In addition, no one has taken into consideration the rise in density numbers that could soon occur within the existing community of Highland Park. Many lots in this areas are zoned for infill, but they currently have single family homes. If only half of these lots were redeveloped the population in the area would double. How much density is one little community expected to take on? And why wasn't this taken into consideration?

Also, where are the legal assurances that the number of units won't go up even higher? It is my understanding that after the developer obtains approved land use, he can increase units regardless of what he has said in front of the Calgary Planning Commission. We desperately need precise measures to enforce what can be built.

In this whole situation, I am most disturbed by the developer's comments to community members saying that he is not the one pushing for so much density. He claims that city officials pushed hard for him to increase the numbers of units very late in the process. As a resident, I have to wonder if Highland Park, a small, mixed, not very affluent neighbourhood is being the sacrificial lamb when it comes to density. I am disturbed to think unreasonable density levels and a poor design are being railroaded through because our neighbourhood is not very powerful.

2) **The proposal does not significantly deal with the lack of green space in the community**

The City of Calgary's Family and Community Support Services (FCSS) has stated that green spaces have social and psychological benefits. They provide visual relief and opportunity for relaxation, become a place for casual contacts and form a haven for kids' play. Additional research shows that proximity to green space and trees in a neighbourhood, buffers both adults and children from stress and adversity. Calgary Parks' target for open space is 10%.

Highland Park currently has 4% green space. It is one of the lowest levels of green space of any community in the city. Since this process began, the residents of Highland Park hoped that the

redevelopment would finally bring much needed green space to our community. Unfortunately, this redevelopment proposal will bring us up to a whopping 6%. What a shameful legacy to leave to all of our children. The proposed destruction of the wetlands and the creek bed is another lost opportunity. The City is only going to have one chance to get this right. Why is it acceptable for my community to have far less green space than what is prescribed in other areas of the city? Why is Highland Park less deserving? Why was this totally disregarded in the final proposal?

3) The development calls for the strip and fill of the natural ravine, the destruction of wet lands and the removal of 500+ trees

The developer wants to strip and fill the natural ravine, bury a creek and eradicating wetlands in the process. To fill the site, it will have to be raised on average 3 to 5 meters. This means that 533 mature trees will have to be removed. It is estimated that the developer will have to bring 500,000 cubic yards of dirt into the neighbourhood to fill the site. Supposedly the redevelopment could stretch well beyond 10 years. Why are we so radically altering the existing site? Why can't we preserve the existing valley and save the mature trees? What about the storm and sanitary sewer ramification? Why is there no sensitivity to the existing environment? These are all questions that I think are fair to ask and yet have been ignored.

4) The consultation process was a sham

This developer was smart. He knew that he needed to **be seen** as consulting with the residents of Highland Park. In reality the residents' concerns were never really listened to or taken into consideration. As someone who took part in the engagement process, I feel that it was hollow and meaningless. Different options were presented, but the final proposal was totally different from the option preferred by the community, or even presented to the community. It is as if the results of the consultation process fell away.

I am also very disturbed by the role played by City officials. I naively assumed that The City would at least play a neutral role and at best try to help both sides reach a compromise. Instead, City officials have actively pushed the developer to higher levels of density. I do not feel like The City tried to balance things out. I feel like City staff had their own agenda and that they viewed Highland Park as an easy mark.

The City of Calgary's own FAQ document states, "*Prior to submitting an application to The City, the developer engaged with the community and showed two different plans. Based on the feedback the developer received from the engagement, the developer chose to submit the plan with the higher density.*" I have personally talked to hundreds of residents and I have yet to find one who after viewing the initial proposals encouraged the developer to increase the density. Let's get real! The more likely scenario is that City officials pressured the developer to increase the density. In reality, the community was never provided the opportunity to "engage" on the proposed density as presented to the Calgary Planning Commission. This plan was pushed forward with little or no genuine engagement with the community since March 1, 2016.

5) **There is no overall development plan for an area experiencing tremendous change**

For years Highland Park Community Association has asked for an Area Redevelopment Plan. The golf course is being redeveloped, the Green Line is supposedly coming up Centre Street and McKnight is scheduled to be widened. Where is the overall redevelopment plan for this area in light of all this change? Isn't now the time to slow this whole process down and put in the effort to actually make an overall plan? So much of the density is based on Transit Orientated Design. What if the Green Line does not proceed? What kind of chaos will occur on already overburdened local roads and infrastructure?

As a citizen I am asking you to reject the proposal as it currently stands. There is more work to be done to create a plan that we can all be proud of. How often does a city get an opportunity to redevelop a large piece of undeveloped, inner city land? Why rush ahead without really thinking it through? We have the ability to create an inner city jewel that could be the envy of other cities, but it will take better planning and more listening.

Thank you for allowing me the opportunity to voice my opinion and I ask that City Council vote against these proposed bylaws.

Regards,

Cammie Kaulback

Smith, Theresa L.

From: Jeanne Kimber [jkimber1@telus.net]
Sent: Wednesday, June 22, 2016 4:07 PM
To: City Clerk
Cc: Chu, Sean
Subject: Letter for Distribution to Mayor and Council for July 4 Council Meeting
Attachments: Highland Park Golf Course letter to Council.docx

Please find attached a letter which I wish distributed to Major Nenshi and the Council members. It pertains to the Highland Park land use redesignation (items 1 to 6 on the agenda).

Thank you for ensuring this is distributed

D. Jeanne Kimber
418 – 36 Avenuw NW
(Ward 4 resident)
[Jkimber1@telus.net](mailto:jkimber1@telus.net)

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2016 JUN 22 PM 4:12

THE CITY OF CALGARY
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June 22, 2016

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City Clerk #8007
The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

2016 JUN 22 PM 4: 12

THE CITY OF CALGARY
CITY CLERK'S

RE: HIGHLAND PARK GOLF COURSE REDEVELOPMENT PROPOSAL
Land Use Bylaws 139D2016 through to 144D2016
Council Meeting July 4, 2016

Dear Mayor Nenshi and Council:

As a 30-year resident of the community of Highland Park, a member of the Community Association Board of Directors, and member of the Association's Planning Committee, I have a vested interest in the well-being and revitalization of my community.

In keeping with the goals of the Municipal Development Plan (MDP), I support densification efforts to constrain inefficient urban sprawl. I also support the MDP's goals of improving housing diversity and choice. However, I support densification and revitalization efforts only if they are integrated with well-thought vision and design planning. The Urban Land Institute, in their 2015 publication *The Density Dividend: Solutions for Growing and Shrinking Cities*, indicate that urban densification requires "comprehensive management" using a "consensus-based and participatory renewal process". I argue that the process to date has not fulfilled either of these criteria for success. Therefore, I ask Council to not approve the Bylaws without requiring substantive re-thinking and revision.

In 2014, Highland Park had a population of 3,965 – up 11% since 2009. The community is already undergoing densification through infill development. Single Family homes house 49% of the population, and the community has a high renter to owner ratio. In 2014, there were 1,942 occupied dwellings.¹ The community does not have an Area Redevelopment Plan (ARP) nor any other form of Local Area Plan, despite requests over the years to have one created.

Characteristics of the Proposed Development:

The Highland Green development proposes the construction of 2100+ housing units over a 15 year buildout. The built form is all multi-family, including some 2 and 4 storey units but primary 6 and 8 storey units with 12 to 18 storey towers in the NW corner, adjacent to Centre Street, and adjacent to 40th Avenue NW. There is provision for some possible retail and commercial space, but this appears to be concentrated on the east side of Centre Street. With respect to park land, the concept plan shows some urbanized park space created within the centre of the development, and the pathway system extended through the city-owned land on the perimeter of the property (over top of the sanitary sewer trunk right of way). Centre Street runs through the development. The valley would be re-shaped and the ground level raised by 3.5 to 5 meters. The area is bounded, with a few exceptions, by existing residential.

¹ 2014 Calgary Civic Census; 2011 National Household Survey.
http://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/highland_park.pdf

Concerns with the Project:

As many other people in the community have already stated, concerns with the project include:

- Lack of overall area plan – developer’s plan is NOT a substitute for city/community area plans
- Size and scale of the development would virtually double the present number of housing units and potentially double the population
- Road access point onto Centre St. -- Green Line tracks run up middle of street and underground portal very close to the road access
- Road access point onto 40th Avenue – Roundabout at the bottom of a hill and on a fairly tight curve
- Destruction of potential parkland and water management resource – more storm water infrastructure required (which I understand could be at the City’s expense); most of the “parkland” remaining is city-owned
- Disruption to nearby residents through a 15-year buildout – trucks, dust, noise, weeds.
- Tallest buildings in the NW corner are outside the TOD, since the “McKnight” station has been relocated northwards to just south of 56th Ave / Northmount Drive
- Administration report stated no major environmental concerns raised pursuant to a Phase 1 Environment Site Assessment. The picture below shows the wetland area in the northwesterly portion of the property. As of June 20th, there was water actively flowing in a small stream from out of the ground and down into this wet area.

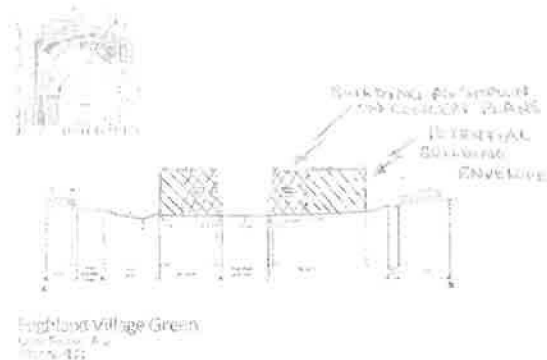


Concerns with Draft Land Use Bylaws:

- No maximum Density stipulated
- Bylaws lack any reference to Tree Protection
- Tree Replacement specifies quantity only, not caliper
- No bylaw clauses regarding Parking or Loading
- Relaxation of building heights and setbacks allowed by Development Authority (subject to Sections 31, 36 of Land Use Bylaw) – no certainty for community residents

- Specified setbacks from existing residential and laneways, especially behind 44 Avenue, are insufficient to guarantee adequate transition space, given filling in of the valley (see below)

Concerns with Draft Land Use Bylaws



What I am Asking Council to Do: Hit the “Pause” Button:

- Defer decision until local area plans for the Green Line North, including the charrette for 40th Ave station, and the Centre Street MainStreet are complete
- Require development of this land to integrate holistically with Local Area Plans, Municipal Development Plan, water resource management best practices, and community context
- Strengthen bylaws governing development
- Apply the to-be-published Developed Areas Guidebook to all developed areas, not just ones that have existing Local Area Plans

It is ironic that the City of Calgary brochure *Planning for the future: building a great city, great neighbourhoods* speaks of “Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.”² The proposed Highland Green development certainly adds multi-residential housing, but not at low densities. I would further argue that the anticipated growth is neither “modest” nor does it retain the character of the established neighbourhood.

I look forward to the Council meeting on July 4, when I trust that these concerns will be given due consideration.

Respectfully submitted

D. Jeanne Kimber
418 – 36 Avenue NW
Jkimber1@telus.net OR 403-230-8177

² http://www.calgary.ca/PDA/pd/Documents/Developed%20Areas%20Guidebook/2016-0887_Planning_Coordination_Booklet_FP_web.pdf

Smith, Theresa L.

From: Gary Koehler [GaryK@yyc.com]
Sent: Tuesday, June 21, 2016 1:33 PM
To: City Clerk
Subject: FW: HIGHLAND PARK GOLF COURSE

Importance: High

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2016 JUN 21 PM 1:32

THE CITY OF CALGARY
CITY CLERK'S

From: Gary Koehler
Sent: Tuesday, June 21, 2016 1:31 PM
To: cityclerk@calgary.ca
Cc: 'themayor@calgary.ca' <themayor@calgary.ca>; 'sean.chu@calgary.ca' <sean.chu@calgary.ca>; 'diane.colley-urguhart@calgary.ca' <diane.colley-urguhart@calgary.ca>; 'brian.pincott@calgary.ca' <brian.pincott@calgary.ca>; 'druh.farrell@calgary.ca' <druh.farrell@calgary.ca>; 'ward.sutherland@calgary.ca' <ward.sutherland@calgary.ca>; 'richard.pootmans@calgary.ca' <richard.pootmans@calgary.ca>; 'gian-carlo.carra@calgary.ca' <gian-carlo.carra@calgary.ca>; 'shane.keating@calgary.ca' <shane.keating@calgary.ca>; 'joe.magliocca@calgary.ca' <joe.magliocca@calgary.ca>; 'peter.demong@calgary.ca' <peter.demong@calgary.ca>; 'jim.stevenson@calgary.ca' <jim.stevenson@calgary.ca>; 'ray.jones@calgary.ca' <ray.jones@calgary.ca>; 'jamal.ramjohn@calgary.ca' <jamal.ramjohn@calgary.ca>; 'scott.deederly@calgary.ca' <scott.deederly@calgary.ca>; 'chima.nkemdirim@calgary.ca' <chima.nkemdirim@calgary.ca>
Subject: HIGHLAND PARK GOLF COURSE
Importance: High

It is with deep concern that I express my opposition to the proposed development of the Highland Park Golf Course. I and my family have lived in Highland Park since 1974 (42 years). Our children have played hockey (on outdoor rinks), gone to school, played ball, and yes, played golf on the Highland Park Golf Course enjoying the opportunity to play golf and enjoy the seclusion of the treed area which the golf course provided.

I am opposed to this development because:

- all that we in the Community have worked so hard to preserve over the years is being threatened i.e.
 - destruction of the natural springs and wetlands in the valley
 - the plan to remove plus or minus some 500 trees, this is deplorable and disgusting just to thing of the removal of such a beautiful site
 - the minimum green space required for new communities developed in Calgary is 10% with this development the green space in Highland Park is reduced to 6%. Why do we not follow the same rules for every community instead of making concessions for more development?
 - it was my understanding, when my wife and I attended the meeting held by the developer, and approved by the community, the development called to 1600 units since that time without any consultation the submission to the Calgary Planning Commission

allows for up to 4000 units, a far cry from what was agreed to. Trust worthy developer, doesn't sound like it. Sound like a "screw thy neighbor" approach to me.

- now in comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units spread over 420 acres. Does this sound like equality, certainly not to me?

- when was the market analysis done for this plan and what if any were the results.

- the traffic along Center Street and 4 Street NW is now at or near capacity, check the rush hour traffic on both streets. Where is all the traffic from this development going to go?

- why have neighboring communities not consulted about the impact this will have on their communities.

- long range planning does not seem to have been considered for this project or many other projects in this City. I think we need to step back and reconsider some of the things that are being done, "let's do it right the first time" instead of always fixing what went wrong

- FINALLY – it is going to cost the taxpayers, of this great City, an estimated \$15 to \$20M to upgrade the infrastructure (sewer lines) etc. to subsidize the development. As a taxpayer I am greatly opposed to this type of subsidizing so a developer can come in and make millions of dollars off our footing the bill.

Because of these reasons:

I URGE YOU TO REJECT THE CURRENT PROPOSAL

Regards

Gary Koehler

Resident of Highland Park Community

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Albrecht, Linda

From: Rosalind Kohut [rozkohut@gmail.com]
Sent: Thursday, June 23, 2016 9:09 AM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocco, Joe; Demong, Peter; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima
Subject: Highland Park Golf Course

RECEIVED

2016 JUN 23 AM 9:07
THE CITY OF CALGARY
CITY CLERK'S

Dear Councilors,

My name is Rosalind Kohut and I am a Director at Large for Highland Park Community Association. I am opposing this development plan for the Highland Park Golf Course.

And this is why...

We moved back to Calgary 3 years ago this June. We noticed that Calgary had changed since the 90's. We drove around with our agent and seriously looked all over Calgary's Northwest and realized what a commute to downtown for my husband. Until we saw the neighborhood Highland Park. Highland Park wasn't really new to us, as back in the 90's children were bused to Highland Park's Buchanan School from Hidden Valley, which our oldest daughter attended. In Hidden Valley we had cows across the street and it was the beginning of Hidden Valley's development. Therefore schools were not in the picture at that time and big trucks were slowly closing in on the cows.

So when our agent showed us a house in Highland Park, we were gravitated to the beautiful old trees hanging over both sides of the street and lots of green space that surrounded it.

Confederation Park and the Golf course so close by, we knew our new home had to be in Highland Park.

My husband just mentioned the other morning on his way to work, "in our neighborhood it's like a nature walk." When he was walking to the bus, rabbits were hopping around, squirrels were all over the place, and the birds were chirping. When he was describing it, it sounded like Snow White, and all the animals coming out of the woods. We are very blessed to have a beautiful well established community, and we love our location.

Now is the but, all these new changes coming to our community. I am ok with the Greenline and construction on McKnight, but to add this development of the Golf Course **before** these changes.

Is there a market analysis done that says our McKnight & Centre Street handle the proposed units in our area?

Now the green space of 6%, shouldn't it be 10%?

Shouldn't we figure out if this upgrade of sewage lines will work first? Can we cover this area with dirt? Can't help think about that sink hole in Ottawa.

How much money will it cost us tax payers to upgrade the sewer lines, my understanding is \$15-20 million. The city (or us taxpayers) are paying this not the developer? Does the City have the money to do this? What has the developer done before, anyone know?

As you can see so many unanswered questions to me and also very concerned about our neighbor Greenvue, as they could get impacted by the Natural Spring Infrastructure rerouted.

I would really like to see if the City would really rethink the stages of this development so it can be done right. Not truly against the development just want it done "right."

As for right now, I don't feel like the vision of Snow White walking among-st the trees with all the animals will happen in this development plan. So please consider and visualize years to come trees hanging over the streets and birds chirping when you make decisions on this development plan.

As I am very proud of the City who did do this years ago, as we are enjoying it now. So please don't take that away from our beautiful Community of Highland Park.

Rosalind Kohut
3902 2 St NW
Calgary, Alberta
587-349-0870

RECEIVED

2016 JUN 23 AM 9:17

THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Jill Kowalchuk [jillkowalchuk@gmail.com]
Sent: Thursday, June 23, 2016 8:33 AM
To: City Clerk
Subject: Highland Park Golf Course Redevelopment

RECEIVED

2016 JUN 23 AM 8:33

THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk,

I am sending the attached letter for inclusion in the package of materials related to the Highland Park Golf Course redevelopment on the agenda for Council meeting on July 4, 2016.

Dear City Councillors and Mayor,

I am writing to express my concern with the proposed development on the old Highland Park Golf Course land. I have been a resident in Highland park for almost 10 years and there are a number of concerns and issues I have with the both the proposal and the process which was followed. I am **opposed** to the proposed redevelopment of the Highland Park Golf Course and I respectfully request that you vote against the proposal.

As a resident of an inner-city community I am not against the densification of my community, but the proposal needs to consider the community as a whole. Highland Park currently has less than 2,000 units in the community. The current proposal allows for up to 4,000 additional units which would triple the density of our community spread across only 420 acres. The developer has stated that only 2,000 units would be built, but there is absolutely nothing stopping a full development if the re-zoning is approved. There has been no proper market analysis done on the impact of the proposed plan. By comparison, Bridgeland has almost 3000 (half of what is proposed in our neighbourhood) spread across 790 acres (almost double!) the land in Highland Park.

The environmental impacts of the plan are also devastating. More than 500 trees would be removed from our community. I would like to draw your attention to the mural that was commissioned through the Community Cultural Development Painted City Initiative. The artist commissioned for the painting, Michelle Hoogveld, spent many hours in the community talking to residents about what comes to mind when we think of our community and what we would like to see in the mural. The result is a gorgeous painting full of trees. I implore you to vote against the Highland Park golf course proposal such that as citizens of the community we can enjoy both the trees planted in in our park as well as painted in our mural.

I will not go into the various other concerns I have with the proposal: removal of already limited green space, increased traffic on already congested roads, lack of clear timelines, uncertainty related to the green line and McKnight widening, the \$15 - 20M infrastructure upgrade price tag to the city (taxpayers) and the list goes on.

In closing I would like to express my disappointment with the process that has been followed. The developer had limited community consultation only early on in the process. Since then plans have significantly changed and we have been misled. Surrounding communities which will be impacted were not even consulted. Following the initial consultation the developer had significant consultation with city administration, but community representatives were not involved in this process at all. Highland Park is very fortunate in that we have a dedicated team of individuals who have spent countless hours understanding the development process and the proposals. However, they have not been invited to any of the discussions with the developer and the city; nor have they been consulted by either of those parties.

Sincerely,
Jill Kowalchuk

Jill Kowalchuk
Email: jillkowalchuk@gmail.com
Phone: 403-816-1017

Albrecht, Linda

From: Merle Lefevre [lefevrem@telus.net]
Sent: Wednesday, June 22, 2016 9:22 PM
To: City Clerk
Subject: Highland Park Golf Course Development

RECEIVED

2016 JUN 23 AM 8:26

THE CITY OF CALGARY
CITY CLERK'S

Hello--

We strongly oppose the proposed development. Here is why:

---The community needs an Area Redevelopment Plan. This was promised by council the last time we sat in chambers with you, about 10 years ago. Here we are again, without that plan. And vague, grandiose plans to develop the area again, on the agenda.

---We receive the "Re imagining of Highland Park" emails from the developer and attend their open houses. We also attend the community meetings regarding said development. There is a huge discrepancy between what the developers are putting forward vs what they are not saying. As it sits, they are able to install several high rises on the property more than doubling our population. Every meeting with the developer, the plans change, and the density increases. They tell us not to worry.

---We can't understand why this natural water way should be held to the standards of 1966. The existing housing built on the natural creek bed were built against advisement in the sixties to absorb federal/provincial monies into this community. Private development followed. Please, lets be smart enough to not follow a wrong path here. Open up Confederation Creek for the use of all Calgarians.

---There is talk of raising the valley floor by 5 meters, and an entrance to this planned community off of 40 Ave. at taxpayers expense. Practically, how will that be? Are you planning to demolish existing low income housing and a seniors residence to put in a ramp, and just haven't told us yet? Too many unanswered questions for us to even know what to consider.

Again, we are opposed to this development. Thank you for taking the time to consider our position.

Yours truly

Merle & Jim Lefevre
4103 2 St NW
Residents of Highland Park since 1988

Albrecht, Linda

From: George (Joe) Loos [george.j.loos@gmail.com]
Sent: Tuesday, June 21, 2016 10:00 PM
To: City Clerk
Subject: Proposed Development of the Highland Park Golf Course

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I have been a homeowner in the Highland Park Community for the last seven years. I understood when I moved into the area that it was a neighbourhood in transition. I look forward to see how this inner-city will evolve over the next few years but it needs to be done responsibly.

I am **strongly opposed** for the following reasons:

- The proposed **density is unclear**, and too high for the area. Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park.
- There will be **increased traffic** on already congested roads - with no plan to address the increase.
- The **public engagement process** on this development has been **deeply flawed**. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

The plan does not preserve / protect the natural springs and wetlands in the valley.

I urge you to **reject** the current proposal.

Regards, George Loos

- 3608 3rd Street NW Calgary Alberta T2K 0Z6
- Tel: 403.973.8550
- Email: george.j.loos@gmail.com

RECEIVED
2016 JUN 22 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

RECEIVED

From: Samson Mah [samson.mah@gmail.com]
Sent: Wednesday, June 22, 2016 2:56 PM
To: City Clerk
Subject: Opposition to Development of Highland Park Golf Course.

2016 JUN 22 PM 2:59

THE CITY OF CALGARY
CITY CLERK'S

To Whom it May Concern,

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

I am opposed for the following reasons:

1. The proposed density is unclear, and too high for the area:

- The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
- The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
- Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
- There was no market analysis done for this plan.

2. Lack of guarantees re timelines / completion:

- The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community. This will be potentially compounded by additional construction during the Greenline development.

3. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe, communities directly impacted by the proposed development, on the project.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal.

Samson Mah
405 33 Ave NW, Calgary, Alberta

Albrecht, Linda

From: Donna Marzolf [dmarzolf@gmail.com]
Sent: Wednesday, June 22, 2016 11:25 PM
To: City Clerk
Subject: Public Hearing July 4th, 2016 - LOC 2016-0190
Attachments: Letter to Council LOC 2016-0190 (2).pdf

Find attached my submission to Council with respect to the Redevelopment of the Highland Park Golf Course.

Please confirm receipt of this email and attachment.

Thank you
Donna Marzolf

RECEIVED
2016 JUN 23 AM 8:29
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

June 22, 2016

2016 JUN 23 AM 8:29

Your Worship and Council Members:

THE CITY OF CALGARY
CITY CLERK

As a resident of Highland Park, in a single family home backing on to Parcel 3 of this development, I am **strongly opposed** to this development on the basis that:

- the development plans presented through the developers public engagement process and with the initial application were not remotely representative of the current plan.
- The initial application contemplated slope adaptive development, preservation of trees in the center of the site, a central park connecting the existing community and low rise buildings consisting of ***"three to four storey terraced apartments and eight to twelve storey apartments aligning Center Street."*** This is noted in the applicant's submission which is attached to your Council Report and is representative of the information provided during the developer's public engagement process.
- the proposed DC bylaws do not provide an appropriate interface or integration with the existing community,
- the City will invest taxpayer dollars in storm water management facilities upstream or downstream to relocate the existing ponding on the site and has made this decision without evaluating all the options or knowing the costs. This could be the most economical location and serve as open space to a community lacking in open space..

How did this development evolve from 3 and 4 storey terraced townhouses at 2,100 units to high rise towers and more than 4,000 units? It was through a series of false assumptions, a lack of information, a lack of consideration of community input; all aligned to support a single objective of achieving high density.

There was no intent to develop slope adaptive housing or to preserve the trees and topography. In a couple of short sentences at the back of their original submission they alluded to filling the ravine for overland drainage purposes....which meant preservation of the topography or vegetation was not possible. The regional storm water issues are unresolved. The ponding that occurs on this site will need to be relocated to communities either upstream or downstream in order for this development to proceed. The cost of these improvements is not determined. In addition, the option for this site to continue as an integral part of the storm water system is lost. It could be the most economical location for a storm retention facility.

Then, the assumption that the Green Line would have a station at Highland Drive and Center Street was introduced. This supported the desire for increased density on the site as the entire plan based on the 600m TOD walking distance. But this was an inaccurate assumption and by late February 2016 when the Green Line team confirmed the station would be more than 1 km north of this site, City staff had already fast-tracked this application to CPC.

Sanitary servicing is apparently driving the need to fill the ravine. Why is the City accepting the proposal to connect to a sanitary sewer in Center Street when it must be relocated as part of the Green Line project? Why is the City taking on the cost to relocate this service in the future? What happens if the Green Line team determines that the sanitary main must be lowered....will the fill in the ravine be reduced accordingly?

Given the site's history as a drainage course, high groundwater, artesian springs, unstable slopes and poor soils conditions along with mature trees and unique topography, it seemed a perfect site to implement many of the policies outlined in the City's Master Development Plan to achieve higher density but also to encourage:

- Innovative design,
- Green infrastructure,
- Integration with and regard for the character of existing communities,
- Synergy with municipal projects, and
- Efficient expenditures of municipal funds,

This development is similar in size and density to the Bridges for which a comprehensive and collaborative effort between city departments and owners resulted in a great development. Why wasn't there a similar process of evaluation completed for this site? **The City is a 20% land owner within this Outline Plan area. Why hasn't the City advocated for a development plan that considers options that would address the issues of park space, storm water quality and integration with our community, in addition to high density?**

The DC Bylaws derived in the two weeks leading up to CPC did not address the Community's concerns with integration and interface with the existing community BUT they did ensure the City looked out for its own interests along the Green Line corridor. The City reduced building heights, reduced densities and addressed massing along Center Street. However none of these provisions were applied to the remaining parcels.

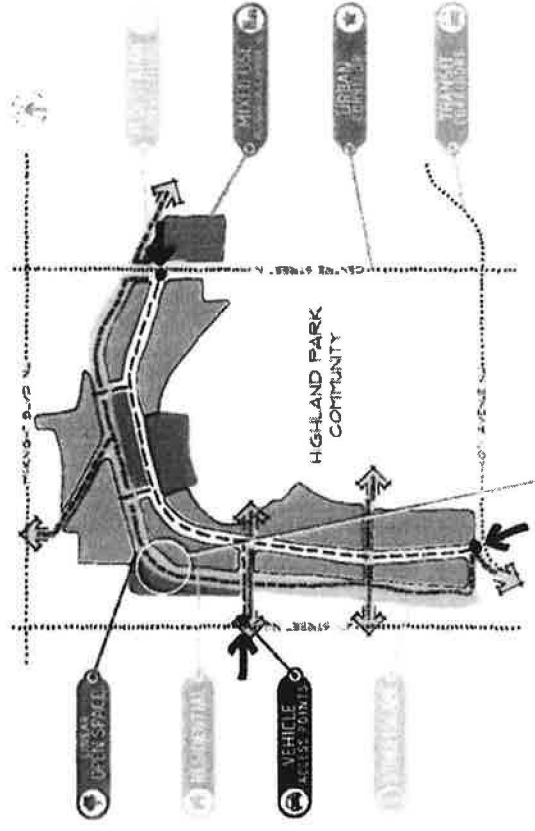
Amendments to the DC Bylaws are necessary to ensure the build out potential is similar to the 'anticipated' development and to provide certainty around the interface and integration with the existing community similar to those included on developments such as the Bridges, Shawnee Slopes, and the Kensington Legion.

Regards

Donna Marzolf

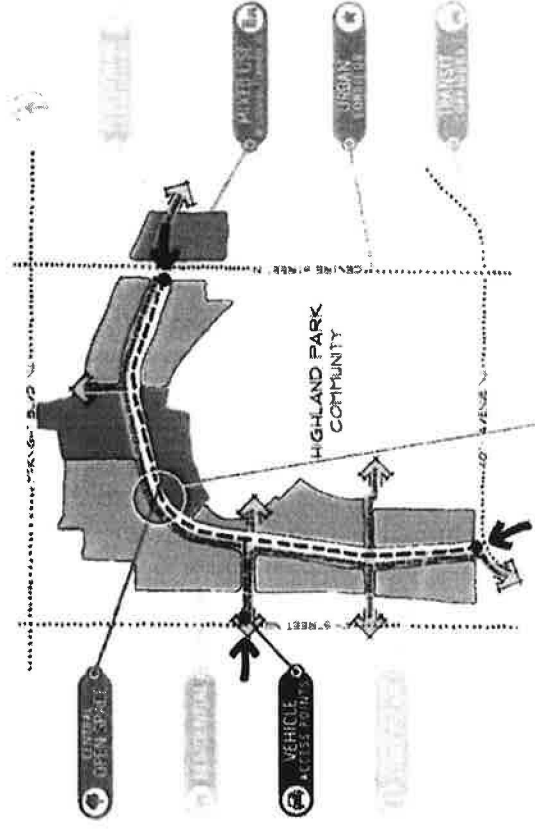
The Concept Plans presented by the Developer in the Public Engagement Process

CONCEPT A



- Initial estimate for this concept is up to 1,600 units

CONCEPT B



- Initial estimate for this concept is up to 1,900 units

The plan today:

- More than 4,000 units
- No central park
- No trees retained
- Ravine filled

Smith, Theresa L.

From: Donna Marzolf [dmarzolf@gmail.com]
Sent: Thursday, June 23, 2016 6:42 AM
To: City Clerk
Subject: Letter to Council LOC 2016-0190
Attachments: 2016-06-23 Letter to Council.pdf

Find attached a letter to Council with respect to the Redevelopment of the Highland Park Golf Course. the Public Hearing is July 4, 2016.

Please confirm receipt of this email and attachment.

Thank you
Donna Marzolf

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2016 JUN 23 AM 8:14
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

June 22, 2016

2016 JUN 23 AM 8:14

By Email

THE CITY OF CALGARY
CITY CLERK'S

Your Worship and Council Members:

As a resident of Highland Park I am **strongly opposed** to this development. The development plans presented through the developer's public engagement process and with the initial application were not remotely representative of the current plan.

Provided below is a response from the Re-Imagining Team to my inquiries regarding this development application. This was forwarded March 2015 **after** the developer's public engagement sessions, application submission to the City and **after** the City's Open Houses in January 2015.



Donna Marzolf <dmarzolf@gmail.com>

Highland Park Land Use Application

reimagining <info@reimagining.ca>
To: Donna Marzolf <dmarzolf@gmail.com>

Mon, Mar 23, 2015 at 8:54 PM

Hi Donna, thanks for the note! I checked with the project team about your question, and they provided the following response:

At this time, it is early in the outline plan and land use process and at a conceptual level therefore, exact heights and setbacks on any one parcel will not be determined until a development permit stage whereby more detailed grading is also determined. The proposed land use districts have some of this information as a broader envelope to capture the intent of uses and regulations in the parcel. We have yet to work with the City to determine if those proposed land use districts are appropriate and/or if a DC will need to be looked at. The overall intent of the development is for 4 stories, slope adaptive considerations and higher density parcels along Centre Street which is where 8 stories to 12 stories (the up to 12 stories on the east side of Centre Street) is proposed. There will be no access to the development site area from existing lanes. All access is planned to come from the spine road through the overall site.

If you have require any other clarification of the proposed outline plan and land uses, please feel free to contact Jeanie Gartly at 403-692-4536.

Thanks for your interest and inquiry on the proposed application.

Jackie

(Quoted text hidden)

Regards

Donna Marzolf

Albrecht, Linda

Subject: FW: Proposed Development of the Highland Park Golf Course

From: Lindsay McLeod [mailto:drldmcleod@gmail.com]

Sent: Wednesday, June 22, 2016 10:27 PM

To: City Clerk

Subject: Proposed Development of the Highland Park Golf Course

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I have been a homeowner in the Highland Park Community for the last seven years. I understood when I moved into the area that it was a neighbourhood in transition. I look forward to see how this inner-city will evolve over the next few years but it needs to be done responsibly.

I am **strongly opposed** for the following reasons:

- The City will need to spend \$15 - 20M to upgrade infrastructure (sewer lines). I am **opposed to City Taxpayers subsidizing this cost for the developer.**
- The proposed **density is unclear**, and too high for the area. Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park.
- There will be **increased traffic** on already congested roads - with no plan to address the increase.
- The **public engagement process** on this development has been **deeply flawed**. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Green line, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to **reject** the current proposal.

Sincerely,

Dr. Lindsay McLeod

3608 3 Street NW
Calgary, AB T2K 0Z6
Phone: 403.968.8550

RECEIVED
2016 JUN 23 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Bruce McLeod [mcleod@shaw.ca]
Sent: Tuesday, June 21, 2016 11:39 AM
To: City Clerk
Cc: Chu, Sean
Subject: Highland Park golf course development

Hello

I am writing to express my concerns with the current proposed development to Highland Park golf course lands. As a long time resident of Highland Park, I want to make it clear the devastation this will cause to our community. Initially, it seemed the developer was seeking to engage the community in the planning. Meetings were held, opinions solicited and a few mail outs sent. There were two plans put forward that members of the community could "vote" on. Then, basically, most of this was modified and an entirely different plan submitted. Densities increased, dramatically and unacceptably. Building heights increased wildly. Multiple entirely new high rise structures were added. Plans were made to terraform the site by filling in large areas and removing many old trees. In essence, it seems the community engagement process was a sham and that a much different development, in no way keeping with the character of the area or the wishes of the community is being sought.

Please do not approve this plan in its current state. Scale back the size, scope and density. Start the process over and require a plan that better suits the needs and wishes of this community and adjacent areas, with more green space and with thoughts towards better alignment with future planning for the area. A master area structure plan would be nice. This development is going to result in a large cost to city taxpayers for both infrastructure and for long term issues and more consideration is required.

Regards,
Bruce McLeod

RECEIVED
2016 JUN 21 AM 11:46
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Anne Naumann [annenaumann@shaw.ca]
Sent: Thursday, June 23, 2016 2:26 AM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Chabot, Andre; Woolley, Evan V.; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima; Small, Shawn
Subject: Letter re LOC2014-0190 - Highland Park Golf Course lands
Attachments: Letr re HPGC LOC2014-0190.docx; ATT00001.txt

Attached please find my letter regarding this proposed land use amendment, LOC2014-0190 for the Highland Park former Golf Course lands. I would like to ensure it becomes part of the public record in advance of the City Council meeting on July 4, 2016.

Anne Naumann
Vice President, Highland Park Community Association

RECEIVED
2016 JUN 23 AM 8:12
THE CITY OF CALGARY
CITY CLERK'S

June 22, 2016

Office of the City Clerk
City of Calgary

Sent via email to: CityClerk@Calgary.ca

Re: **LOC2014-0190**, Application for Land Use Change for Highland Park
Golf Course Lands

Please accept this letter as part of the public record regarding the application for a land use change for the former Highland Park Golf Course lands. It is my opinion that despite this proposed development having been approved by the Calgary Planning Commission, it should not be approved by City Council at the public hearing on July 4. I am a 20 year resident of Highland Park, and have served on our Community Association (HPCA) board for many years in a variety of roles, including President. I am currently the HPCA Vice President.

Highland Park is a relatively small inner-city community of only 420 acres in size with 2,209 dwellings (source: City of Calgary Census, 2015), and 4,139 residents. The dwellings are mostly single-family homes, although in recent years many of the old bungalows are being torn down and new infills are being built on the lot, thereby creating more density. Calgary Census data shows that between 2011 and 2015, 89 new dwellings were built in our neighbourhood, for a 4% increase in dwellings and a 17% increase in population.

This proposed development of the old golf course lands was originally proposed for (and the community residents were advised during engagement sessions) 1,600 units. The current proposal (which the community had zero input into, and which was presented as a "fait accompli") calls for approximately 2,100 new units to be built on just 37 developable acres of the 51 acre parcel, with the remainder to be open space. However, granting the land use change will actually allow for the installation of more than 4,000 multi-family units into this parcel. If we use the current average population per dwelling statistics, this would result in approximately an additional 7,500 residents in our neighbourhood. This would be the equivalent of depositing 2 fully developed neighbourhoods into a space that is less than 1/10 the overall size of our current neighbourhood. While our Community Association supports densification of the inner City, this is beyond excessive!

Unfortunately, despite repeated requests over many years from representatives from our small community, Highland Park has not been included as one of the nearly 80 communities in Calgary that has been granted an Area Redevelopment Plan (ARP), or a Local Area Plan (LAP), or similar formal plan that serves as guidance for community development. I also understand that this fact will therefore prevent Highland Park from being included under the umbrella of the new document that has been proposed for approval, the Developed Communities Guidebook. As a result, the only guiding document

we have to gauge this proposed development against is the Municipal Development Plan (MDP).

The City of Calgary has publicly stated that there are 7 goals of the MDP (<http://www.calgary.ca/PDA/PD/Pages/Municipal-Development-Plan/Seven-goals.aspx>).

These are:

1. Prosperous Economy: Encourage development that will support a prosperous economy,... and does not compromise the quality of life for current and future Calgarians;
2. Compact City: Encourage growth to create more compact, efficient use of land, that creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods;
3. Great Communities: Create great communities by maintaining quality living and working environments, ... enhancing community character and distinctiveness and providing vibrant public spaces;
4. Good Urban Design: Create good urban design to make Calgary a liveable, attractive, memorable, and functional City... creating a legacy of quality public and private developments for future generations;
5. Connecting the City: Develop an integrated multi-modal transportation system that supports land use,... promotes vibrant, connected communities, protects the natural environment...;
6. Greening the City: Conserve, protect, and restore the natural environment;
7. Managing Growth & Change: Provide leadership on growth and change within a strategic framework that achieves the best possible social, environmental and economic outcomes....

Unfortunately, the proposed design for the golf course lands does not meet these goals of the MDP. In fact, it stands in direct opposition to many of these goals, and as such, the proposal should be rejected.

Goal 1 – Prosperous Economy: This goal is generally aimed at ensuring development doesn't negatively impact Calgary's economy. This land use change, as proposed, would result in some mixed-use developments with base commercial and high rise apartments above, which would likely provide some employment for neighbourhood residents (current and future), however, the massive size of this development of up to 7,500 new residents in such a small area within our small neighbourhood, and with only 3 traffic routes in or out, will no doubt result in severe traffic implications both for the future residents of this parcel, and for existing residents of Highland Park and surrounding areas. This will certainly result in major productivity loss while area residents are stalled in traffic, trying to get in and out of the neighbourhood. When the Green Line LRT is added to the mix, and 2 traffic lanes of 4 are removed from Centre St for the train to use, it's hard to even imagine how far backed up Centre St will be in rush hour.

Goal 2 – Compact City: This proposed land use change would certainly create a more compact use of the only remaining private open space in Highland Park. However by tripling the size of our community in one fell swoop and filling in the valley it would do nothing to enhance the character of our neighbourhood; in fact, many residents believe

this proposal would destroy our neighbourhood's character. Given the fact that the new proposed Green Line LRT alignment station locations means there will no longer be a station at McKnight Blvd & Centre St, the vast majority of this parcel would therefore fall outside the 600 m walk zone to the next nearest LRT station at Centre St and 40 Ave N. This will almost guarantee that most of the new potential 7,500 residents of this proposed development would choose instead to drive rather than walk the 1 km or more to take transit to get around, thereby violating the portion of this goal of supporting high quality transit and transportation choices.

Goal 3 – Great Communities: This proposal would meet the portion of the goal of providing housing diversity (mid and high rise condos) as compared to most of the rest of Highland Park (single-family homes), but it would not in fact meet the rest of the goal to enhance community character. I believe adding this much density to our small neighbourhood would destroy this community's character. The very limited commercial developments that make up part of the proposal could also never meet the remainder of this goal which is to provide enough employment "where residents can live, work and play" for the potential new 7,500 residents of this area, in addition to the existing 4,139 residents of Highland Park today.

Goal 4 – Good Urban Design: This goal is aimed at ensuring development results in creating a legacy of quality public and private developments for future generations. Unfortunately, this land use change, as proposed, will create a legacy of a hub of 4 high rise buildings towering at least 15 storeys, as well as over 20 mid-rise buildings of up to 8 storeys high, all private developments in the absence of any "Major Activity Centre" such as a University, College, or major employment, or shopping district as would normally be required under the MDP. Why? It also will create a permanent legacy of a ridiculously paltry amount of public green space for Highland Park. Highland Park currently has a mere 4.8% of public green space (source: City of Calgary Highland Golf Course Development FAQ). However, we have been advised that this figure also includes in the calculation the footprint of both Buchanan and James Fowler Schools. Obviously school buildings themselves should NOT be considered as green space; only the school fields should be included in that calculation. Regardless, the normal target standard for green space is 10% for Calgary neighbourhoods. This large parcel of land coming up for development is the one and only chance to bring Highland Park up to this targeted minimum standard of 10% green space, as there is NO other privately held undeveloped land in our neighbourhood. For City Administration to recommend approval of this plan as proposed, such that it would only increase the community's green space up to 6.3%, and failing to insist that this historical wrong be righted at this last opportunity to do so, boggles my mind. This is the antithesis of "good urban design."

Goal 5 – Connecting the City: This goal is aimed at ensuring developments have excellent transit access, are walkable, and have good cycling / shared-use pathways. As discussed earlier, the vast majority of this development will be outside of the BRT and eventual LRT station walk zone. This proposal, as put forward, does include sidewalks and cycling pathways. However, the sidewalk and pathway that is well-touted by the developer as running the length of the large part of the parcel as part of the connectivity from Confederation Park, is proposed to end at Centre St. There is no plan or consideration for

a way to safely cross the eventual LRT line that will run up Centre St, and no way for anyone on a bike, wheelchair, or pushing a stroller to continue eastward toward the commercial shops on the planned tower on the east side of the street and onward toward the finger-like park area that reaches south then east again toward Edmonton Trail NE and to the Nose Creek Pathway system. The design as presented clearly fails to provide this obvious opportunity for connection between the two parts of the parcel on either side of Centre St N, and for connecting the proposed new shared-use pathway within the part of the parcel on the west side of Centre St N to the other existing shared-use pathway on the east side of Centre St N.

Goal 6 – Greening the City: This MDP goal calls for development that conserves, protects, and restores the natural environment. However, this proposal calls for:

- the destruction of over 500 mature trees (most between 60 and 100 ft tall),
- the destruction of a wetland,
- the destruction of a series of artesian springs that feeds the wetland and provides habitat to many water-loving creatures such as ducks, frogs, etc,
- the development overtop of Confederation Creek, which would normally be considered a violation of the Water Act,
- failing to bring Confederation Creek (which is currently running in an underground vault) to the surface, or “daylighting” the creek, as a means of flood mitigation to deal with heavy rain events that cause flooding in the area (almost every year), and as a means of pre-treating stormwater before it flows into Nose Creek which is a relatively short distance to the east,
- the stripping and filling in of the valley with earth to bring the valley bottom up by 3 to 5 m so as to make it suitable for the massive weight of the 8 to 15 storey buildings.

This proposal would not only destroy, but would remove any trace of the beautiful natural environment that currently exists on this land parcel.

Goal 7 – Managing Growth and Change: This goal is intended for the City of Calgary to provide leadership on growth and change in order to achieve “the best possible social, environmental and economic outcomes” within the City’s financial capacity. This land use amendment, as proposed, is clearly not going to lead to the best possible outcomes for the current residents of Highland Park, the future residents, or those in surrounding communities.

Given the incredible lack of compliance or alignment of this land use amendment proposal for this site with the City of Calgary’s stated goals of the MDP, it is hard for me to see how City Administration recommended approval of this proposal instead of coming to the conclusion that “we can do better than this”.

Respectfully submitted,

Anne Naumann

Vice President, Highland Park Community Association

Smith, Theresa L.

From: agni@nucleus.com
Sent: Wednesday, June 22, 2016 3:58 PM
To: City Clerk
Cc: publicservice@tgcacalgary.com
Subject: LOC2014 0190
Attachments: yyyyyJuly420160001.pdf; TG to CPC.pdf; TG to Dev Auth (1).pdf

Please accept the attachments as submission for City Council July 4 public hearing from the Thorncliffe/Greenview Community Association on item LOC2014 0190 (Highland Golf Course)

thanks

marvin quashnick

TGCA

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THORNCLIFFE GREENVIEW
COMMUNITY ASSOCIATION

5600 Centre Street N
Calgary, Alberta T2K 0T3

Administration Office: (403) 274-6840 Facsimile: (403) 275-7310 Email: admin@tgccalgary.com

Page 1

June 22 2016

Please accept the following submission for city council public hearing July 4 2016 on item LOC2014-0190 (Highland Golf Course)

Please find as part of our submission;
March 2015 TGCA letter to the development authority and
April 2016 TGCA letter to the planning commission.
These have been included for reference

The message TGCA has received rather consistently from our residents in the last 3 years has been one of general acceptance to redevelopment but with the quite reasonable concerns to:

- protect greenspace/mature trees & create a viable link between Confederation Park & the Nose Creek Valley
- manage storm water & flooding risk
- as part of greenspace enhancement & storm water mitigation as noted above, reinvigorate Confederation Creek.
- mitigate impacts from construction & additional traffic
- integrate with existing neighbourhoods
- include retail/commercial segments to benefit current & future residents.

It is the opinion of TGCA that the above concerns can be addressed while meeting the City's goal to increase density along the proposed LRT line and the developer's goal to profit significantly from its purchase of this challenging site. It should be further noted the same above concerns are generally considered best practices in urban planning.

Earlier plans by the developer that were presented to the public did appear to be an effort to reflect community concerns. The ultimate application that awaits approval by City Council is significantly altered from initial presentations & public perception. That there has been relative little public outcry is not surprising given the skill of the public engagement to manufacture consent. The foundation of that consent however may somewhat unstable. (Please see our earlier letter to the development authority) That the community associations involved chose not to manufacture dissent in response should not be held against the community. Regardless of the level of opposition however the application should ultimately be judged on its own merits.

Mysteriously although there are city policy & guidelines emphasizing planning principles divergent from this application, the development authority has chosen to recommend approval to City Council. Many of the CPC comments cited the need to approve in regards to the time this application has taken. However comparative to far smaller developments with less complexity and ramifications, the time taken to date is minute. Furthermore policy or guidelines should not be subjugated or excluded for mere expedience.

Although recommendation for approval was granted by CPC in a 7 to 1 vote we feel vindicated by the murmurs of reluctance by some of those who voted in the affirmative but mostly by the lone dissenting voter Greg Morrow. He fully encapsulated the TGCA misgivings around this proposal in his six points in the CPC minutes. Points 4-6 are exceptionally insightful. What was not caught in the CPC minutes (it is irritating that CPC videos are not archived as are other committee meetings) was his comment that this application will be a true test for the MDP. We are not optimistic a passing grade will be had.

We are still unconvinced that daylighting of the creek is not a viable option or that the province has dismissed it as not being a natural watercourse. That the Calgary River Valleys Committee has asked for but not been granted documentation to validate this contention is concerning. The practice of sequestered daylighting have not appeared to ever been applied in this city but a quick internet search provides a multitude of examples and benefits. We have included one for reference.

We continue to believe that the necessary amelioration of amenities, integration and mitigation to make the proposed density functional is not present. We are also fearful that the higher densities may not be market viable except in the distant future, leaving the property stripped and cleared but not built upon. The resultant being greater density in zoning only, a potential tax base unrealised, and the surrounding community eviscerated.

Sadly, TGCA has been forced into the cynical conclusion that far from an aspirational best practice for inner city redevelopment, what is before us is a crude insult to the existing communities & to the very topography itself. We do not believe that the barriers to that aspirational realization are either from economics or policy but rather from a lack of imagination and courage. We pray that City Council can infuse the former with the later.

Sincerely;

A handwritten signature in dark ink, appearing to read 'M Quashnick', with a long horizontal flourish extending to the right.

Marvin Quashnick
VP Public Service
TGCA

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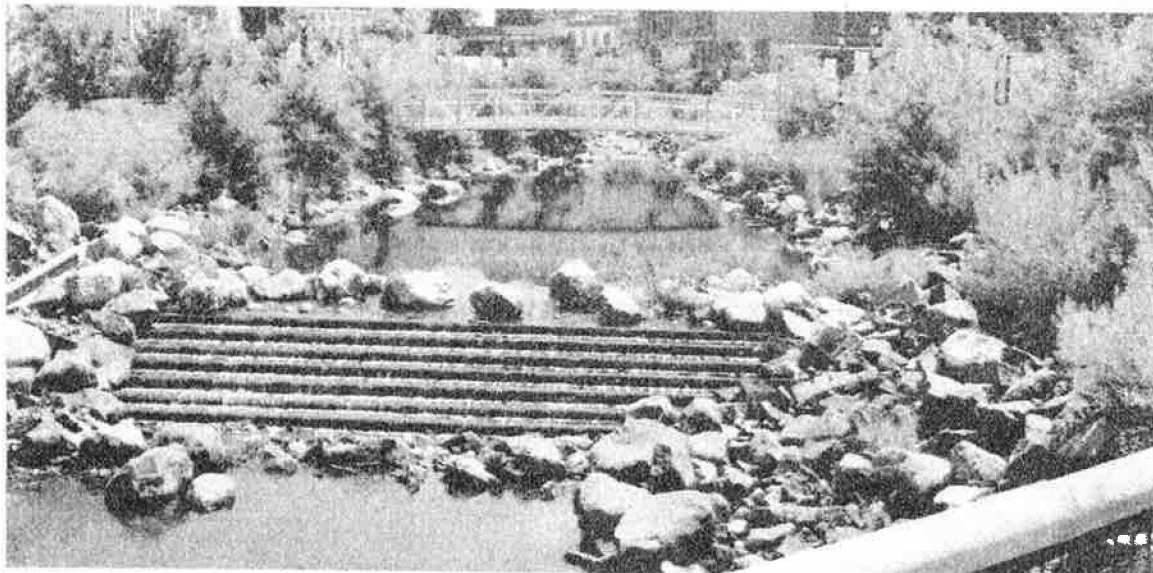
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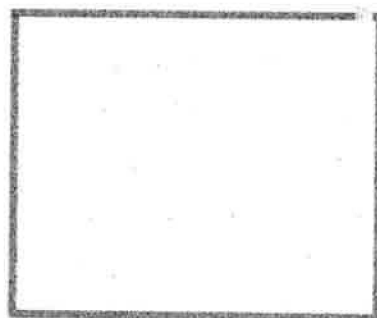


10 Reasons Why Cities Should Daylight Rivers

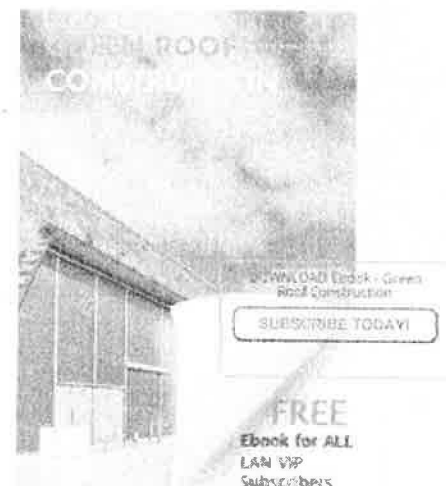
We explore the reasons why cities should daylight rivers.

Every city in the world has hidden secrets which lie beneath its tarmac, concrete or buildings. In many cities, these secrets come in one powerful form: underground rivers and streams.

Some cities have recognised the potential to lift the lid off these watercourses and "Daylight" them. The results have been astonishing and have benefitted the natural, urban as well as the social environments.



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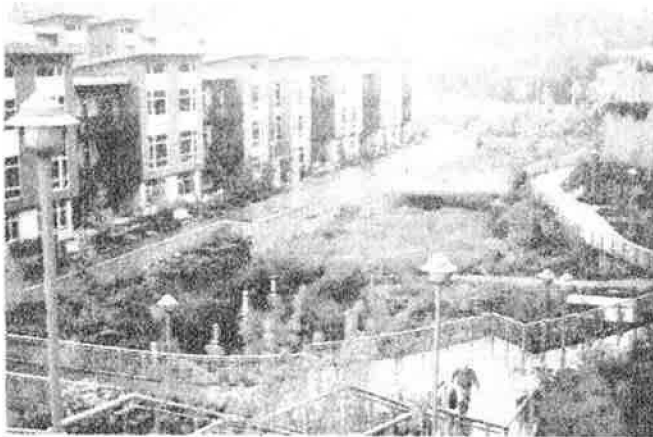
With this in mind, we thought we would highlight 10 reasons why cities (that should be) the nation.

Daylight Rivers

1. Reducing Flooding

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Many streams and rivers in cities have been forced to go underground in an attempt to remove stormwater as quickly as possible from the urban environment. This, however, often results in a flash flood during heavy rains as the underground systems become overloaded. By daylighting, the course of water can be retained, slowed down, and diverted, while at the same time reducing the risk of blockages at choke points.



Township Creek, Seattle where a large paved parking lot with an underground pipe was removed to an open channel with four channels that accommodate flood and filter sediment. Image courtesy of Peggy Gaynor, GARDNER, Inc.

2. Conserving Groundwater

Hardened channels do not allow for replenishment of the groundwater table, which has slowly resulted in its depletion in cities. By daylighting rivers and re-establishing a more natural river bed, water can be filtered back into the earth.

WATCH: Buried Stream Sees the Light of Day

Buried Stream Sees the Light of Day



3. Boost Ecology

By depriving the water of sunlight, buried watercourses become ecological deserts, devoid of any natural life. Exposing rivers or streams to daylight allows for the re-establishment of plant and animal life.

See More River Related Articles:

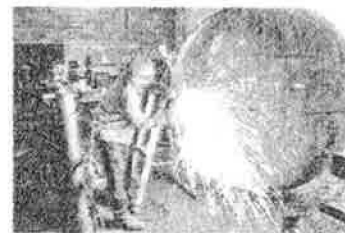
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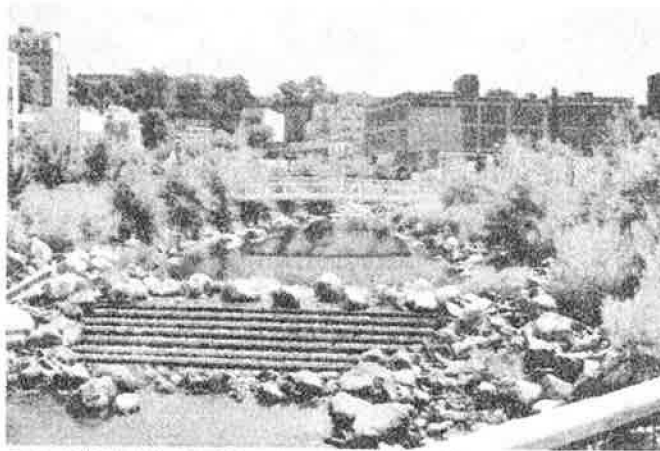
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- [The New York Times: How a New River System Is Born](#)



The New York Times: How a New River System Is Born. This new green urban park is now home to a variety of fish and invertebrates. Image courtesy of Donna Ruscio, David Photography.

4. Tackle Pollution

As water runs off from roofs, pavements and roads in cities, it collects urban pollution with it which is, then, transported underground. This is often made worse by the combined sewer and stormwater systems as well as point source pollution. Daylighting rivers makes it easier to not only spot and tackle pollution, but to use natural substrate and vegetation to filter and clean the water.

WATCH: Aziza Chaouni: How I brought a river, and my city, back to life

Aziza Chaouni: How I brought a river, and my city, back to life



5. Create Green Corridors

Daylighting rivers has the potential to unlock natural beauty in the heart of the city. Areas which were once hardened and lifeless can be transformed by unveiling the water beneath and reintroducing vegetation to create a green urban corridor.

6. Reduce Urban Heat Island Effect

The Urban Heat Island Effect is the condition where extreme temperatures occur in the city due to radiation from hardened surfaces. Daylighting rivers and streams in cities has the ability to



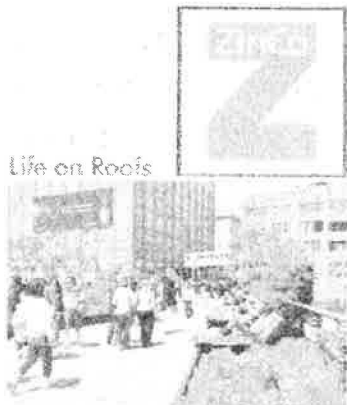
Decorative Pots, Sculptures and Planters



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Cheonggyecheon River, Seoul by S+M+H Total Landscape transformed a six-lane highway into a green urban waterway. This transformation has not only created an active urban park but has reduced temperatures along the stream by up to 6 degree Celsius.

12.8k
Shares



"Korea Seoul Cheonggyecheon-2008-01" by sowldek - originally posted to Flickr as fest01. Licensed under CC BY-SA 2.0 via Commons

7. Provide Recreational Space

Daylighting rivers has the potential to create new forms of urban recreational spaces which can range from a linear cycle and running routes to interactive spaces for children to connect with nature.

Burgess Creek, Stearnsport by VWP Associates Landscape Architecture & Planning daylighted a creek, providing a new recreational space.

8. Drive Urban Regeneration

The process of uncovering hidden waterways can completely transform an urban area from a dead hardened surface into a dynamic urban space. The result is an active public space where users connect with water, bringing life back into that part of the city.



In 2013 SCAPE landscape architects won a competition to design a master plan to daylight the Town Branch Creek in Lexington. Their proposal was called "Reveal, Clean, Carve, Connect" and sought to create site specific interventions which would transform the inner city. Image courtesy of SCAPE / LANDSCAPE ARCHITECTS, PC

9. Economic Benefits

While initial construction costs to remove hard encasements may be quite high, the future savings and economic benefits will far outweigh these costs. It is not only far cheaper to maintain a natural river compared to repairing culverts and channels, but, also, the urban regeneration along the water's edge can provide dramatic economic benefits.

10. Connect to the Past

In many cases, daylighting has unearthed some intriguing historic finds, buried beneath the layers of urban development. These findings play an important part



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10 Reasons Why Cities Should Daylight Rivers

In understanding the history behind a city and in many cases, the meaning behind the street and place names, [Click Here](#) to [Get Our Guide on Green Roof Construction](#).



In San Francisco, a project called [Green Streets](#) has begun to draw on the history of the hidden streets. While the streets haven't yet been daylighted, their presence has been highlighted through an art installation where the watercourse has been painted onto the art at various points. Image courtesy of Emily Schickman and Katerina L. Arroyo.

"Daylighting" may be a new term to many, but it's a hot new term for the future of our cities. If you would like to see more examples of daylighting, head over to www.daylighting.org.uk, where an interactive map has begun to collect projects from around the world. And, perhaps, your city might be the next on the list.

[Go to Comments](#)

Recommended Reading:

Reasons for Opposition from Mr. Morrow:

- This is a difficult file. I'd really like to support this because I'm very supportive of infill development. A good redevelopment project strikes a balance between providing the applicant with a reasonable return on investment and sensitively integrating new development into an existing community. I do not believe the application as it currently stands strikes that balance for **several** reasons:
 1. Civic engagement: there's a flaw in our engagement process when an applicant says the community supported "option b", but option b was actually 30 percent less dense (~2100 units vs ~1600 units as presented initially) when it was presented to the community. We should not be surprised the community is disappointed when we bring forward a plan that is not what was agreed to.
 2. Density: given the challenges of the site (topography, hydrology, ownership split, awkward shape, subsurface infrastructure, utility easements, etc), I believe the original ~1600 units is a more appropriate density, which results in a density of 30upa/75uph. This is a density of, for example, Boston's Back Bay. I find it difficult to imagine Highland Park being 30 percent higher density than Back Bay (30upa/75uph is also a density we typically consider appropriate for a TOD served by light rail).
 3. Distribution of density: I think the density should be more concentrated at Centre Street and 40 Avenue NW (i.e. closest to the LRT station at 40 Avenue NW), tapering down to the centre of the site. Yet, the tallest buildings are literally the further from the LRT (on the wettest part of the site), outside of the 600 metres LRT walk shed, which I don't think makes sense. The DCs also do not provide enough certainty, and could potentially work against our Green Line/TOD objectives. For example, the Site 1 DC allows for a minimum FAR of 0.8 at Centre Street N, which is not a transit-oriented intensity. The DCs should have been written with density and FAR ranges to provide greater certainty of outcome.
 4. Site strategy: best practice is to develop sensitively to the environmental and social context, designing with nature, rather than working against it. This plan does not do this. Instead of working with topography, acknowledging the role the site plays in stormwater management (being a low spot in the regional drainage system) and preserving as much as the urban forest as possible, the strategy is to re-engineer the site by cutting down the slopes, filling the floor of the valley by an entire floor(!), which makes tall building even taller relative to the surrounding homes, and

clear cutting the trees. That's more or less the anti-thesis of sensitive development.

5. Particular problems: there are a number of areas I find the application problematic. There is no landscape buffer adjacent to the community to the east (where it would make sense, given the steep slopes), the urban design guidelines are not written into the land use (as we did with East Village, for example), the land use has no density controls (the 2100 units could be much higher, in fact) and the building envelopes do not create appropriate transitions to the adjacent homes, among others.

6. Lack of coordination with other initiatives: most importantly, we know now there will be a charrette this fall to consider this area more comprehensively, including its relationship to the Green Line, the widening of McKnight Boulevard N, and potentially a better understanding of what will be required for stormwater management. We also know that nothing will happen on the site for "at least two years" (according to administration) due to the required engineering project to upgrade the stormwater pipe. It would be more sensible to grant 1st reading until the charrette work is complete, then make necessary adjustments to align the plan with the charrette outcomes before giving 2nd/3rd readings.

Comments from Ms. Goudak



THORNCLIFFE GREENVIEW COMMUNITY ASSOCIATION

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Page 1

April 18 2016

Re: LOC 2014-0190,

The Thorncliffe/Greenview Community Association (TGCA) requests the following be submitted for April 21 CPC hearing on the above noted item. TGCA was circulated with the original application. We have since attended the majority of engagement sessions made available. We have failed in our attempts to have direct meetings with the developer. As we understand that developers have a reluctance to communicate with more than one community association and that Highland Park Community Association (HPCA) has been very involved, TGCA has for the most part been content to receive updates from HPCA. TGCA has had limited contact with the previous file manager (Heather Dybvig) but found these interactions helpful and her readily accessible. A Previous TGCA letter to the development authority dated March 4 2015 but not included in the report to CPC is also attached for reference.

TGCA would urge that CPC refuse this application or refer back to administration/developer for improvement.
This is a bad plan. This is a very bad plan.

The subject sites straddle Centre St North. This interface is the pinnacle of complex interwoven variables. Significant grade differentials, access/egress considerations within existing lane configurations, possible & perhaps imminent LRT construction with as yet undecided station locations or configurations, and possible TOD designation(s) make this a planner's caldron of permutations. While it is unreasonable for a developer to wait on the multitude of eventualities, this is an intense and critical area to get right for transportation and development alike. This consideration appears to be currently deficient.

Part of public input was the aversion to access for the site through the existing neighbourhood. This provided justification for the developer to plan a roadway through the middle of the site. It also provided rationale for not developing largely on the perimeter of the site, and eliminated the possibility of creating a more fulsome park space contiguous to and proportional of Confederation Park with a possible inclusion of re-activated waterway(s).

Perhaps unwittingly in an attempt to address this concern, the subject site has become quite isolated and insular with connectivity of all modes impeded but the layout nevertheless is auto dominant. The recent addition of a connection to First St NW has created concern amongst our residents on First St and Laycock Drive. Already besieged by shortcutting from eastbound Mcknight to southbound Centre St and sometimes vice versa, they fear this will worsen the situation. TGCA understands the administration's rationale that this inclusion of First St onto the subject site will counter the probable blockage of this area by future changes on both Mcknight and Centre.

At first glance this may appear to better integrate the subject site to the greater community, but in actuality only connects one small island of isolation to another larger island.

The MDP is a grand overarching and aspirational document but has from its very inception been noted by virtually all perspectives to be flawed when it comes to its implementation. Before CPC in 2014-0190 is a redevelopment epitomizing that fault. Vitality by way of density is simply not a matter of increasing numbers. The necessary time and resources are essential to fully integrate and mitigate. Established communities need an additional level of care to lessen the feeling of encroachment and siege that generational renewal may instigate. The partial savings from not having extra infrastructure for a greenfield community or the ancillary costs from urban sprawl need to be dedicated in an inner city development such as this to buffering construction, assuring the connectivity of transportation(primarily public), and enhancing neighbourhood amenities.

Smaller infill developments encourage mature tree preservation and construction methodologies that are adapted to the context of an inhabited area. It appears in this case however that to be bigger anticipates that it's ok to be "badder". Annihilation of a mature urban forest and back filling an entire valley is the antithesis of sensitivity. That the build out is projected to take fifteen years represents a purgatorial sterilization of the promised revitalization. Even for communities that recognize the necessity of disruption and are anxious to see a generational change of redevelopment, what we are facing here is onerous.

As brief example please indulge in the imagery of the requisite dump trucks for a twenty hectare site to have its elevation raised "up to five metres" That would be a one million cubic metres of fill or one hundred thousand standard non tandem dump truck trips. If a thirty percent compaction factor is added, that would add thirty thousand trips. Admittedly this is an imprecise calculation but even half that number is nothing less than an assault on an existing residential area and a burden on the surrounding road network. Furthermore it is indicative of the lack of respect for the valley contours themselves.

Justification for removal of all trees or refusal to entertain creek daylighting with exterior adjunct storm water mitigation as part of a central greenspace has been given as not being financial viable. This should not be part of serious consideration. The developer was fully aware of the challenges of the site at purchase. Even the briefest of research will uncover analysis from the not too distant past that the site was considered "undevelopable" (largely due to storm water constraints) The purchase price was reflective of these constraints and it should in no way be the responsibility of the community at large (let alone the valley itself) to make up the short fall in a grossly overburdened profit return model.

Refusal to admit that natural albeit hidden watercourses remain or acknowledge that natural processes present may have both pragmatic as well as aesthetic potential for future developments is regretful. A simple example is the mature urban forest on the site. It is easy to recognize this as visual asset but the potential practical benefit is at least as compelling. Acting as a vertical reservoir during spring melt and high precipitation events, mature cottonwoods represent a tremendous asset in flood prevention. Before their presence standing water in the valley was a regular event. TGCA requested on several occasions that an inventory of species type, height and calliper be taken. This rather simple process can calculate the value almost to the litre of this reservoir. While it is not reasonable to expect all or even a majority of trees to be saved, such a low cost vertical reservoir inventory should be a basic acknowledgement of the quality of an existing resource. It should be as fundamental to a site of this nature as a soils test.


Cities around the world are celebrating the redevelopment returns of liberating their long imprisoned waterways. Admittedly Confederation Creek could never be a reclaimed salmon spawning channel in the lower mainland but it nevertheless deserves more consideration and respect than its been given. Imaginative design could not only satisfy the critical outer aesthetic/recreational needs of those living in greater inner density, but also serve the very utilitarian purposing of storm water mitigation and remediation. That these possibilities have been so easily dismissed is perhaps the most troubling of the proposed land use changes.

The old golf course is far from pristine but even as a remnant of something wild now past, it deserves better than the treatment proposed.

It would be easy for TGCA or HPCA to inflict the posture of no development here, no way. Considering the long held assumption that the entire site would be a continuation of Confederation Park, this position would win favour of many of our residents. That this is the position of neither CA speaks to our recognition of the value of inner city densification and our desire to work collaboratively with development prospects. The refrain of poor public engagement is one that everyone is tired of hearing and many of us in the volunteer sector are tired of increasingly having to make.

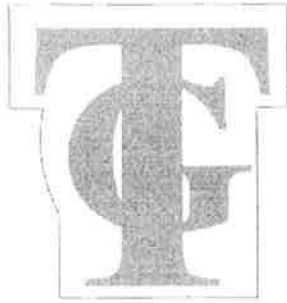
That with nearly every point of contact the horizon of community vision became ever distant and the prerogative of the developer became ever more dominant is demonstrative of the increasing alienation that CA's as a body and individual volunteers as their moving parts feel with the engagement process itself. The appearance of a fulsome engagement seems increasingly to mask the intent of its's actual efficacy. If that efficacy is the manufacture of consent and stifling of dissent, then this process was very effective indeed.

Sincerely;



Marvin Quashnick
VP Public Service
TGCA

CC'd Mayor Nenshi
Councillor Sean Chu
MLA Craig Coolahan



THORNCLIFFE GREENVIEW COMMUNITY ASSOCIATION

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To Heather Dybvig
RE: LOC2014-0190

March 4 2015

On behalf of the Thorncliffe/Greenview Community Association (TGCA) please accept this letter as our initial input, and thank-you for extending the time to comment beyond the February 2 deadline. We also appreciate the comprehensive package as a compliment to the application. Additionally we have found work done with the University of Calgary's Urban Studies and EVDS students in 2014 extremely beneficial and submitted comments by the Calgary River Valleys Committee instructive. We have followed the developer's engagement process in its entirety and although we have yet to hold our own public engagement, we have been hearing randomly from residents as well as seeking opinions from respected experts such as former Councillors Gael Macleod and Bob Hawkesworth.

Redevelopment of the Highland Park golf course has been a multi decade's long conversation for TGCA. More than any place in the area the Highland Park Golf Course is a space that long term residents feel they were cheated out of. This comes from expectations that the City of Calgary would eventually incorporate the golf course as the missing link between Confederation Park and the Nose Creek Valley. In that most ideal of visions the valley would rejuvenate to a more naturalized state with its native watercourses and riparian zones restored and the mature urban forest left largely intact. The site would be interlaced with pathways acting as the vital hub of connection to Nose Hill and Confederation parks, the Nose creek valley, and various paths of travel for pedestrian and cyclist alike. Now that the property appears to have been firmly lost to the private sector, these hopes may seem sadly unrealistic.

The package correctly recognizes the community of Thorncliffe bordering the northern perimeter of the site. It is the southern edge of our community but no less integral, no less important. Because this area of TG residents and businesses are somewhat isolated by McKnight Blvd to the north & the subject site to the south we feel that special consideration must be paid to their concerns.

Not surprising it is our initial findings that residents along Laycock Drive and 1st NW are mostly concerned about loss of their view, traffic impacts along already short-cut burdened streets, and general disruption over what may feel like a never ending construction process. They are encouraged however by the close proximity of the greenspace indicated in the early plans. As such they would like to see this space expanded along the full length of Laycock Drive and encompass the "northern spur" that touches McKnight Blvd. TGCA agrees with this especially in respect to the "northern spur" as this is a small segment with poor potential for development. It also contains a small enclosed watercourse and perhaps more importantly would provide an ideal regional pathway connection to the green-strip on the other side of McKnight and beyond to Nose hill. With any development TGCA attempts the precarious balance of special emphasis to those most directly affected while maintaining an overview of greater community, regional, and even civic values. While we will advocate hard for these residents specific concerns we fully appreciate that they are a minority.

For its part TGCA fully supports the aspirations of the Municipal Development Plan and feels this site has a potential to achieve some of those goals. Density absorbed by proximity to transit and integrated with commercial/retail areas while interlaced with active mobility and graced with green space buffers are amongst the attractive attempts of the proposal. Access to a future public space and an invigorated shopping area are where community goals, the MDP, and possibly even developer's interests may intersect. TGCA recognizes the effort that the developer has made to understand before presenting these offerings. While these overtures tempt community desires superficially, it is however impossible for TGCA to commit to support this re-designation at this time because of some very hard underlying misgivings. These need to be satisfied before TGCA can comfortably provide anything close to an unequivocal endorsement.

Underlying is the key word. Slope stability, un-compacted and possibly contaminated fill, a previous landfill site, vaulted creeks, a possible grade increase as much as four metres, incoming untreated storm water, and significant overland and subsurface flooding risk highlight yet unsatisfied questions. In the package the developer states the plan proposes to: "refine and enhance the historical and physical location of the lands" with an 84% reduction in existing trees, no effort to regenerate or even imitate a natural watercourse, and to raise the grade of the site to as much as 4 metres, this is a homage to the original valley in words only. Engineering at this scale is more an act of violence against the natural state than an enhancement. These are foundational issues that in the opinion of TGCA have been completely dismissed in the public discourse to date.

Slightly less obfuscated are what might be categorized as surface issues. TGCA has misgivings with the road layout and (largely) city owned remnant parcels adjacent. We understand that the spine road through the centre of the valley in the proposal attempts to satisfy both resident concerns of short-cutting as well as creating a channel for overland flooding. We accept this from the developer as a sincere attempt to address these two significant concerns.

We can't help however realize that this also creates an easy out for not daylighting the creek while at the same time creating a more isolated pod of development in the community which we find somewhat contrary to the MDP objectives. Furthermore there are concerns over the presented built form, but we will confine our comments to that of an uneasiness of the level of potential densities applied for and their ramifications not being adequately represented in visualizations presented. The shadow study for instance is concerning for the lack of specifics demonstrated.

All of these issues will have to be explored, reviewed, and confirmed by an impartial third party for TGCA to find the results remotely credible. It seems reasonable to have broader and more detailed examination of planning issues off site, of engineering issues within, but especially of all water issues both on and off site. Second perhaps only to both overland and subservice flooding risks, the storm water pre-treatment and retention must be a priority. The opportunity for real water quality enhancement must not be missed. A tangible first gesture would be that of a comprehensive study on the value of the existing mature urban forest. Its interception and reservoir capacities need to be evaluated before 84% is lost to this development.

Most disturbing are reports from residents, several with pertinent professional experience who have expressed to TGCA that their input during the engagement process was completely ignored. It would appear one could say what they like as long as the consultants liked what was said. Having observed several of these sessions, it is fair to describe them as somewhat manipulative. A certain degree of manufacturing consent is to be expected considering the engagement was directed by the property owner. The package is beautifully & skillfully done but ultimately it is a sales brochure of intent. Toadying to the MDP while crafting engagement results to appeal to the subliminal desires of residents. It mentions but lacks in visualization of key detriments of the project.

This is less a condemnation than an acknowledgment of craft to define a narrative. This makes even the most reasonable points of dissent appear as an echo of impertinence and irrelevance. It is essential for the development authority not to be lulled into a false fog of complacency. It may be awkward, it may even seem obstructionist at times, but a somewhat aggressive posture must be the impetus to drive an abnormally higher, yet needed level of diligence.

The goals of the developer are naturally different but possibly compatible with those of the community. We seek to be neither obstructionist nor quishing in our position. We only urge the necessary time and resources be allocated to satisfy at least the most major of concerns. This is not easy but it is the best way forward.

Sincerely;

A handwritten signature in dark ink, appearing to read 'M Quashnick', with a long horizontal flourish extending to the right.

Marvin Quashnick
publicservice@tgcacalgary.com

Smith, Theresa L.

From: Sarah Orton [sarah_michelle_orton@hotmail.com]
Sent: Wednesday, June 22, 2016 9:47 AM
To: City Clerk
Cc: Office of the Mayor
Subject: Highland Park Golf Course – OPPOSED to developers

Dear City of Calgary,

It is sad if you are willing to sell out to develop and keep losing green space in the city.

Putting in a huge development not only affects current ecosystems but traffic congestion and quality of the neighbourhoods in that area.

I agree with all the following reasons for opposing this:

1. they are destroying all the park space there, trees (500+) and getting rid of the wetland and natural springs that run through the area. I'm a tree hugger!! I enjoy seeing birds and wildlife and wish to preserve it. I enjoy the greenery in our neighbourhood.

2. it will cost the tax payers \$15-20M to cover upgrades to sewer. Oh and the developer only paid \$8M to buy it.

3. Distrust the developer - the original proposal to the community was 1600 units now its 4000+.

4. Size of the development is too dense - the current proposal plan is 3 times the size of highland park. This would tremendous impact the already busy 4th St NW and McKnight (cause increase traffic congestion).

RECEIVED
2016 JUN 22 AM 10:43
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Craig Pass [cgpass@yahoo.com]
Sent: Wednesday, June 22, 2016 9:53 AM
To: City Clerk
Cc: Office of the Mayor; Commn. & Community Liaison - Ward 4; Ward 7 Contact; hpca@shaw.ca; admin@tgcacalgary.com; Morrow, Gregory; Donna Marzolf; Deb Heap; s.roberto.bruno@gmail.com; Leanne Cantafio
Subject: July 4 Planning Matter - Highland Park Golf Course Redevelopment
Attachments: HPGC Redevelopment_cgp_22JUN2016.pdf

Dear City Clerk,

Please find attached my letter objecting to the proposed Highland Park Golf Course Redevelopment.

Regards,

Craig Pass
403-880-7779c

RECEIVED

2016 JUN 22 AM 10:45

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED
2016 JUN 22 AM 10:45
THE CITY OF CALGARY
CITY CLERK'S

Craig Pass
4812 1st Street NW
Calgary, AB
T2K 0X4

June 22, 2016

Office of City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB
T2P 2M5

Attention: Susan Gray
City Clerk

Subject: July 4 Planning Matter - Highland Park Golf Course Redevelopment
(Bylaws: 139D2016, 140D2016, 141D2016, 142D2016, 143D2016, 144D2016)

Dear Ms. Gray,

I am submitting this letter to serve as my objection and opposition of the proposed application to amend the Land Use Designation of the above noted properties. I am not opposed to a development in the Highland Park Golf Course (HPGC), but the proposed development should be better suited to the existing conditions of the site and surrounding community.

The following are the reasons that I object to the proposed application, both as a resident of a neighbouring property and as a resident of Calgary.

1. The density is simply too high. The proposed number of units (2100) is "more than the land can bear". This has resulted in large, very tall buildings with several more than 15 storeys.
 - a. Rather than cram as many units into a small area with many topographic constraints, the proposal should be planned to better fit the existing site
2. This large number of units and buildings also creates a scenario, which requires the site to be radically altered. Over 90% of the existing trees will be removed and the entire site filled with 3 – 5m of imported soil.
 - a. More should be done to save the trees, it seems like no effort has even been invested in this. Removing 90% of the trees is very disappointing
 - b. Reducing the footprint and number of units would minimize the impact to the existing trees and preserve the existing valley
3. There is a missed opportunity to provide stormwater treatment to a large area of NW Calgary, which spans over 17 communities. The current proposal only

provides dry ponds, which will not remove sediments from entering Nose Creek and the Bow River. In 2005, The City of Calgary approved a strategy to reduce sediment loading in the Bow River to 2005 by 2015. A stormwater study in 2008 (Dillon Consulting) identified the opportunity to place wetponds in HPGC that would provide stormwater treatment to over 2293 ha of NW Calgary.

- a. By allowing the proposal to proceed without providing stormwater treatment to upstream catchments, The City is going against their own strategy
 - b. There will be no better opportunity to remove sediment than at HPGC
 - c. This proposal does not provide an amenity which would serve a very large number of Calgarians
 - d. A proposal that provided stormwater treatment would reduce the number of units and provide a natural wetland amenity for the development and the community
4. A number of elements related to the proposal are tied to the proposed Green Line. If the proposed Green Line does not proceed as planned or stations are not placed as proposed, this would radically alter the nature of this development.
- a. The proposal only works if there is a Green Line, much of the justification for density and units is based on Transit Orientated Design (TOD)
 - b. If the development proceeds without the Green Line in place it will place a huge burden on local road infrastructure
 - c. A decision on the proposal should be deferred until the decision in October from the provincial government
5. This is a very large, complex proposal that impacts a large number of Calgarians, not just the residents in immediate vicinity. Was the impact in this development considered against the long term growth of the area? I don't believe so, because there is no current planning document on file to guide the development of the area. A large number of lots in NW are zoned for infill, but currently have single family homes, if even half of these were redeveloped it would double the population. This proposal doubles the current number of units in Highland Park, so it is like adding another entirely new community to NW Calgary.
- a. A planning study for the inner NE/NW Calgary should be completed to better understand the impact of future infill developments
 - b. A wider area of NW Calgary should have been involved in this decision process
6. Having everything zoned a direct control. This removes the ability to set actual building heights and densities. Previous proposals had zoning such as "Multi-Storey High Density, etc".
- a. There is no certainty with direct control
 - b. The development could be sold to another party that would not adhere to previous decisions

During the planning process, I had the opportunity to view the Calgary Planning Commission meeting on May 5, 2015. During that meeting, this matter was reviewed

and was approved 7-1. The one vote against the proposal was from Mr. Greg Morrow. Mr. Morrow's remarks are found in the supplied planning material for this file. In addition, the following provides a summary and supports my objections.

From Mr. Morrow on May 5, 2016:

1. Usually is in support of infill development, but found this a very difficult file.
2. Civic engagement. Different options were presented, but the option moved forward was radically different than the community preferred option
3. Density. The number of units related to the topography and the overall number of units being 30% more than a similar community in Boston.
4. Distribution of density. Some of the largest/tallest buildings are out of the TOD area. Direct control does not provide certainty and could work against the TOD objectives.
5. Site Strategy. Best practice is to develop sensitively to the environment and social context. The proposal is the anti-thesis to sensitive development.
6. Particular Problems. There is no landscape buffer to the east, the land use has no density controls, 2100 could in fact be much higher and the building envelopes do not create appropriate transitions to adjacent homes.
7. Lack of Coordination. More should be done to understand the relationship to the Green Line, McKnight Widening and required stormwater management.

Based on my objections and the items presented by Mr. Morrow, I think there is an opportunity to get this proposal right, rather than pass it through in the interest of the developer because it has been in progress for three years. When considering the immediate neighbourhoods and larger area, there are many impacts that could have long term affects and future costs (financial and social) to Calgarians if not properly addressed at the planning stage.

Thank-you for considering my letter and I ask that City Council vote against these proposed bylaws.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CP' or 'Craig Pass', is located below the 'Sincerely,' text.

Craig Pass, P.L. (Eng.)
Civil Infrastructure Engineer

Albrecht, Linda

From: Leanne Cantafio [leanne59@yahoo.com]
Sent: Wednesday, June 22, 2016 11:08 PM
To: Craig Pass; City Clerk
Cc: Office of the Mayor; Commn. & Community Liaison - Ward 4; Ward 7 Contact; hpca@shaw.ca; admin@tgcacalgary.com
Subject: July 4 Planning Matter - Highland Park Golf Course Redevelopment
Attachments: Highland Park Letter.pdf

Hello,
Please find attached a letter outlining my opposition to the application to amend the Land Use Designation of the Highland Park Golf Course.

Sincerely,

Leanne Pass

RECEIVED
2016 JUN 23 AM 8:30
THE CITY OF CALGARY
CITY CLERKS

22 June 2016

Leanne Pass
12 Heston Street NW
Calgary, Alberta T2K 2C1

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Postal Station 'M'
Calgary, Alberta T2P 2M5
Attn. Susan Gray, City Clerk

RECEIVED
2016 JUN 23 AM 8:30
THE CITY OF CALGARY
CITY CLERK'S

Subject: Application to amend the Land Use Designation at the Highland Park Golf Course

Dear Ms. Gray,

Please accept this letter as my statement of opposition for the re-development of the Highland Park Golf Course. I am a resident of Highwood, and a property owner on 1 Street NW at Laycock Drive, which is directly adjacent to the Highland Park Golf Course. The application to amend the Land Use Designation (zoning) should be denied. The reasons for my opposition are laid out below.

The area is currently a green space, with mature trees providing important habitat to urban wildlife that could include hawks, owls, rabbits, ground squirrels, and migratory birds. Historically, the site included confederation creek, which has since been encased in underground piping. Even though the area currently provides much needed habitat for urban wildlife, the natural form of the area, namely with the natural creek flowing through would provide even better habitat. By not investigating the possibility of naturalizing the area, I am of the view that the City of Calgary is missing an opportunity to increase and improve natural areas in the city.

This area is important for stormwater management. There is a large stormwater trunk that passes through, and previous studies found that this was the most appropriate use for this land. In addition to the current stormwater infrastructure, by nature of being undeveloped, and vegetated land, the area provides pervious services for rain water to infiltrate to groundwater. During development, the amount of impervious services would increase dramatically, increasing the risk of flash floods in the area. These changes in natural infiltration would also negatively impacting water quality in Nose Creek (whose water quality is already poor), and subsequently the Bow River due to increased surface runoff of stormwater. Natural infiltration to groundwater is an important part of the hydrological cycle. I am of the view that the potential impacts from these changes have not been thoroughly considered.

In addition to providing a refuge for urban wildlife, the area could also provide refuge for City of Calgary citizens. The use of the area as a Golf Course under the land use Special Purpose – Recreation provided recreational and fitness opportunities for Calgarians. To keep the land use designation as Special Purpose – Recreation or to amend it to be a Park would be of great benefit to Calgarians in terms of quality of life and health. There is more to a city than townhouses, condos, apartments and strip malls. What makes urban neighbourhoods truly liveable and comfortable are its parks, and recreational opportunities.

Understanding that the likelihood that a complete rejection of the project is unlikely, there are other aspects of the development that need further consideration and large scale amendments. To begin, the consultation for this application has been inadequate. We first learned about the project by way of a mail-out from the applicants. Since that time, the development proposed has significantly changed with little consultation with the community or opportunities to provide feedback.

There is insufficient detail regarding the density of the proposed development. By zoning the area Direct Control, the final density is not known. The final build forms are also not known, suggesting that large towers, inconsistent with the character of the surrounding area could be built on the site. Without knowing the approved density, the full extent of the potential impacts of this development on factors such as traffic and utility upgrades required cannot be predicted.

The green space the developer commits to providing in its application is limited to the Public Utility Land (PUL), areas that would remain undeveloped. By their nature. By labeling the PUL as green space to be provided is an insincere representation of the situation. The green space that is proposed in the application is primarily inward-facing, and not accessible to the remainder of the community. Creating inter-connected pathways and green space will make the community more walk-able, bike-able and liveable. It is not clear how any green space or pathways provided will connect with the surrounding community and pathways. Further consideration needs to be given to green space, ensuring it is connected to the surrounding community.

The changes to the landscape that the developer proposes are required to build on the hilly, lowland site are significant. Filling the lowland areas with 3-5 metres of fill will pose technical challenges. I am concerned about future costs associated with maintaining public or private infrastructure on an area where the landscape has been manipulated so drastically. Should problems occur, they will happen at some in the future, when the developer has completed their work, requiring the City of Calgary to cover maintenance and repairs. I do not trust that the developer has done or will do enough research to fully understand what will be required to ensure infrastructure will be safe for years to come.

Between this application, the Green Line and the McKnight Blvd work, there is significant work on the table for the north central portion of Calgary. All these proposals appear to be occurring separately, with little consideration for how these developments need to work together. In this application, the developer has indicated the area falls within the areas considered for Transit Orientated Development, and has used that as justification to increase the density of the proposed land use. Details for the Green Line project, including station locations have not been confirmed. The assumptions used by the developer to support increased density need to be verified. This can only happen if there is a comprehensive review of how the various projects proposed for the area can work together, by way of an area redevelopment plan.

Thank you for considering my feedback. I hope that on July 4th Council will vote to reject the current application to amend the Land Use Designation of the Highland Park Golf Course.

Sincerely,

Leanne Pass M.Sc., P.Ag.

Albrecht, Linda

From: Carla Penney [CPenney@wcap.ca]
Sent: Thursday, June 23, 2016 9:07 AM
To: City Clerk; Office of the Mayor; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Deederly, Scott; Nkemdirim, Chima
Cc: Chu, Sean
Subject: Highland Park Golf Course Development
Attachments: Community Letters- June 20.docx

Please see attached a letter expressing my concerns regarding the golf course development plans.
I plan on attending Council on July 4th at 9:30 am.

Sincerely,

Carla Penney
Cell: 403-651-1238

RECEIVED
2016 JUN 23 AM 9:16
THE CITY OF CALGARY
CITY CLERK'S

June 21, 2106

Dear Major Nenshi and all Councilors,

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

I have already written to Councilor Sean Chu. He was kind enough to call and speak to me regarding my concerns. Unfortunately, at the end of the conversation, I felt even more dismayed. He led me to believe nothing can really be done to influence the development plans. I truly hope this is not the case.

To be perfectly clear, I do not oppose development of the golf course. Nor do I oppose high density development. I only oppose how the developers are proceeding and the complete disregard for the betterment of the community.

The main issues I oppose are:

1. The proposed density is unclear, and **too** high for the area:

- The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units. Sean Chu says the 'developer' promises they will not build to full limit of 4000 units. However, what happens when developer sells off parcels. We have no control. We would have to fight each step of way.
- The original plan did not include up to 16 or 18 story buildings. Height should be restricted. Even more so, if the only way the land can be developed is by filling in the wetland.
- The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
- Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
- There was no market analysis done for this plan.

2. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.

3. The plan does not preserve / protect the natural springs and wetlands in the valley. From what Sean Chu said, this cannot be changed. I would like to know why. If this is the only way to

develop the land, then a timeline to complete is needed. We do not need years of dump trucks going in and out of our community and destroying our roads.

4. The development would result in 6% greenspace in Highland Park. This is well below the minimum 10% required of new communities that are developed in Calgary. In order to attract the demographics of young families and professionals to this development, it is in the best interest to increase the greenspace. As well as to protect as many natural trees as possible and not remove over 500. Sean Chu suggested we can only influence where the green space is set at this point, we cannot influence the % - why?

5. The City will need to spend \$15 - 20M to upgrade infrastructure (sewer lines). I am opposed to City Taxpayers subsidizing this cost for the developer. Again Sean Chu said this cannot be changed – why?

6. Lack of guarantees re timelines / completion:

- The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community. This will be potentially compounded by additional construction during the Greenline development. Again Sean Chu suggests there is nothing to be done about this – why?

7. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. It appears city council just wants to push this through with least amount of input from the community. Sean Chu mentioned to me that if we try and oppose any development, councilors will approve anyway. Really?

8. There is no holistic plan for this area to protect and enhance the existing community and tax payers. Inner City Communities can not be asked to take the brunt of high density without thoughtful planning and appropriate investment. There needs to be a balance with high density development, appropriate green space, and commercial development. Let's make this a vibrant inner city community where people will come from other communities to enjoy the pathways and shop at local businesses. Can we ensure the developer keeps certain amount of property for commercial units?

I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development. I urge you to reject the current proposal.

Sincerely,

Carla Penney

RECEIVED
2016 JUN 23 AM 9:17
CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Mary-ann Petersen [zena24@shaw.ca]
Sent: Tuesday, June 21, 2016 10:27 AM
To: City Clerk
Cc: Chu, Sean
Subject: Highland Park development proposal

My husband and I have been a community member of Greenview for the past 4 years and hope to for many more. We neighbour onto Highland Park and will be impacted by the development that is proposed.

We have had concerns over the past years as we have experienced a significant increase in criminal activity in the past year. I wanted to express my concern with this new development in Highland Park. I agree that the area needs to be revamped and improved as it has gone downhill and lost its appeal. However by proposing over 2,000 units in such a small area incredibly increases our density and increased crime risks.

I am sure this is due to an increase in rentals in the area and our already diverse small community. By adding this many units could potentially increase our population by 10,000 people possibly in an area that is so small already. The other implication is parking - we already have a huge challenge with parking in our neighbor because of the amount of condos and rentals there is not enough parking available. This needs to be considered when building to assume that most people with take transit it not realistic you need to consider that impact also.

That space would be wonderful to keep for green space in our ever growing city. Calgary continually loses our parks as our city expands up and out. I am not opposed to updating that area but with those proposed numbers of units it makes it hard to accept as a community in an area that is already pushed by subsidized housing, rentals and crime.

If you have any questions please let me know.

Sincerely,
Mary-Ann Petersen
4519 Greenview DR NE

RECEIVED
2016 JUN 21 AM 10:47
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: David Follis [dgf045@telus.net]
Sent: Tuesday, June 21, 2016 10:34 AM
To: City Clerk; Office of the Mayor; Chu, Sean
Subject: Highland Park Golf Course Redevelopment

I oppose the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

1. The proposed plan decimates the valley environment including the removal of most, if not all, the trees.
2. The 4,000 number of units to be built is excessive making Highland Park's density too high.
3. This number of units will substantially increase the local traffic. There is no plan to address this.
4. Greenline and this development will be developed separately, this needs to be addressed.
5. I am opposed to Calgary taxpayers subsidizing the infrastructure upgrade for the developer.

I urge you to reject the current proposal.

David Follis
229 Theodore Place NW
T2K 5L7

RECEIVED
2016 JUN 21 AM 10:47
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Linda Schlegel [linda2@behrendsgroup.com]
Sent: Tuesday, June 21, 2016 10:38 AM
To: City Clerk; Chu, Sean
Subject: Highland Park Golf course development opposition

Good morning,

I have a few concerns regarding the proposed development at the Highland Park golf course site.

I find it appalling that the City seems to be on board with this development that will destroy hundreds of big, beautiful trees. Especially with what happened in our September snowstorm I find it hypocritical that the City would allow this destruction.

There is a huge opportunity here to develop an amazing green space – especially when you consider the vaulted creek that runs through this area. It just breaks my heart to think that this whole beautiful area could be mowed under for such a high density housing project, not to mention the complete mess the roads are going to be with all these extra people trying to drive on roads that are nowhere near able to handle all that extra traffic.

Is there anything that can be done to tone this development down to a reasonable level?

Sincerely,

Linda J. Schlegel

RECEIVED
2016 JUN 21 AM 10:47
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: monique gibbs [moniquegibbs@shaw.ca]
Sent: Tuesday, June 21, 2016 10:59 AM
To: City Clerk
Cc: Greenview Cares; Chu, Sean
Subject: Highland Park Golf Course that is scheduled to go to City Council on July 4 - OPPOSED

Hello City Council,

I am OPPOSED to the development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

for the following reasons:

1. Size of the development being proposed by the developer is too dense for Highland park (and the rest of the surrounding communities - traffic on McKnight, 4th etc is already congested . The proposal submitted originally to the community was only 1600 units. I realize that the city needs additional places for people to live but 4000+ units in the complexes being proposed (i.e. 3 times the size of Highland park) is too big. This is why I moved to this neighbourhood not the suburbs (less dense here).
2. destroying all the park space, trees (500+) and getting rid of the wetland/natural springs that the province has dedicated as wetland. I enjoy seeing birds and wildlife and wish to preserve. I enjoy the greenery in our neighbourhood
3. 50+ truck loads of dirt moved in to level the land. And a cost \$15-20M to the tax payers to cover upgrades to sewer.
4. Developer left a bit of a bad taste in my mouth by swirling around the original proposal of 1600 to 4000+ units

- solution 1000 units only and preserve 1/2 the space for wetland, dog park, people park and greenery

Thank you

a concerned citizen in neighbouring community of Thorncliffe/Greenview
residence: 808 Thornhill Dr NW

Monique Gibbs

Albrecht, Linda

From: Adam Phillips [adamjamesphillips85@gmail.com]
Sent: Thursday, June 23, 2016 9:00 AM
To: Ward 7 Contact; Office of the Mayor; Commn. & Community Liaison - Ward 4; City Clerk
Subject: July 4 Planning Matter - Highland Park Golf Course Redevelopment
Attachments: HPGC Redevelopment.pdf

Dear City Clerk,

Please find the attached letter objecting the proposed Highland Park Golf Course Redevelopment.

Regards,

Adam

RECEIVED
2016 JUN 23 AM 9:06
THE CITY OF CALGARY
CITY CLERKS

ADAM PHILLIPS

448 Thornhill PI NW, Calgary AB

T2K 2S5

Adamjamesphillips85@gmail.com

RECEIVED
2016 JUN 23 AM 9:06
THE CITY OF CALGARY
CITY CLERK'S

June 23, 2016

Attention: Susan Gray
City Clerk

**Subject: July 4 Planning Matter – Highland Park Golf Course Redevelopment
(Bylaws: 139D2016, 140D2016, 141D2016, 142D2016, 143D2016, 144D2016)**

Dear Ms. Gray,

I am submitting the letter to serve as my objection and opposition of the proposed application to amend the Land Use Designation of the above noted properties. I am not opposed to a development in the Highland Park Golf Course (HPGC), but the proposed development should be better suited to the existing conditions of the site and surrounding community.

I am a resident of neighboring property, this project will directly affect myself and my family. Below are the reasons that I object to the proposed application.

1. The density is too high. The proposed number of units (2100) is more than the land can bear. The proposal will result in very tall buildings, which does not fit into the community.
2. This large number of units and buildings also creates a scenario, which requires the site to be radically altered. Over 90% of the existing trees will be removed and the entire site filled with imported fill material. More needs to be done to preserve the exiting trees and landscape.
3. A number of the elements related to the proposal are directly tied to the proposed Green Line. If the Green Line does not proceed as planned or stations are not

developed as originally proposed at centre street and McKnight, it would radically alter the nature of the development.

- a. The proposal only works if there is a Green Line adjacent to the proposed development. Much of the justification for the proposal is centered around the Transit Orientated Design (TOD).
 - b. If the develop proceeds without the Green Line, it would place a huge burden on McKnight, Centre Street, and 4th Street.
4. Have everything zoned as direct control. This removes the ability to set actual building heights and densities.
- a. There is no certainty with direct control
 - b. The development could be sold to another party that not adhere to previous decisions.
5. I don't believe enough has been done to incorporate bike paths and walking path connections between Nose Hill, through Thorncliffe, the proposed development area and to Nose Creek and Confederation Park.
- a. I have not seen any proposed developments to calm traffic or construct safe over passes on McKnight, Centre Street or 4th Street.

Based on my objections and the items presented in local Highland Park community meetings, I believe there is an opportunity to develop this site correctly. When considering the immediate neighborhoods and NW of Calgary, there are many impacts that could have long term affects and future costs (financial and social) to Calgarians if this development is not executed properly.

Thank-you for considering my letter and I ask that City Council votes against these proposed bylaws.

Sincerely,

Adam Phillips, C.E.T.

Smith, Theresa L.

From: Mark Pollon [markpollon@hotmail.com]
Sent: Wednesday, June 22, 2016 11:18 AM
To: City Clerk
Subject: Highland Park Golf Course Development

As a resident of the Highland Park community, I would like to express my concerns regarding the proposed Highland Park Golf Course Development.

- 1) Condo building height needs to match the surrounding low-rise homes (15 stories is not acceptable - this is not downtown and highrise condos do not match the surrounding community)
- 2) Traffic plans need to address poor visibility intersections along 40th Ave NW and allow safe pedestrian crossing (not just at Centre Street and 4th Street).
- 3) The city needs to set an aggressive completion date for development (10-15 yrs is not acceptable). Even 5 years is excessive for an established community that does not expect to deal with construction periods expected in a new community.
- 4) Construction execution plans, schedules, and dust & weed mitigation plans need to be submitted for review and approved prior to allowing construction to begin
- 5) Integration with the LRT expansion plans

I plan to provide additional feedback after fully reviewing the amended plan submitted May 2016.

Overall, I do support the project but feel the Developer has not listened to all of the concerns of the community.

Regards,

Mark Pollon

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2016 JUN 22 AM 11:48
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Heather & Ryan Pylatiuk [pylatiuk@gmail.com]
Sent: Tuesday, June 21, 2016 1:30 PM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima; hpcavolunteercoord@gmail.com
Subject: Opposed to Highland Park Golf Course Development

Dear City of Calgary Mayor and Councillors,

I am a Highland Park resident and I am concerned about the proposed development of the old Highland Park Golf course. I have lived in this area for 16 years and have come to realize over the years how little accessible green space Highland Park has.

When my family wants to spend time outdoors, going for a bike ride, hanging out in a park, or walking around, looking in shops and eating ice cream, we never stay in Highland Park. We leave our community and enjoy other communities: Tuxedo, Mt. Pleasant, Highwood, or Crescent Heights. That is a sad statement.

I would like to have the opportunity to enjoy green space in my own community. I shouldn't have to drive my kids to a park so they can exercise.

I would like my children to enjoy and appreciate nature, even in a city. The proposed destruction of wetlands and the creek bed that runs through the Highland Park golf course site is a shameful legacy to leave to all of our children.

I have noticed that the trees on the former golf course site are being neglected. This is a passive aggressive approach to removing those trees. The developer wants approval to remove trees, but there is a risk that they would be restricted from removing healthy trees, so they are neglecting them and making them unhealthy and a safety hazard, ensuring removal is approved. I find this fundamentally deceitful.

Our neighbourhood is not the most affluent in Calgary. We have a higher number of new immigrants and lower income families than in areas such as South Calgary or Hillhurst. There is a reason that 'public outcry' is possibly less vocal coming from Highland Park than it would be coming from Mt. Pleasant. Our residents may not be as comfortable, aware, or able to speak in their own defense and to advocate for positive change.

A poorly designed development shouldn't be railroaded through at the expense of the most vulnerable. And that is what this seems like – an affluent neighbourhood wouldn't get their wetlands destroyed and their green space reduced to below the recommended threshold. The squeakiest wheels do get all the grease and I believe our city council's role, your role, is to balance things out, and look for what is best for our communities, not approve a substandard plan just because it is the plan that exists.

Highland Park deserves better.

I oppose the proposed development plan.

Heather Pylatiuk

RECEIVED
2016 JUN 21 PM 1:43
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

RECEIVED

From: msrobin1@telus.net
Sent: Tuesday, June 21, 2016 3:31 PM
To: City Clerk
Subject: Fwd: Highland Park Redevelopment
Attachments: Highland Park Golf Course Letter June 21.docx

2016 JUN 21 PM 3:43

THE CITY OF CALGARY
CITY CLERK'S

Oops...forgot you :)

----- Forwarded Message -----

From: msrobin1@telus.net
To: themayor@calgary.ca
Cc: "sean chu" <sean.chu@calgary.ca>, debheap@hotmail.com, presidenthighlandpark@gmail.com, "diane colley-urguhart" <diane.colley-urguhart@calgary.ca>, "brian pincott" <brian.pincott@calgary.ca>, "druh farrell" <druh.farrell@calgary.ca>, "ward sutherland" <ward.sutherland@calgary.ca>, "richard pootmans" <richard.pootmans@calgary.ca>, "gian-carlo carra" <gian-carlo.carra@calgary.ca>, "shane keating" <shane.keating@calgary.ca>, "joe magliocca" <joe.magliocca@calgary.ca>, "peter demong" <peter.demong@calgary.ca>, "jim stevenson" <jim.stevenson@calgary.ca>, "ray jones" <ray.jones@calgary.ca>, "jamal ramjohn" <jamal.ramjohn@calgary.ca>, "scott deederly" <scott.deederly@calgary.ca>, "chima nkemdirim" <chima.nkemdirim@calgary.ca>
Sent: Tuesday, June 21, 2016 3:30:35 PM
Subject: Highland Park Redevelopment

Good afternoon,

My thoughts on the upcoming development.

Regards,
Melissa Robinson

June 21, 2016

To MY public representatives:

Wow! I am disappointed in the results of the Calgary Planning Commission's approval of the Highland Park application.

I don't believe the interests of the existing residents and the legacy this type of precedence have been addressed.

I have been involved in the planning process right from the beginning with Maple Developments.

My biggest concerns??

- Flooding and Liability
 - The City states it has an obligation to provide this developer flood mitigation for this development. AT THE COST OF THE TAXPAYERS. If we bore the costs, why does the DEVELOPER RECEIVE ALL OF THE ECONOMIC BENEFIT???
 - If it floods again, is the CITY OWING THE LIABILITY of it? The developer(s) will be long gone.
 - When I purchased my property in 2007 I was told that the land was deemed a flood zone and there was not to be any building on it. What changed?
- Greenspace
 - Two beautiful Artisan springs will be buried. So much for a legacy our children and their children could enjoy.
 - The ratio for greenspace to residents will actually decrease due to the amount of density proposed.
 - Knock down over 500 trees, how is that helping to provide a healthy environment for your constituents?
- The Green Line
 - No planning yet...how can you assess the impact when this isn't even created? Centre Street is busy now – do you expect all of these drivers to just one day embrace taking transit?
- Highland Park has been requesting an Area Redevelopment Plan for years
 - And we are still waiting....what is being hidden from us?

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- Density
 - We need maximum densities specified, at logical locations. The redevelopment plan commenced at 1,600 units, we are now at 2,100 with the proposal at 4,000. This is very disproportionate to other developed communities...WHY?
- Parking/Street Access
 - I can't park in front of my house due to the number of rentals.
 - The plans keep changing and I have no faith that the streets will be where they are on the map now.

I could add more concerns, but I am choosing not to.

I am a born and raised Calgarian. I am SO disappointed in lack of response the city has provided the requests from the Highland Park Community Association, for clarity, intention, goals and an area plan.

I am ashamed that the people we vote into power ignore the people that are supposed to represent us.

The majority of taxpayers would probably wonder why the City has taken on the responsibility of storm water mitigation for the developer. Why should the taxpayers pay for this and have the developer be the one that financially benefits?

I understand the City may have the responsibility of flood mitigation. Buying the property outright would be a more cost effective approach and the City would actually receive something for the money. The only thing we will receive now is the legacy liability that accompanies it.

Regards,
Melissa Robinson

Albrecht, Linda

From: cruetz@gmail.com
Sent: Sunday, June 12, 2016 10:32 PM
To: City Clerk
Subject: Online Submission on LOC2014-0190

June 13, 2016

Application: LOC2014-0190

Submitted by: Curtis Ruetz

Contact Information

RECEIVED
2016 JUN 13 AM 7:41
THE CITY OF CALGARY
CITY CLERK'S

Address: 207A - 4455 Greenview Dr. NE

Phone:

Email: cruetz@gmail.com

Feedback:

As a resident that lives neighboring the proposed areas of land, I support rezoning the majority of the former Highland Golf Course land. It is a large, valuable area that is currently sitting stagnant. However, I do not support the rezoning of the portions of land adjacent to Centre St. Especially the eastern portion. The eastern portion was not part of the Highland Golf Course operating area and it seems as though this rezoning is sneaking it in for the sake of adding more commercial space. The eastern portion is a well traveled pedestrian route from the businesses at the Centre St/McKnight Blvd intersection, as well as the Calgary Transit stop across from it. Building a strip of properties along this area will cut that route off if a pedestrian path is not built through it. Being an off leash dog area that borders Centre St, McKnight Blvd, Greenview Dr, 41 Ave, and Edmonton Trail, the pedestrian use of this area is quite extensive and popular. Both the eastern and western portions of green space directly adjacent to Centre St give a nice break from the cross streets and parking lots facing most of Centre St all the way to Downtown. This directly results in this portion, during most times of the day, being one of the fastest moving traffic areas on Centre St. During rush hour however, this is quite the opposite due to the long wait times at the McKnight Blvd intersection. Every weekday, northbound traffic will be backed up to the 41 Ave intersection from the McKnight Blvd intersection in the afternoon rush hour. The last thing this area needs is more intersections and traffic lights. In summary, I support the rezoning of the main former Highland Golf Course land, except for the portions directly adjacent to Centre St. I am firmly in opposition to the part of the proposed land rezoning east of Centre St.

Smith, Theresa L.

From: Andrew Stagg [kastagg@shaw.ca]
Sent: Tuesday, June 21, 2016 10:25 PM
To: City Clerk
Subject: Highland Golf Course redevelopment

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2016 JUN 22 AM 7:56

THE CITY OF CALGARY
CITY CLERK'S

To Susan Gray, City Clerk

Ms Gray:

I am writing in response to the notice sent on planning matters which will be discussed by city council on Monday 4 July 2016. I ask that the following be included for consideration by the councillors at that meeting.

Andrew Stagg, CD PEng
403-807-6063

As a resident of the 300 block of McKnight Blvd NW, I will be very directly affected by several development plans including:

- Highland Park redevelopment;
- Green Line;
- Center Street North, and
- McKnight Blvd widening.

In addition, there are plans being developed for 4th St W, Edmonton N and Nosehill Park which are all within a reasonable walking distance. All of these will affect my neighbourhood and my property and are being examined in isolation from each other. I am writing to ask you to consider the cumulative effect of those projects during the upcoming council meeting of 4 July. I'd like to draw your attention to the information posted by the developer at <http://reimagining.ca/wp-content/uploads/2016/05/Evolution-of-Illustrative-Plan.pdf> which shows the developers' plan before and after their discussions with the city. The developers' document does not show any of the plans originally shown to the community and used as the basis for gathering input in 2014 and 2014.

My house is in the top left corner under the sentence "New kinds of housing options for the community." In this plan I would have a 2 story building roughly 60 meters south of my house and the slope would place the top floor roughly level with my house. Buildings of this height could be designed as townhouses with individual front doors and apartment style towers of up to 8 floors at each end of the block. This initial plan included green space and spaced trees which allow neighbors to meet and converse.

The second page is a very different development. Several 6 story buildings are placed closer to McKnight Blvd and oriented east to west. The towers have been increased in height to potentially 18 stories. Buildings of this size can only be apartment style with a common entrance. Their height and relative closeness is such that they will be taller than their distance away and their location will tend to create a permanent shadow over every existing house in my block. We will be located between a busy street and a tall apartment block close enough to look down into our living rooms.

During the public consultations in March 2016 I asked one of the city planners about the amount of shadow that I would experience as a result of the illustrative buildings. I was told to not worry because the elevation change of the valley would lower the building and there would be a shadow study done when the project proposed actual building plans.

Because of my previous experiences with the McKnight widening plan I am concerned. The McKnight widening studies and plans created 20 years ago limited the study area to 4th Street West through Center Street and on to 4th St East. The staff and engineers did an excellent job of looking at the choices for that zone and devised several innovative approaches to improving traffic flow within the defined study zone resulting in a 6 lane design with minimal interruptions. Unfortunately they didn't look at the right angle corner just to the west (where John Laurie Blvd meets McKnight Blvd) or the impact of the 4 lane bridge just east of the study zone where McKnight Blvd crosses Deerfoot Trail and the lights on the other side of Deerfoot. An hour invested in driving along the roadway being studied during peak traffic would have immediately told the team that they needed to solve more than just the 3 intersections from 4th West to 4th East. The additional constraints were brought up during the community consultations, the study zone was widened and ultimately a plan which addressed the entirety of the problems to the extent possible was put forward. Similarly, an hour walking around the old golf course would immediately show that the slope south of my block and along Laycock drive falls only 5 to 10 meters (before the filling operation occurs). Being told that a 40 meter tall building 30 meters south of my house won't cause shadowing because of a 5 meter elevation change really creates a perception that the city planners might be unfamiliar with the physical ground the project is changing.

The developer, like the city, has stated that the Green Line plans are still being developed and the actual heights and densities required by transit oriented development aren't yet final. Similarly, the McKnight widening plans are written but not funded and have regularly slipped down the list each time they come near funding. Collectively, these projects will completely change the nature of the community. I ask that the city deliver a community development plan which guides all of these changes so that they can be co-ordinated to create the kind of positive community the City of Calgary is famous for.

Andrew Stagg CD, P.Eng
403-807-6063

Albrecht, Linda

From: Donna Stefura [dstefura@telus.net]
Sent: Thursday, June 23, 2016 8:54 AM
To: City Clerk
Subject: Highland Village Green Re-development
Attachments: Dear Councillor.docx

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2016 JUN 23 AM 9:07
THE CITY OF CALGARY
CITY CLERK'S

Regarding the Highland Village Green re-development plan.

Dear Councillors,

First off, let me express how disappointed I am at the lack of communication the city has shown to its community associations. I have been involved in our Highwood Community Association for 17 years, been at almost every CA meeting, so imagine my surprise when our neighbouring Community Association President, Elise Bieche of Highland Park attends our meeting and informs us about a development that will have a direct impact on our community! We had heard nothing of this from our city representatives. The traffic increase, alone, is cause for concern. We already have speed and traffic issues through our neighbourhood and, at the level of density planned for this site, the issues will increase exponentially. Why weren't we informed? Perhaps the city was hoping we wouldn't notice.

That said, the purpose of this letter is not to outright oppose the development of the former Highland Park Golf Course; it is to express my disappointment at an opportunity to build something that could be awesome but, instead, being squandered in lieu of a density injection. Yes, something needs to be done with the site, as wonderfully natural as it is, nobody thought it would last. What I didn't expect was a total annihilation of all the beauty of the area.

The attraction for residents living in the surrounding communities and those wishing to join our communities is, well, best described in the names of our communities themselves;

- **HighWOOD**
- **Highland PARK**
- **GREENview**
- **THORNcliffe** (ok, admittedly, that one's a bit of a stretch, but you get my point)

The thought of the developer planning on removing all those beautiful 60 year old, mature, heritage trees is heartbreaking. As Our Honourable Mayor Nenshi said himself "They are members of our community". We've experienced enough of them destroyed during last 'Snowtember'. Replacing those legacy trees with hundreds of saplings is not the same, it only sounds good on paper. It will take another generation to see them the way the current trees are now.

As a community member, I take pride in my community. I often exclaim that we live in one of the best communities in the City of Calgary. Our trees, our cohesiveness, our sense of community are built on the integrity of our surroundings. We are the poster child of the City's initiative of Great Neighbourhoods. What I see is an opportunity to build on that concept by developing the former Highland Golf Course into a multi-use area that would service the surrounding communities. Not just condos. I would like to see more greenspace to walk my dog, more restaurants and coffee shops where I could meet my friends and family, more places to connect with our neighbouring community residents. I would hope that our City would support this; after all, this is how to build great neighbourhoods and a great city.

I would, also, love to see Confederation Creek, a tributary of Nose Creek which runs beneath this valley, restored to its full glory as it is in Confederation Park and, ideally, bordered by those beautifully mature trees. The children of our communities need natural areas to thrive, however, the developers nebulous and shifting plans are, by no means, providing that.

Please reconsider allowing this plan to go through as it is. I ask you to come to the area and see for yourself the potential that this great space offers. More thought needs to be given to this development. This mistake cannot be undone!

Sincerely,



highwood
COMMUNITY ASSOCIATION
Donna Stefura
Summit Editor

Regarding the Highland Village Green re-development plan.

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Please reconsider allowing this plan to go through as it is. I ask you to come to the area and see for yourself the potential that this great space offers. More thought needs to be given to this development. This mistake cannot be undone!

Sincerely,

Donna Stefura

Highwood Resident

Albrecht, Linda

From: Heather Sweeney [sweeneyhi@yahoo.ca]
Sent: Thursday, June 23, 2016 8:25 AM
To: City Clerk
Cc: President Highland Park; Heather Knorr
Subject: Highland Park Golf Course Redevelopment: LOC 2014-0190
Attachments: 2016-06-23 Highland Park Golf Course Redevelopment Letter.pdf

Hello,

Please add this letter to the public record for the Highland Golf Course redevelopment item at the July 4 City Council meeting.

Thank you,
Heather Knorr

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2016 JUN 23 AM 8:29
THE CITY OF CALGARY
CITY CLERKS

Highland Park Golf Course Redevelopment: LOC 2014-0190

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2016 JUN 23 AM 8:29

THE CITY OF CALGARY
CITY CLERK

To Whom It May Concern:

Thank you for allowing me the opportunity to comment on the current proposal for the redevelopment of the Highland Golf Course. My husband and I live in Highwood directly across from the golf course, and are as concerned about and impacted by this development as the residents of Highland Park.

Originally, we were told that there would be 1,600 units, then 2,107. Now there is no cap on the number of units. This development has the potential to double or triple the number of units in Highland Park. The developer has been given so much flexibility that the community doesn't know what we are going to get.

We have been told that because this is not considered a new community, Calgary taxpayers will be paying for the upgrades to the infrastructure. That is unfair. Our property taxes have gone up again, and now we will also be expected to pay for something that we have not asked for. I have spoken with people in the communities surrounding the golf course, and have not heard even one say they are happy with the current proposal, and none want to pay for the infrastructure.

Currently, we look out at trees and sky, planes taking off and coming back in, and can see as far as Deerfoot Trail. With the current proposal we would see nothing but tall buildings. Imagine living for years with that beauty and suddenly being faced with an 18 story building instead of trees. Other communities protest when there is a proposal for 6 story buildings in their neighbourhood. This is a much bigger change to a community made up of single family homes.

In 2014, the city of Calgary lost approximately 1 million trees. One million. That is a massive number. We are now trying to retree YYC, and we should. Losing that number of trees was heartbreaking, and is devastating to a community. At the same time, the developer is planning to remove 95% of the trees on the site. Trees that provide oxygen, beauty, flood mitigation, and shelter for the many birds and animals in the neighbourhood. Instead we will have 15 years of construction. Ripping out trees and soil, dumping more soil to bring up the grade, construction noise and vehicle exhaust, and dust for 15 years. What an awful thing to look forward to. I know of people who have already sold their homes in Highland Park because they were sure that if they wanted to move once the construction began no one would buy their homes.

There is a creek under the golf course, and underground springs on the site. You can see and hear the water. I am disappointed that nothing is being done to preserve them, and in fact in the current proposal they will just be covered up. Studies are still being done on the environmental impacts and will not be available for some time. Why are we not waiting until the results of this study are completed?

We were very happy to see that traffic lights are expected to be added at 4 Street and 44 Avenue, but are also very concerned about the additional traffic that this development will bring. Adding

more than 2,000 units will bring at least that many more vehicles. The golf course is already surrounded by very busy roads on all four sides. The new development will bring additional congestion. At one open house we were advised that the Green Line is expected to launch within ten years, ahead of the original proposal of 2030. Ten years is only four years earlier, and if it were to be in use today, the current transit usage is already at capacity for an LRT line, and not everyone in the new development will use transit. In addition, parking within the development should be underground. Otherwise it will infringe on parking for existing residents, particularly with the discussion to ban parking on 4 Street during rush hour. It is simply unfair to punish current residents to accommodate a new development. Currently, I will not use the crosswalk on 4 St beside my house because it isn't safe. People don't stop. Now imagine bringing in thousands more vehicles.

We have been told there has been little public outcry. Having spoken with people both in the surrounding communities, and outside the surrounding communities, I disagree. However, if it is true, it is because there has been little community engagement. The surrounding communities were not engaged even though we will be impacted. The signs regarding the land use amendment are very few, and hardly visible.

There are none on 4 Street at all, the few on McKnight Blvd blend in to the fence and won't be seen by many because most people are driving by, and on 40 Avenue there is one that is on the ground, and one that blends in to the fence. It is not obvious from the sidewalk, never mind the street. I am told there are some scattered throughout the site. We have been told that we are trespassing if we are on the site, so why put more signs within the golf course than on the perimeter? The signs are the same size as would be used if someone wanted to build a deck in their yard. This is a 50 acre development. They should be larger, more visible, and they should be up and down the perimeter of the site. I am very disappointed in the signage. How can people get involved if they don't know that it is happening?

Yes, Calgary needs density, but at what cost? The cost of losing our wetlands, wildlife, and trees, taxpayers paying for upgraded infrastructure, and gaining even more traffic than we have now, is too high a price. We need reasonable density, with a quality development that will integrate into the community instead of being forced into it. We deserve a better plan.

This development will forever alter the fabric of our communities and our city. We are not opposed to the development. We are opposed to the current proposal for the reasons I have mentioned above, and the speed with which it is being put through. It is happening too quickly for a development of this scope. The Bridges and East Village were of a similar scope, and they were not rushed through like the Highland golf course redevelopment. The Green Line, which is ever-changing, the McKnight Blvd widening, and the golf course redevelopment must be looked at as one big picture, not separate issues. They are literally connected to one another. More studies must be done on the environmental impacts and traffic issues. Please imagine this happening next to your home, and wait to make a decision on this proposal until we have all the information.

I appreciate your time and consideration in this important matter.

Sincerely,
Heather Knorr

4811 4 St NW
403-510-3894

Smith, Theresa L.

From: Julie Tang [JTang@petrusresources.com]
Sent: Wednesday, June 22, 2016 1:09 PM
To: Chu, Sean; Office of the Mayor; City Clerk
Subject: Highland Park golf course development proposal

Hello Councillors and Mayor,

My family and I have called the Highland Park Community "home" for over 10 years. We were attracted to the area due to proximity to downtown (work commute) and lovely green space and parks nearby so we built our beautiful home to raise a small family. Between full time work, care for our aging parents and 2 very active elementary aged kids, we sometimes are slow to react to the changes in our community. Our community and friends have alerted us to the development plans on the Highland Park golf course and we wanted to ensure our concerns and voices are heard and taken into account in the City's decision making.

I understand it's the wish of City of Calgary to increase the density in inner city communities. We live in an infill so we are supportive and understand. However, given the larger scope of the Highland Park golf course development proposal, we have these concerns:

- The original proposal shown to the community demonstrated 2,100 units, before the developer sought a plan of extra 1,600 units. Now it has the potential to be over 4,000 units. This is a HUGE difference. I would like to understand the rationale behind the 100%+ increase.
- I would like to see the city of Calgary put a cap over how many units are allowed to be built.
- Traffic issues- Except for the express buses stopping at specific locations, there are only two buses serving the community: #2 on 4th street and #3 on center street. I don't know if you have ever taking the buses on rush hours. It's jam packed. I know the city has increased the length of the buses to accommodate more people, but keep in mind that the developers are building new houses north of Calgary at rapidly rate and many of them will "park and ride" on these two buses. Assuming the city is hoping almost all the newcomers from the 4,000 units will ride a bike or take the buses to work, you are looking at 12,000 people (based on 3 people per unit) potentially.
- Now people may argue the proposed green line C-train will serve the increase in population. But based on the information online, the idea is still in early stage and there is no guarantee the mega project will have sufficient fund to be built. Even then we are looking out to 15-20 years later. So meanwhile, how the city plans to move the people around?
- The proposed green line also asks to narrow the center street to one way traffic on each side north of 24th avenue based on my understanding. Even if only 1/3 of the newcomers commute to work by car, I can foresee MORE traffic congestion on center street and McKnight Blvd. It's so bad now already that I cannot imagine how much worse it can become. I don't think the city has really thought that out. Again, we need to find a good balance to accommodate all elements,
- The golf course is a natural valley with water flowing under. It's quite a deep slope and I always wonder if it's flooded in spring raining season. For the developer to build on top, I would imagine tons and tons of dirt will need to be dumped on top of the valley. If the original proposal of 2,100 units are kept, I would see we can keep much of the natural valley intact and for future generations to enjoy the green space. Look at the Central Park in New York City . A giant green space kept for enjoyment instead of being developed to maximize the density. I think the city of Calgary should consider a balance approach to develop the rare green space in inner city.
- Sewage or drainage system: I also want to know if the drainage system is not developed properly by the developers (It happens often), would the city of Calgary come in and fix it???
- We moved from the suburbs due to the beautiful mature trees and greenspace: Cutting down hundreds of mature tree to develop condo/townhouses go against the environmental initiatives our NDP government is

supporting. It takes years and years for trees to mature and for us to enjoy. Cutting them all off, building new structures and then planting new trees is just not the same.

I understand why the development the golf course makes sense but the scope needs to be reconsidered (growth to 4000 units is unsustainable and materially impact the quality of life in our community). Our community needs to be developed in a responsible and thoughtful way (build first and address issues later is not right). I am looking forward to come to the Council in city hall on July 4th at 9:30am.

Sincerely,

Julie & Noah T.

Concerned Residents of Highland Park community

Albrecht, Linda

From: Tracy Teh [tracyteh2@gmail.com]
Sent: Thursday, June 23, 2016 9:05 AM
To: City Clerk
Cc: Deb Heap; Paul E
Subject: Highland Park Golf Course Lands Public Hearing - July 4th
Attachments: Highland Park Historic Resource Evaluation Form-Jun 23.pdf

Dear City Clerks,

Please find attached a copy of the Highland Park Historic Resource Evaluation Form prepared by the Highland Park Planning Committee. This document includes a draft version of the Highland Park Statement of Significance, found on page 11. I would like this document submitted for the Highland Park Golf Course Lands Public Hearing on July 4th which I plan to attend. Please let me know if you require any additional information.

Regards,
Tracy Teh
Highland Park Planning Committee Volunteer

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CALGARY HISTORIC RESOURCE EVALUATION FORM



SUMMARY

2016 Version

Resource: ☐ City Wide
☒ Community

File #

1. Description

Resource Name	Highland Park Community
Alternate Names	Historical Districts of: <ul style="list-style-type: none"> • North Balmoral (SW corner Section 34) • Ree-Heights (SE corner Section 34) • Highland Park (NW corner Section 34) • Rose Lawn/La Hoyt (NE corner Section 34)
Address	Boundaries: <ul style="list-style-type: none"> • North – McKnight Blvd, Highland Golf & Country Club and Laycock Drive • East – Edmonton Trail NE (not including Greenview Industrial Park) • South – 32nd Avenue • West – 4th Street NW
Community District	Highland Park Community
Legal Description	TBD (Section 34 Township 24 Range 1 West of Fifth Meridian)
Year of Construction	A large proportion of community homes were built between 1946-1956
Architectural Style	Dominant style: <ul style="list-style-type: none"> • Low pitched hip or gable roof • Minimal massing • Strong horizontal emphasis • Aligned setback from the street • Soft landscaping with mature trees and shrubs Unique style to Highland Park: <ul style="list-style-type: none"> • Slope adaptive architecture with low profile from street
Architect	N/A
Builder	N/A
Use Type (please select one)	<div> <input type="checkbox"/> Archaeological <input type="checkbox"/> Commerce <input checked="" type="checkbox"/> Community <input type="checkbox"/> Defence <input type="checkbox"/> Education <input type="checkbox"/> Food Supply <input type="checkbox"/> Government </div> <div> <input type="checkbox"/> Health and Research <input type="checkbox"/> Industry <input type="checkbox"/> Leisure <input type="checkbox"/> Mixed Use <input type="checkbox"/> Religion, Ritual and Funeral <input type="checkbox"/> Residence <input type="checkbox"/> Transport </div>
Original Use	Neighbourhood
City Owned	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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Criteria of Significance <small>(see worksheets)</small>	Activity	<input checked="" type="checkbox"/> City Wide	<input type="checkbox"/> Community	<input type="checkbox"/> NA
	Event	<input type="checkbox"/> City Wide	<input type="checkbox"/> Community	<input type="checkbox"/> NA
	Institution	<input type="checkbox"/> City Wide	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> NA
	Person/People	<input type="checkbox"/> City Wide	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> NA
	Style	<input checked="" type="checkbox"/> City Wide	<input type="checkbox"/> Community	<input type="checkbox"/> NA
	Design	<input type="checkbox"/> City Wide	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> NA
	Construction	<input checked="" type="checkbox"/> City Wide	<input type="checkbox"/> Community	<input type="checkbox"/> NA
	Landmark	<input checked="" type="checkbox"/> City Wide	<input type="checkbox"/> Community	<input type="checkbox"/> NA
	Symbolic Value	<input type="checkbox"/> City Wide	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> NA
2005 Provincial Master Plan Theme <small>(please select one)</small>	<div> <input type="checkbox"/> Prehistoric Alberta <input type="checkbox"/> Fur Trade <input type="checkbox"/> Aboriginal Life <input type="checkbox"/> Resource Development <input type="checkbox"/> Transportation <input type="checkbox"/> Agricultural Development <input checked="" type="checkbox"/> Urban Development <input type="checkbox"/> Politics and Government <input type="checkbox"/> Health </div> <div> <input type="checkbox"/> Work and Leisure <input type="checkbox"/> Spiritual Life <input type="checkbox"/> Business and Industry <input type="checkbox"/> Law Enforcement <input type="checkbox"/> Military <input type="checkbox"/> Education <input type="checkbox"/> Sports <input type="checkbox"/> Intellectual Life <input type="checkbox"/> The Face of Alberta </div>			

**CALGARY
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<p>Context Image</p>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>A.</p>  </div> <div style="width: 50%;"> <p>B.</p>  </div> <div style="width: 50%;"> <p>C.</p>  </div> <div style="width: 50%;"> <p>D.</p>  </div> <div style="width: 50%;"> <p>E.</p>  </div> <div style="width: 50%;"> <p>F.</p>  </div> </div>
<p>Title</p>	<p>A. 3315 and 3311 2 St NW B. Centre B St NW C. Highland Golf & Country Club fairway D. Centre Street retail E. Slope adaptive architecture F. Original 1912 farmhouse on 34 Ave NE</p>
<p>Description</p>	<p>A. Typical homes built in 1949 and 1950. Both are Calgary Bungalow School style with low pitched hip roof. They have classic coloured horizontal siding with contrasting stucco above. B. Residential streetscapes with sidewalks both sides, no front garages or driveways and elegantly lined with mature Brandon Elm and shrubs. C. Natural scenery of Highland Park's golf course. D. Original 1950's commercial activity on Centre St. Includes original North Balmoral</p>

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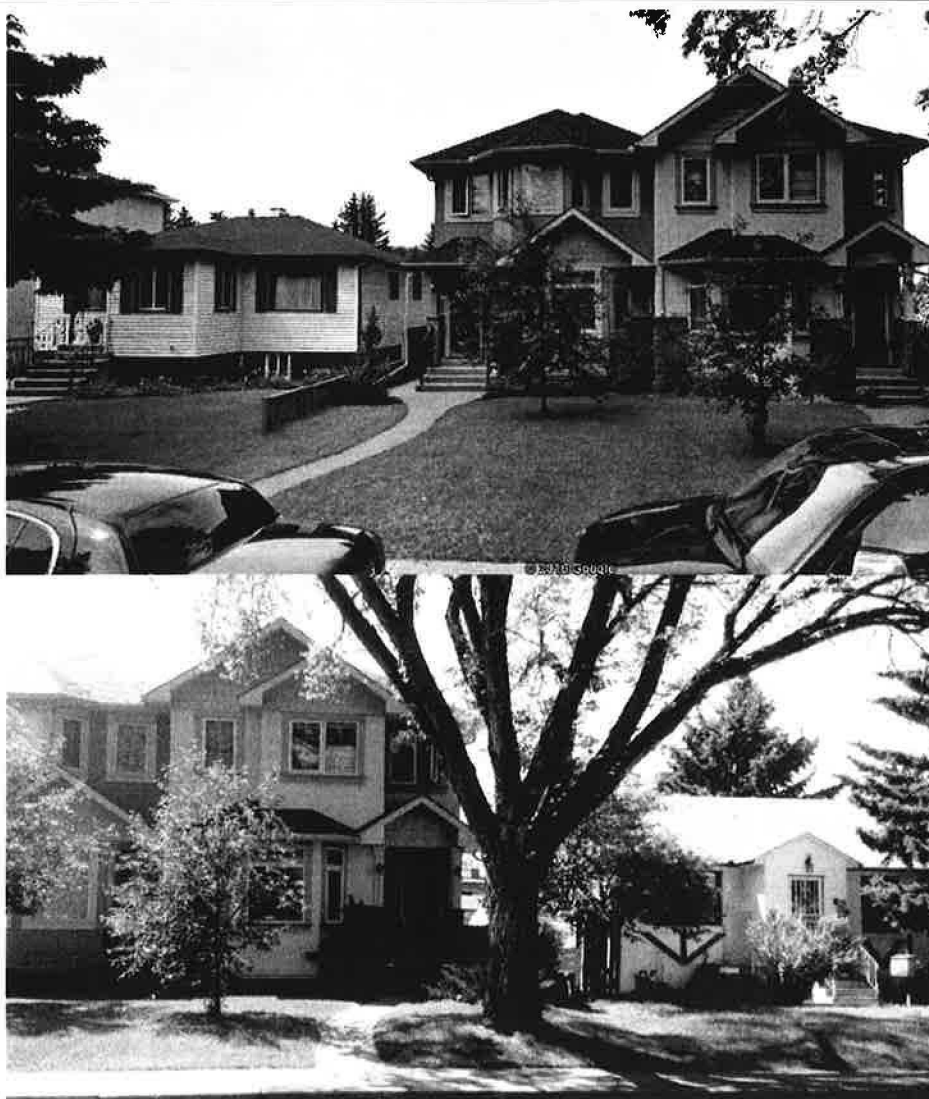


	<p>and Sunset Grocery stores.</p> <p>E. Slope adaptive residential homes on 4th St NW</p> <p>F. Well maintained 1912 farmhouse on 34th Avenue NE, a unique street of early 20th century homes. This home is known to local residents as the "Ghost House" for its overgrown hedges and séances. It is a bungalow with Dutch gable roof and dormers. There is a porch under overhanging eaves with columns and a front façade with ornate fretwork.</p>
Source	<p>A. Tracy Teh</p> <p>B. Tracy Teh</p> <p>C. Tracy Teh</p> <p>D. Tracy Teh</p> <p>E. Tracy Teh</p> <p>F. Tracy Teh</p>
Date	<p>A. 2015-04-15</p> <p>B. 2015-06-02</p> <p>C. 2016-06-09</p> <p>D. 2016-06-07</p> <p>E. 2016-06-07</p> <p>F. 2015-06-02</p>
Copyright	

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**Contemporary
Image**



Title	Infill – 3419 & 3421 2 Street NW
Description	Good example of a 2 storey infill property which tries to reduce difference in massing effect with adjacent properties by using low pitched roof design and incorporating the bungalow hip and gable styles. Other bungalow features include; perpendicular gable doorway and façade with horizontal banding in different material. Mature tree was preserved during construction. Setback is aligned with adjacent properties.
Source	Top image Google Earth street view, bottom photo Tracy Teh
Date	2016-06-07
Copyright	Top image Google Images Database


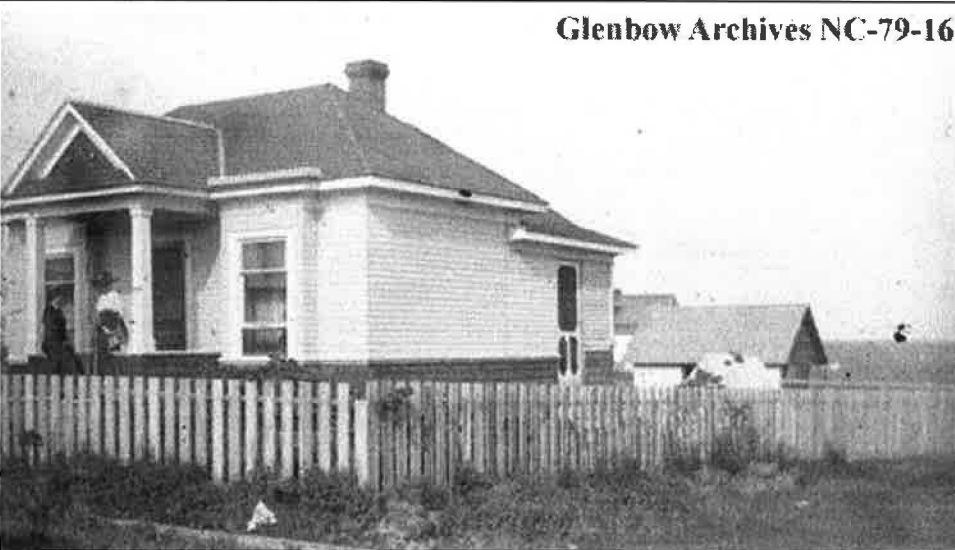
**CALGARY
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Contemporary Image	
Title	Infill – 346 & 348 32 Avenue NE
Description	A second example of a 2 storey infill property which tries to reduce difference in massing effect with adjacent properties by incorporating low pitched hip and gable roof. Incorporates neighbourhood bungalow strong horizontal lines design through horizontal band at ground level which contrasts with coloured stucco above and elongated windows. Additional common bungalow feature front steps with metal work railing. Setbacks are aligned with adjacent properties.
Source	Tracy Teh
Date	2016-06-07
Copyright	
Contemporary Image	
Title	Slope Adaptive Architecture at 4303 1St NE
Description	Example of a new 92 unit condo built in the last couple of years with a design which adapts to the steep slope.
Source	Tracy Teh

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Date	2016-06-07
Copyright	
Contemporary Image	
Title	3418 Centre A St NE
Description	1914 Highland Park home authentically maintained (historic image below).
Source	Yuchao Song
Date	2014-01-25
Copyright	
Historic Image	<p align="right">Glenbow Archives NC-79-16</p> 
Title	3418 Centre A St NE
Description	Arthur and Florence Turner home built in North Balmoral district in 1914.
Source	Glenbow Archives
Date	ca. 1919
Copyright	Glenbow Archives

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Map



Title	Highland Park Community
Description	Ortho Photo of Highland Park showing community boundary and major roads. Shows large golf course greenspace to the north, the Greenview Industrial Park to the east and the predominant permeable grid street block pattern of the residential neighbourhood.
Source	Spatial and Numeric Data Services, Taylor Family Digital Library, University of Calgary
Date	2011
Copyright	The City of Calgary

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2. Significance

<p>Summary</p>	<p>This community has significant value for:</p> <p><u>Activity</u></p> <ul style="list-style-type: none"> • Centre Street – significant for local retail and services and major transit route dating back to the streetcar, trolley bus and later buses. • Edmonton Trail – significant for historic transportation route between Fort Calgary and Fort Edmonton and locally for transportation of hay. • Golf Course – significant leisure resource for residents • 40th Avenue – Local retail, bus and regional bike route linking Confederation Park and Nose Creek Park pathways • Community Centre and Ice Rink – leisure and meeting space for community groups • Greenview Industrial (Highland Park Industrial) – Local employment <p><u>Institution</u></p> <ul style="list-style-type: none"> • Schools and Churches – Support system for residents and space for organizations to meet. Schools also provided green-space, sports fields and local schooling. <p><u>Person</u></p> <ul style="list-style-type: none"> • Ralph Klein – Early childhood home in North Balmoral. • Laycock Family – Family homesteaded in the community. <p><u>Style</u></p> <ul style="list-style-type: none"> • A few pre-World War II houses on 34th AVE NE • Dominant Calgary Bungalow School type homes • Unique collection of slope adaptive buildings <p><u>Design</u></p> <ul style="list-style-type: none"> • Streetscape and permeable grid residential road pattern. <p><u>Construction</u></p> <ul style="list-style-type: none"> • Vaulted creek unusual in Calgary. <p><u>Landmark</u></p> <ul style="list-style-type: none"> • Highland Park ravine is a prominent geographical feature on Nose Hill's southern slope. <p><u>Symbolic</u></p> <ul style="list-style-type: none"> • Highland Golf & Country Club golf course – Provides significant green-space, beautiful views of landscape and trees.
<p>Era of Development <small>(please select one)</small></p>	<p>Development Era</p> <p><input type="checkbox"/> Pre 1850</p> <p><input type="checkbox"/> 1850 to 1874 (Pre Settlement)</p> <p><input type="checkbox"/> 1875 to 1884 (Frontier)</p> <p><input type="checkbox"/> 1885 to 1905 (Railway/Early Settlement)</p> <p><input type="checkbox"/> 1906 to 1913 (Pre WW I Boom, Age of Optimism)</p> <p><input type="checkbox"/> 1914 to 1918 (WW I)</p> <p><input type="checkbox"/> 1919 to 1929 (Post WW I to Stock Market Crash)</p> <p><input type="checkbox"/> 1930 to 1939 (Depression)</p> <p><input type="checkbox"/> 1940 to 1945 (WW II)</p> <p><input checked="" type="checkbox"/> 1946 to 1956 (Oil Boom)</p> <p><input type="checkbox"/> 1957 to 1982 (Modern)</p> <p><input type="checkbox"/> 1983 onward</p>
<p>Dates</p>	<p>Annexed 1910</p> <p>Majority homes built during oil boom era 1946-1956</p> <p>Registered as a neighbourhood 1954</p>

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Integrity	Does the resource retain sufficient integrity to convey significance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
Classification	<input type="checkbox"/> City Wide Historic Resource (important for the whole of Calgary) OR <input checked="" type="checkbox"/> Community Historic Resource (important for the whole of a particular neighbourhood or community)												
Designation	<table border="0"> <tr> <td>Federal</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Provincial</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Registered</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Municipal</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> </table>	Federal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Provincial	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Registered	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Municipal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Provincial	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Registered	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Municipal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Evaluation Author	Tracy Teh tracyteh2@gmail.com												
Date Evaluated by CHA Committee	N/A												
Approved by CHA	N/A												

CALGARY HISTORIC RESOURCE EVALUATION FORM



Preliminary Statement of Significance

Description

Highland Park was a registered neighbourhood in 1954. It is a classic Calgary suburb built in the 40's and 50's but now considered inner city. Residents love the neighbourhood's pocket parks, community garden and proximity to regional pathways. They also value the good transit service, quick commute to downtown and Centre ST urban boulevard. The community believes its strength is in its mixed-use arrangement. The 2 community schools provide an important service from their green-space to sports fields and local schooling. The community centre and skating rink are an indispensable gathering place at the heart of the neighbourhood.

This northern neighbourhood, SE of Nose Hill, was once prairie grassland cut up by ravines. A large portion of the community sits on a flat plateau looking out over the Nose Creek valley. East of Centre ST on the eastern edge of the plateau a steep escarpment drops down to Nose Creek. This sheer slope physically bisects homes east of Centre ST from the rest of the community. On the NW corner of the community a Nose Creek tributary runs through a steep walled coulee that is land formerly known as Highland Golf & Country Club. The neighbourhood is bounded to the east by Edmonton TR, a remnant of an old wagon trail that was a transportation route to Edmonton. Along the northern boundary to the east runs McKnight BLVD, named after the Royal Air Force pilot William L. McKnight who flew in the Battle of Britain. The northern boundary then follows Laycock DR named after a family that homesteaded in the area. The neighbourhood is bounded on the west by 4th ST; along a portion of this road adjacent to Highland Park is one of Calgary's largest cemeteries, Queen's Park. 32nd AVE marks the southernmost boundary; it was once the location of the number 3 electric streetcar terminus.

Before settlers came to the area aboriginal people followed the buffalo herds which frequented the Nose Creek pastures. Blackfoot, Blood, Peigan and Sarcee roamed this region hunting buffalo and picking berries. By the early 1880's settlers had claims on the land in Section 34 and were beginning to farm it. Highland Park now covers most of section 34 but this area was originally divided into the 4 historic districts of North Balmoral, Ree-Heights, La Hoyt and Highland Park. In 1910 when section 34 was annexed the French name La Hoyt was changed to Rose Lawn. Highland Park was a Scottish name that described the district's high elevation. By 1908 the North Balmoral district was owned by John Steinbrecher and the German-American Colonization Co. This organization went on to settle many Germans from the US, some in Highland Park. During the 1911 real estate boom, land was broken up and sold to land companies. A few homes built at this time still remain. The majority of the community was developed after the 1930's depression with most houses built between 1946-1956. During these years Calgary was growing rapidly due to a national, post war baby boom and the 1947 Leduc Imperial Oil discovery. Early on the neighbourhood was zoned 2 family consequently most construction was single family homes generally following the Calgary Bungalow School design. Relatively few high-rises were ever built in the neighbourhood. The residential road network is permeable grid and many trees were planted throughout. In the early years the neighbourhood was linked to downtown by the Centre ST streetcar. This service was later replaced by trolley bus and then buses. Residents who came to live in Highland Park worked in a variety of professions. Many men were employed at the Ogden CPR yards; another significant employer was Calgary Municipal Airport and a number of residents worked in the Highland Industrial park.

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Heritage Value

Centre ST has significant transit activity value for the city. The Tuxedo streetcar ran down Centre ST N from 1909-1947 linking Highland Park to downtown; in later years there was a station in the neighbourhood at 32nd AVE. The CPR also used the streetcar, commissioning one to take workers to the Ogden yards. The streetcar was replaced by a trolley bus service which connected Thorncliffe to downtown through Highland Park. There is still evidence of a bus turnaround at the 36th AVE intersection. Today buses travel along Centre ST N and the Green Line North plan will add an LRT service which will preserve this street as a historical transit route. Between 32nd and 40th AVE, Centre ST N is significant for retail and service activity. The North Balmoral Grocery and Sunset Grocery were established in the early 50's. Both are single retail structures with off road parking in front. They are 1 storey with flat roof and symmetrical façade. By the late 50's this stretch of Centre ST N had 3 gas stations, a school and church.

Edmonton TR is significant for its transportation history dating back to the 1800's when it was a dirt wagon trail linking Fort Benton in Montana to Fort Edmonton. It was later used to transport hay from fields around Highland Park to the Bridgeland and Riverside neighbourhoods who named it "Hay Street". In the 30's with increased car use it was paved and named HWY 1 but later became the 2A. Edmonton TR originally crossed Nose Creek but now runs north connecting with McKnight BLVD.

40th AVE is the main east west road through the community. In the late 60s, Calgary planned a network of pathways linking the cities natural areas. Pathways were constructed through Confederation Park and Nose Creek and an important bicycle route was added along 40th AVE connecting the 2 systems. By the 50's, 40th AVE had some local retail including the Polar Food & Freezer Company; one resident remembers storing their hunted meat in their large freezer lockers. The other early stores were Highland Grocery and Highland Hardware.

Highland Park's residential road network forms a permeable grid pattern. Throughout the neighbourhood, streets have sidewalks on both sides, few front driveways and there are gravel alleys resulting in a highly walkable neighbourhood. Homes are set back from the street and front yards are landscaped with mature bushes and trees. A number of residential roads are elegantly lined with mature Brandon Elm trees. There are a few well-maintained pre-WWII homes especially along 34th AVE NE between 1st and 2nd ST. This road has a particularly unique collection of houses built between 1910-1930; many were built outside Highland Park and moved later. These older homes have a range of architectural style from 2 storey houses to bungalows. Approximately 2/3 of community homes are Calgary Bungalow School design. These detached, single family bungalows often on 50 foot lots were modelled after the Frank Lloyd Wright and California bungalow architectural style. They are well suited to Calgary's cold prairie winters and windy summers. Highland Park also has an unusual collection of slope adaptive properties particularly along the east side of 4th ST NW which were built since the 60's. Many are multi-family dwellings built into the steep hillside giving the appearance of a small massing from 4th ST and so matching the neighbourhood aesthetic of low profile housing.

The community centre and skating rink has been a significant activity centre since the North Balmoral and Highland Park Community Association was established in 1954. The small hall which was a church moved from Edmonton Trail, was opened by Mayor Don Mackay in 1956. The main hall was added in the 80's. In the 40's many young

CALGARY HISTORIC RESOURCE EVALUATION FORM



working and middle class families settled the neighbourhood. The community association ran many activities for these families from playschool and kindergarten, to Brownies, skating and organized soccer, hockey and baseball. Community kids won 2 hockey titles in 1962 and 1963. For the adults there was bingo, cards, square dancing and exercise classes. Over the years the association hosted many annual events from Stampede barbeques to Halloween and New Year's Eve dances.

The Highland Golf & Country Club which operated a 42 acre, 9 hole course from 1965-2011, was a significant social activity centre. The public course was popular with residents who would go to the club for lunch and drinks. The course was built on farm land; the southernmost portion was part of the Laycock Acreage. The Laycock family is a significant family in Highland Park's history. They came from Ireland in 1887 and purchased a homestead at 40th AVE and 2nd ST NW and went into the dairy and horse breeding business. The family ran the Laycock and McDonald Dairy and the Springfield Stock Farm in Highland Park from 1914-25.

The golf course was built in Highland Park's ravine, a prominent geographical landmark on Nose Hill's southern slope. This steep walled ravine is a continuation of "the North Hill Coulee" which became Confederation Park in the mid 60's. A confluence of small streams joined a main creek in the ravine and then flowed to Nose Creek. In the 50's when neighbourhood homes were first built, children played on the prairie and in the ravine creeks. By the end of the decade the main creek flowed through an underground storm water conveyance but the ravine topography was largely preserved when the golf course was built. Since the creek vaulting is not a common case in Calgary it has construction value. Although the golf course was not a public park it provided a significant portion of Highland Park's green-space, this has resulted in a strong community attachment to its natural landscape, trees and beautiful views. The ravine also lies at the centre of a network of trails branching to Confederation Park, Nose Hill Park and Nose Creek.

Highland Industrial park was originally within the neighbourhood boundary until the late 90's. In the early years the park was a major community employer. Businesses included mechanics, manufacturing shops, lumber yards and the much loved Sunset Drive-In Movie Theater. Many businesses operating in the industrial park still consider themselves part of Highland Park even though it is now Greenview Industrial.

Highland Park's schools and churches were significant neighbourhood institutions in the early years, playing an important role in developing community ties and hosting community groups. Until Buchanan Elementary opened in 1951 children attended North Mount Pleasant school. Buchanan was named after Dr. Frank G. Buchanan a Calgary Board superintendent. In 1962 James Fowler High school opened its doors; it was named after the respected educator Dr. James Fowler. 32nd ST is the location of the oldest community church St. Gabriel's which was built in 1940 and is now designated a Calgary historic resource. St. Gabriel's, a vernacular style building, was an Anglican Church but has since changed denomination several times. In 1965 it was renamed the Danish Lutheran and it is currently the House of Blessing Church. Northminster United on Centre ST N is Highland Park's 2nd oldest church, built in 1954.

Highland Park's most significant resident is Ralph Klein. His grandparents Christine Harper and Hollins (Harry) Harper lived in North Balmoral from 1920. Their daughter Florence Harper married Philip Klein and gave birth to Ralph Klein in 1942. The family

lived in a modest bungalow at 3401 1 ST NE until Ralph was 5 when his father left. Ralph went on to attend Buchanan school until his mother remarried and moved to Rocky Mountain House. Initially Ralph lived with his mother but he later returned to the neighbourhood to live with his grandparents who continued to live at the 1 ST home until they moved to Tuxedo Park around 1949. Ralph spent many hours playing on the open prairie behind this home, down by Nose Creek and up at Nose Hill.

Character-Defining Elements

- Northern neighbourhood, SE of Nose Hill.
- Large portion of community on flat plateau with eastside of Centre ST N dropping steeply to Nose Creek. Topography creates significant views looking out over the Nose Creek valley.
- Nose Creek tributary runs through steep walled coulee on NW corner of community.
- Centre ST N bisects residential areas into east and west sections.
- 40th AVE provides east-west access through neighbourhood.
- Neighbourhood boundary:
 - East - Edmonton TR
 - North - McKnight BLVD and Laycock DR
 - West - 4th ST
 - South - 32nd AVE
- Mixed-use neighbourhood with urban boulevards, residential area, golf course and adjacent industrial park.

Urban Boulevards-

- Centre ST N historical transit route.
- Edmonton TR significant historical transportation route.
- Centre ST N single retail stores with off road parking in front. One storey buildings with flat roof and symmetrical façade with central door and window each side.

Residential Area-

- Permeable grid pattern with gravel alleys.
- Sidewalks on both sides of streets.
- Few front driveways.
- Homes have a consistent setback from the street.
- Front yards landscaped with mature bushes and trees.
- Tree lined roads with mature Brandon Elm.
- Consistent neighbourhood property design, large lot with small low profile buildings with horizontal emphasize.
- Rare collection of pre-WWII homes built outside community and later moved.
- Calgary Bungalow School style homes
 - Low pitched hip or gable roof.
 - Typical gable styles include single span either facing the street or perpendicular to it. Some homes have a multi-gable roof with one or more gables running perpendicular to the main gable.
 - Long and broad design with strong horizontal lines accentuated by horizontal

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EVALUATION FORM**



	<p>bands of coloured clapboard with contrasting coloured stucco above. Later designs replaced the clapboard with aluminium siding.</p> <ul style="list-style-type: none"> • Slope adaptive residential properties <ul style="list-style-type: none"> - 1- 2 stories below grade on the downslope and 1-2 stories above grade street side upslope. - Flat or shallow pitched gable roof. - Small massing from the street with minimal shadow effect on adjacent properties. - A new multi-family build with slope adaptive architecture located at 4303 1st ST NE. <p>Golf Course-</p> <ul style="list-style-type: none"> • Rare example of creek vaulting. • Prominent steep walled ravine forms part of "the North Hill Coulee" from Confederation Park to Nose Creek. • Confluence of small streams flowing off Nose Hill forms a part of Nose Creek natural drainage system. • Centre of converging trail networks from Confederation Park, Nose Hill and Nose Creek. • Beautiful views of natural ravine topography and mature trees looking from 40th AVE, 44th AVE, Laycock DR and Centre ST N and from the rear of residential properties along 4th ST. • Significant portion of Highland Park's green-space.
Henderson's Directory Search	<p>1965 Highland Golf Course Club House 4304 3 St NW</p> <p>1960 Jack A Adderson proprietor Northgate Hardware 303 44 Ave NW 116 40 Ave NW Highland Grocery owner Mr S Anne Schacter 118 40 Ave NW Highland Hardware owner L A Stephenson</p> <p>1959 Resident - Ruth Laycock 4204 41 Avenue NW 40 Ave NW, 116 Highland Grocery 40 Ave NW, 118 Highland Hardware 40 Ave NW, 120 Polar Food & Freezer 3702 Centre St N Imperial Service Stn 3501 Centre St N Sunset Grocery 3423 Centre St N North Balmoral Grocery 3624 Centre St N Highland Service Stn 3704 Centre St N High Park Esso Service Stn 4015 Centre St N Texaco later dates became Highland Park Servicentre Gas Stn</p> <p>1952 3501 Centre St N Sunset Grocery</p> <p>1950, 1953</p>

**CALGARY
HISTORIC RESOURCE
EVALUATION FORM**



3423 Centre St N North Balmoral Grocery

1945, 1949

Resident - Hollins Harper 3401 1 St NE

1943, 1944

Resident - Philip Klein 3401 1 St NE

Resident - Hollins Harper 3317 1 St NE

1927, 1940, 1949

North Balmoral Grocery, 3501 Centre B St

1920

Resident - Hollins Harper 3406 Centre A St N

Resident - Ruth E Laycock 40 Avenue NW corner 2nd St NW

Milk Dealers – Laycock & McDonald 40th Ave NW corner 2 St NW

Springfield Stock Farm Highland Park Subdiv

North Balmoral Grocery, 3501 Centre B St

1917

Springfield Stock Farm Highland Park Subdiv proprietor Mrs Ann Laycock and John E McDonald

Grocery – Lewin Isaac M 3501 Centre B St

1916

Resident - Hay James

Resident - Laycock Ann wid Wm

Laycock (Ruth) & McDonald (John) dairy Highland Park (Subdiv)

Ree Heights Gravel Co Ltd J W Renton (closed)

Grocery - Lewin Isaac M 3501 Centre B St

1915

Resident - Laycock Ann wid Wm

Ree Heights Gravel Co Ltd (closed)

Rose Lawn - Chinese

1914

North Balmoral Grocery 3517 Centre B St (N Balmoral) proprietor Lewin Chas & Lewin Isa M

Ree Heights Gravel Co Ltd, Purvis Nelson president and manager h 206 34th Ave NE

1913 (first mention of the community in directories)

Ree Heights Gravel Co Ltd

**CALGARY
HISTORIC RESOURCE
EVALUATION FORM**



**Additional
Sources**

Alberta Homestead Records - Pg 223 Accession #1970.313 Film# 2000 File # 43503
<https://archive.org/stream/albertahomestead2000cana#page/n221/mode/2up>
Donald B. McNeill claimed NW ¼ Section 34, March 1883 – 2 acres ploughed
Edward Lettimer claimed SE ¼ Section 34, May 1883 – 2 acres cultivated
Simon J. Clark claimed SW ¼ Section 34, Oct 1882 – 5 acres ploughed and cropped

Glenbow Museum Archives - Map of the City of Calgary, Crown Lithographing Co. Limited, Ottawa, Call number: G3504 C151 1908 C953
1908 owner of North Balmoral was John Steinbrecher, founder of the German-American Colonization Co.

Albrecht, Linda

From: Dac Tran [dac@dactran.ca]
Sent: Thursday, June 23, 2016 9:17 AM
To: City Clerk
Subject: Opposition to Highland Park Development Proposal

RECEIVED

2016 JUN 23 AM 9:30

THE CITY OF CALGARY
CITY CLERK'S

To Whom It May Concern:

I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I have grave concerns about such development in this neighborhood and hope that this proposal is considered more critically before such development is considered.

I am opposed for the following reasons:

1. The proposed density is unclear, and too high for the area:
 - The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
 - The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
 - Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
 - There was no market analysis done for this plan.
2. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.
3. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe, communities directly impacted by the proposed development, on the project.
4. There is no holistic plan for this area to protect and enhance the existing community and tax payers. Inner City Communities can not be asked to take the brunt of high density without thoughtful planning and appropriate investment.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I strongly urge you to reject the current proposal.

Regards,

Dac Tran.

RECEIVED
2016 JUN 23 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Margaret Tsang [margaretsang@gmail.com]
Sent: Thursday, June 23, 2016 9:54 AM
To: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima; City Clerk
Subject: Highland Park Golf Course

RECEIVED
JUN 23 AM 9:53
THE CITY OF CALGARY
CITY CLERKS

Hello Councillors and Mayor,

Greetings.
Hope this email finds you well.

I have been living in the neighbourhood for two years now and know this area very well. My work is five minutes away on centre street, which means I see how people live around this area. I am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4.

I am opposed for the following reasons:

1. I use the green space at least once a week with my family including my dog. The plan does not preserve / protect the natural springs and wetlands in the valley.
2. Sadly, the plan removes 500+ trees from the community.
3. The development would result in 6% greenspace in Highland Park. This is well below the minimum 10% required of new communities that are developed in Calgary. (the majority of the greenspace in Highland Park is the school field's associated with James Fowler and Buchanan Elementary)
3. The proposed density is unclear, and too high for the area:
 - The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units. This was not as promised.
 - The community was misled by the developer, and the lack of clarity on potential number of units is a concern. It is already very dense in the area.
 - Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres...too much growth /density expected of a single community.
 - There was no market analysis done for this plan.
4. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These

two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.

5. Current infrastructure was built a while ago and was not designed for this mass population. The City will need to spend \$15 - 20M to upgrade infrastructure (sewer lines). I am opposed to City Taxpayers subsidizing this cost for the developer.

6. Lack of guarantees re timelines / completion:

- The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community. This will be potentially compounded by additional construction during the Greenline development.

7. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe, communities directly impacted by the proposed development, on the project.

8. There is no holistic plan for this area to protect and enhance the existing community and tax payers. Inner City Communities can not be asked to take the brunt of high density without thoughtful planning and appropriate investment.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal. Please consider the damage of this plan going to affect.

Thank you for your time.

Margaret Lee

Sent from my iPhone

Albrecht, Linda

From: Bruce Wright [bwright1261@gmail.com]
Sent: Wednesday, June 22, 2016 6:04 PM
To: City Clerk
Subject: Highland park

So... If they developed the former highland golf course, then where exactly is "Highland Park"?

RECEIVED

2016 JUN 23 AM 8:28

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: tsywong [tsywong@telus.net]
Sent: Wednesday, June 22, 2016 9:55 AM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Ramjohn, Jamal; Deederly, Scott; Nkemdirim, Chima
Subject: Opposition - Highland Park Golf Course Proposal on July 4/16

Hello,

I am a resident in Highland Park and am writing to express my opposition to the proposed development of the Highland Park Golf Course that is scheduled to go to City Council on July 4. I understand that the land needs to be developed but I do not believe the proposal as it stands will enhance the community and there is not enough coordinated planning is being made with the proposed development and the upcoming Greenline.

I am opposed for the following reasons:

1. The plan does not preserve / protect the natural springs and wetlands in the valley.
2. The development would result in 6% greenspace in Highland Park. This is well below the minimum 10% required of new communities that are developed in Calgary. (the majority of the greenspace in Highland Park is the school field's associated with James Fowler and Buchanan Elementary)
3. The proposed density is unclear, and too high for the area:
 - The original plan brought forward by the developer, and approved by the community, called for 1600 units. The submission to Calgary Planning Commission allows for up to 4000 units.
 - The community was misled by the developer, and the lack of clarity on potential number of units is a concern.
 - Clearer bylaws are needed to enforce exactly what, and how many units, can be built. 4000 units would triple the current number of residences in Highland Park. By comparison, Bridgeland has almost 3000 units spread over 790 acres. An additional 4000 units in Highland Park would result in a total 6000 units in the community, spread over only 420 acres. This is too much growth / density expected of a single community.
 - There was no market analysis done for this plan.
4. There will be increased traffic on already congested roads - with no plan to address the increase. The future Greenline will result in reduced lanes on Centre Street as it is, and the proposed development and the Greenline will be developed in isolation of one another. There are no guarantees of timelines, or where the Greenline stations would even be built to serve residents of the additional 4000 units being proposed. These two major projects need greater integration/ synchronization. The functional design of the Greenline will not be approved by Council until June 2017, many things can change between now and then.
5. The City will need to spend \$15 - 20M to upgrade infrastructure (sewer lines). I am opposed to City Taxpayers subsidizing this cost for the developer.
6. Lack of guarantees re timelines / completion:
 - The proposed land use / parceling will enable the developer to sell off portions of the project for quick return. There are no guarantees the full project would be completed in any reasonable timeframe - resulting in many years of ongoing construction for the community.

This will be potentially compounded by additional construction during the Greenline development.

7. The public engagement process on this development has been deeply flawed. Although the developer consulted the community, the resulting proposal to council does not reflect the spirit of the discussion with the community. The city has not consulted widely - and some communities that will be impacted have not been consulted at all. Along with Highland Park, Highwood, Thorncliffe and other communities will be impacted due to increased traffic in neighboring their communities. The city has not consulted with Highwood or Thorncliffe, communities directly impacted by the proposed development, on the project.

8. There is no holistic plan for this area to protect and enhance the existing community and tax payers. Inner City Communities can not be asked to take the brunt of high density without thoughtful planning and appropriate investment.

I do not believe the current proposed plans for this site outline reasonable or sustainable growth. There are also too many unanswered questions about the development and the integration with other major projects such as the Greenline, and the future widening of McKnight Blvd, to name two examples. To this end, I reiterate the community/s long-standing request of an overall area redevelopment plan for Highland Park and area before final decisions are made about this specific development.

I urge you to reject the current proposal.

Regards,

Tracy Wong

Smith, Theresa L.

From: daryl wylie [darylwylye@hotmail.com]
Sent: Tuesday, June 21, 2016 10:33 PM
To: City Clerk
Subject: Highland Park watershed rezoning
Attachments: D CCHP letter good copy.odt

Please read and circulate the above letter from a concerned resident of Highland Park addressed to the City Council for the rezoning meeting to be held on July 4th, 2016

Thank you,
Daryl Wylie

RECEIVED
2016 JUN 22 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

June 20, 2016

TO: Mayor and Councilors of the City of Calgary

RE: Proposed Highland Park Golf Course Re-Zoning

The City of Calgary holds the good cards in the rezoning application for Highland Park golf course...all they have to do is leave the zoning as it is and the city will be a better place.

The young trees that the developer is so keen to bulldoze will heal on their own from the September snowstorm damage, shrubs will grow where high maintenance grass grew and birds and small mammals will thrive. Eventually reptiles and amphibians might return to the wet areas. The citizens in the evolving higher density neighborhood can walk out of their multiplex unit to a naturalized valley that leads to Confederation Park, the University, Nose Creek and the Bow River. Through Thornhill there are pathways connecting to Nose Hill park. Residents of Northeast Calgary are connected to all of this too, at last.

Calgary has many pathways which follow the edges of the golf courses. The vast majority of residents cannot access these prime viewsapes but they can enjoy them from nearby. Often there is a frost fence to peer through, fortunately, the mature trees tower overhead. Making the old Highland Park Watershed accessible to all residents is a fine democratization of the situation.

The City has PUL and has offered a green-way along the edge of the proposed development. This is an improvement over no public right of way, but the developers, in response, want to severely diminish a natural feature in return. A narrow corridor does not afford the destination value of an open, natural valley such as presently exists.

The attractiveness of a real valley that leads on to some other places entices and stimulates a traveler to carry on and get somewhere, to exercise for the joy of it. The health benefits of this are remarkable over time and for the population overall.

Any 25 homeowners in Highland Park have an investment in the community equal to what the developers gambled when they bought the golf course. We moved here largely in part because of the open space and trees in the area. There are many birds that find shelter and food on people's lots and the golf course. It has been a very fine place to live for all of that.

The developers want to change something that existed before there even was a city here and will return after man has owned it and done whatever to it....maybe we can refuse to turn it into a clay basin and fill it with condos which would be better interspersed into smaller existing areas.

Does Calgary need this development right here, or are we better served by keeping our natural green areas?

Daryl Wylie
Highland Park Resident
4315 2d St NW
Calgary Alberta

RECEIVED
2016 JUN 22 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: daryl wylie [darylwylye@hotmail.com]
Sent: Thursday, June 23, 2016 2:37 AM
To: City Clerk
Subject: Highland Park watershed possible rezoning
Attachments: June 22 2016.docx

RECEIVED
2016 JUN 23 AM 8:13
THE CITY OF CALGARY
CITY CLERK'S

June 22 2016

TO: Mayor and Councilors City of Calgary

RE: Highland Park Confederation Creek Watershed proposed rezoning



WETLAND



NO TRAFFIC NOISE



WETLAND



PARK OR STRIP MINE ?



CONFEDERATION CREEK IN CONFINEMENT



SOUTH



TOWARDS JAMES FOWLER HIGH SCHOOL AND DOWNTOWN



BEAUTIFUL DOWNTOWN - ONE DEAD TREE



VIEW OF NOSE HILL



EAST BANK



IT'S QUIET HERE

Just a little travelogue for those of you who have not yet had the pleasure of visiting here.....pictures taken in the last few days

Thanks for looking,

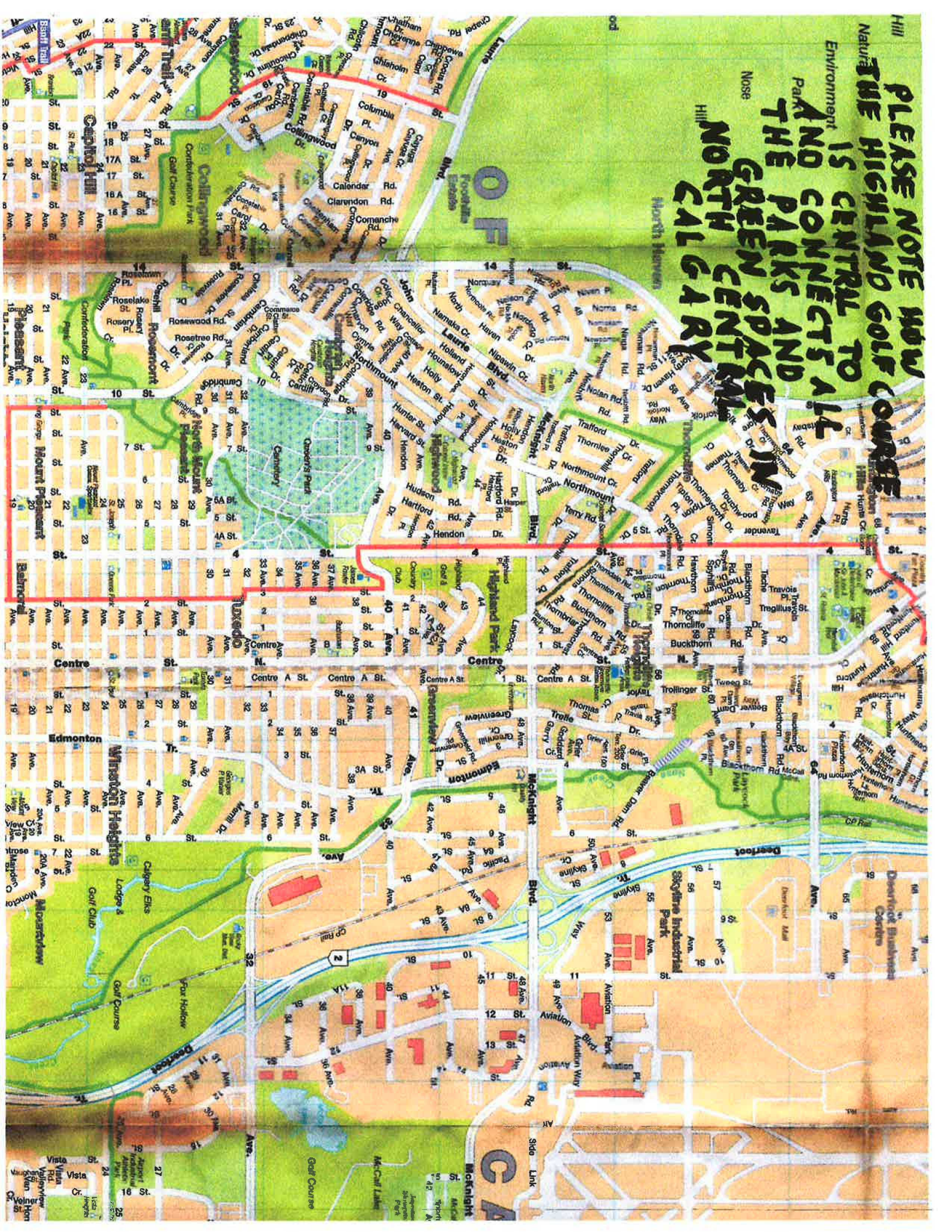
Daryl Wylie

Highland Park resident

4315 2d St NW

Calgary Alberta

PLEASE NOTE HOW THE HIGHLAND GOLF COURSE IS CENTRAL TO A NATURE ENVIRONMENT AND PARKS AND THE GREEN SPACES IN THE NORTH CENTRAL CALGARY



WE TREASURE OUR PARKS AND GREENSPACES

OUR PREDECESSORS HAVE HANDED US
RECREATIONAL ZONING ON THIS NATURAL LANDFORM
AND WATERWAY
CALGARIANS OF THE FUTURE WOULD PROBABLY
APPRECIATE ITS CONTINUED EXISTENCE

CONFEDERATION CREEK ALWAYS FLOWS AND
CONTINUED TO FLOW THROUGH THIS DRY WINTER
THE PERENNIAL SPRINGS SUSTAIN THE
REMNANT WETLANDS AFTER HALF A CENTURY
OF URBAN ADVERSITY

CONFEDERATION CREEK AND THE NUMEROUS
SPRINGS ARE PART OF THE WEB THAT ENHANCES
SUSTAINS NOSE HILL NATURAL ENVIRONMENT PARK
AND CONNECTS IT WITH NOSE CREEK AND ITS
CORRIDOR TO THE BOW RIVER

A PARKLAND OF TREES WAS PLANTED FOR THE
GOLFERS. THEY ARE YOUNG TREES AND HEALTHY
THE "SNOW/TEMBER" EVENT BROKE SOME
BRANCHES BUT THE TREES ARE FINE

CALGARY NEEDS TO BE MORE COMPACT BUT
NOT AT THE EXPENSE OF OUR URBAN NATURE
THE CONNECTIVITY OF THE RECREATIONAL PATHWAYS
AND PARKWAYS IS AS IMPORTANT TO HUMAN
HABITAT AS IT IS TO EVERY OTHER LIVING THING
CALGARIANS THRIVE ON THEIR EXTENSIVE AND
UNIFIED PLACES OF LIVING GREEN SPACE

PLEASE PLAN ACCORDINGLY

DARYL WYLIE

RECEIVED

June 19, 2016

Attn. City Council,

2016 JUN 21 PM 2:57

THE CITY OF CALGARY
CITY CLERK'S OFFICE

We purchased the ~~the~~ plex at 212-44 Ave. N.W. in 1980 partly due to the fact that it sat at the edge of a lovely 9-hole golf course having balconies with a view. Our family resided in an upper suite for eight years and enjoyed watching the golfers. However, we are now faced with a Vancouver developer who has purchased the 21 hectare green space to develop an unsightly colossus whose only intention is to rake in \$\$\$, without regard for the surrounding residents. His brochure of "Highland Village Green" depicts views of trees and blue skies where in fact there will be nothing of the sort, only 18 storey cement walls. What was a lovely, peaceful scene of greenery and trees will now become a noisy, polluted,

②

crowded area, not to mention the ones of increased criminal activity. All properties along the perimeter of the golf course will automatically plummet in value. My property assessment has increased from \$692,500 in 2015 to \$745,500, a gain of \$53,000, increasing my property tax from \$3,984.92 in 2015 to \$4,602.57 a whopping increase of \$617.65 increasing my monthly increment by \$114! In this very difficult economic time when "For Sale" or "For Rent" signs abound everywhere, this proposed development is another nail in the coffin. Harvest Hills golf course and the 53 hectare Shaw-nee Slopes have already succumbed, McCall Lake is also on the brink of disaster. Its ironic that the area is called "Highland Park" when in fact there will be no "Park"! It is a fact that citizen's

concerns have fallen on deaf ears in the past, for the bottom line is the almighty dollar.

In closing I would gladly rent or sell my 4-plex to any city councilor so they could enjoy the forthcoming scenario of noise, pollution, and congestion !!!

A very disgruntled owner,

Helen Zabek
5016 No Dan Rd. N.W.
Calgary, T2K-2N8

(403) 282-1209

Smith, Theresa L.

From: Adele Zuchetto [zuchetto@shaw.ca]
Sent: Tuesday, June 21, 2016 10:31 AM
To: City Clerk
Subject: Bylaw 139D2016 Land Use Resignation
Attachments: City of Calgary-Highland Green.docx

Please find attached my letter to the City that should be included in the Agenda of Council for the July 4, 2016 scheduled meeting.

Thank you,

Adele Zuchetto



Virus-free www.avast.com

RECEIVED

2016 JUN 21 AM 11:35

THE CITY OF CALGARY
CITY CLERK'S

City of Calgary

City Clerk

Regarding Bylaw 141D2016

June 21, 2016

To all City of Calgary Councilors and Mayor Nenshi,

RECEIVED

2016 JUN 21 AM 11:35

THE CITY OF CALGARY
CITY CLERK'S

I am writing in opposition to the land use re-designation in Highland Park on the Highland Green Golf Course location.

I own a rental property in Thorncliff, from my property I could throw a ball and land it in the Highland Green Golf Course. My property is closer to the proposed redevelopment than most of the homes in Highland Park and I have never been consulted or been made aware of this proposal in any way from the developer or the City of Calgary in its community engagement. I became aware of it from reading the newspaper. As far as complete community engagement, the current system is very flawed.

I am a sales rep for a living and I drive the roads of the city every day. I drive on Mcknight Boulevard between 14 street and Edmonton trail at minimum 4 times a week. Mostly between 8-9am or 3:30-5pm. I don't know if any of you have tried to drive along this area at those times, it is gridlock. At around 9am City Transit buses are all coming out of the NW quadrant of the City and going back to the bus barns in NE Calgary. Sometimes there are 10+ transit buses between 4 Street and Centre Street between 8-9am every morning, not including all the commuters. I know that the proposed redevelopment will add at minimum 2000+ vehicles on a road system that cannot handle what is already in place. I know that I am familiar with side roads in the neighboring communities of Thorncliff, Highwood and Highland Park, I use the side roads to dodge the traffic at times, I will not be the only person doing this should the proposal with the outlandish amount of density is passed.

With the current proposal of several towers in excess of 15 stories, this will make this small (50 acres) parcel of land look like a mini downtown. Although I do agree that revitalization is necessary, to the extent that is proposed is in excess. The towers will not fit any street scape except if it was located in the down town core. Proposing such high towers in a developed area is simply to make the most cash you can on such a small area. The area as currently proposed will have a higher density population than the entire community of Royal Oak, which is on over 1000 acres of land. The density needs to be looked at once again and made to be more suitable for an inner city community.

I plead with City council to look at this proposal and keep in mind that it is very evident that developers are targeting our green spaces in our wonderful City to build homes, City council will have 3 golf course redevelopments to vote on in the 2016 calendar year, this one is not the last one. We need to say it loud and clear that our voices are saying meaningful and insightful words to you City Council, Please save our greenspaces and do not turn our neighborhoods into concrete jungles.

Respectfully,

Adele Zuchetto

62 Hampstead Road NW

403-293-2816