

JUL 05 2016

ITEM: 8-19 CPC2016-149
Distribution
CITY CLERK'S DEPARTMENT

Attention: Councillor Sean Chu, Councillor Druh Farrell

Cc: Mayor Nenshi, Councillors Sutherland, Magliocca, Stevenson, Jones, Pootmans, Woolley, Carra, Chabot, Pincott, Keating, Colley-Urquhart, Demong

My name is Stephen Wright - I am a resident (home-owner) in Highland Park. 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 plan does not preserve / protect the natural springs and wetlands in the valley.
2. The plan removes 500+ trees from the community. 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.
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 called 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 size of 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 is no clarity on how many units might be rental. Highland Park already has a very high percentage of rental properties (amongst the highest in the city), which is already resulting in unique challenges for the community. (See the City of Calgary Neighbourhoods of Promised initiative that is being conducted in Highland Park because the community is deemed at risk for ongoing decline).
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.
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