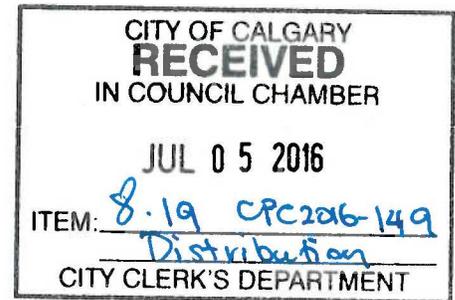


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JUNE 20, 2016

Councilor Sean Chu

Office of the Councillors (8001), P.O. Box 2100, Station M
Calgary, AB
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Dear Councilor Chu,

I am writing to you to express my concerns regarding the proposed re-development of the former Highland Golf Course, which it is my understanding is scheduled for review at the upcoming city council meeting on July 4, 2016. Allow me to begin by stating unequivocally that I am not diametrically opposed in principle to a redevelopment of the lands in question. I firmly believe that, done right, it has the potential to not only provide additional housing without contributing to "urban sprawl", but could also revitalize the neighborhood, provide additional retail opportunities and services, and increase the overall value of properties not only in the community of Highwood, but also in the neighboring communities.

However, as an adjacent property owner, I have a number of issues I would like to ensure are considered regarding the proposed plan before any approval to rezone the lands is granted.

1. I have been involved in the community meetings that the developer has held since the beginning of this project. Over the last few years, they have held workshops, and showed pictures of "typical proposed building styles" and asked the participants from the community to discuss them and provide input and preferences. The proposed buildings presented during the workshops were between 2 and 6 stories high. They said they intended to put apartment style buildings, possibly with some main floor retail space, along Center Street near the existing apartment blocks, but that they would be of a similar height to what's there now, at most 5 or 6 stories. They also said they intended to put 3-4 story condominium buildings along the new roadway through the old golf course, again possibly with some retail spaces at street level. Third, they said they were looking at 2-3 story condominiums and multi-family dwellings (duplex's, 4 plexes) through most of the rest of the space, and possibly some single family dwellings on the edges near the existing houses. The plan that is before city council is VASTLY different. There has been no explanation provided as to why the plan has so drastically changed from what was provided by the developer to the community during the many "workshops" and open houses prior to 2016. I am worried that since the developer is so blithely willing to abandon all the community input that was so painstakingly gathered, that they cannot be trusted to implement what they are now saying they propose (approximately 2100 units) when the zoning changes that they have requested could allow up to 4000 units.
2. The new plan includes (in Direct Control Site1 & 3) buildings of up to 65m (approx. 21 stories). DC3 is immediately behind my house on McKnight Blvd. I am NOT happy to find out that the plan is to take away all form of green space or view from my back deck and replace it with a close up look into the back of some one's apartment, overlooking their (probably large industrial style) back garbage bins, and resulting in close to 100% reduction in direct sunlight into my yard which is immediately to the north of the area. The proposed setback of 1.2 m from the

elevation than is currently the case. Nothing should be approved without considering any new flight path restrictions.

9. Speaking of infilling the land, the current plan includes building a new storm water control system, and then covering it over with enough fill to bring the ground up to level with the top of the hills where existing housing exist to the East, North and South. Before this can be done, the developer plans to remove approximately 500 mature trees. While they do plan to re-landscape eventually there is no time commitment for completion, and no environmental impact study has been conducted to determine the effects of having an open pit being filled by thousands and thousands of dump trucks, and then waiting for it to settle before it can be re-treed or built.
10. The cost of this new storm water control system has not been approved by the city. I believe that the cost of the infrastructure upgrades required for developing these lands should be borne by the developer, and passed on to the new residents, as would be the case for a "green field" new community. It should not be a cost that is passed on to the city, and in turn to the existing tax payers.

In conclusion, I have many concerns regarding the currently proposed plan for Highland Village Green, and strongly urge the city to conduct a full study of the many inter-dependant projects before approving any zoning changes. The study should consider factors including the proposed Green Line, the widening of McKnight Blvd, the changes to the Calgary International Airport and any associated flight path restrictions, the storm water, electrical, water supply and sewage disposal requirements and costs, the environmental impact of the rezoning and subsequent redevelopment, and the impact to the Highwood and adjacent communities and the cost to the tax payers.

If this were an entirely new community, these studies would be required in advance of any zoning decisions, and the building of the necessary infrastructure would be the responsibility of the developer. In this case, I argue that the sheer size of the lands under consideration deserves the same level of review and attention, despite being located in an existing region of the city.

I will however, re-iterate that I am not in principle opposed to a well-crafted and considered plan to rezone and ultimately redevelop the former Highwood Golf Course. I simple believe that city council does not currently have enough information to proceed with rezoning at this time. I humbly request that you vote against the current re-zoning application, and that you make a motion tasking the city planning commission conduct a comprehensive study of the issues and based on their findings, prepare a comprehensive community re-development plan that can provide guidance for years to come for the entire neighborhood.

Sincerely,

Daryl Rasmussen

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