

LAND USE AMENDMENT  
RESIDUAL SUB-AREA 01G (WARD 1)  
80 AVENUE NW AND 149 STREET NW  
BYLAW 181D2016

MAP 13NWW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate 5 parcels at 80 Avenue NW and 149 Street NW in the Haskayne Area Structure Plan from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District and Special Purpose – Urban Nature (S-UN) District.

The proposed land use would facilitate development of the Haskayne Legacy Park. The Haskayne Legacy Park will be a new 144 hectare (356 acre) park that aims to preserve the area's natural features and provide a range of active and passive recreational activities for Calgary area residents.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2016 May 19

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 181D2016; and

1. **ADOPT** the proposed redesignation of 143.90 hectares  $\pm$  (355.58 acres  $\pm$ ) located at 8335, 9000 and 9595 – 149 Street NW (Plan 9712622, Block 4; E1/2 Section 14-25-3-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – Recreation (S-R) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 181D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use districts allows for a broad range of recreation uses and provides the framework for preserving the existing characteristics of natural landforms, vegetation and wetlands while limiting development of improvements that facilitate passive recreational use. The uses of the proposed land use districts are compatible with and complimentary to the

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policies and vision set out in the Calgary Municipal Development Plan, Open Space Plan, West Regional Context Study and the Haskayne Area Structure Plan; therefore, the proposed Special Purpose – Recreation (S-R) District and Special Purpose – Urban Nature (S-UN) District are appropriate for the site.

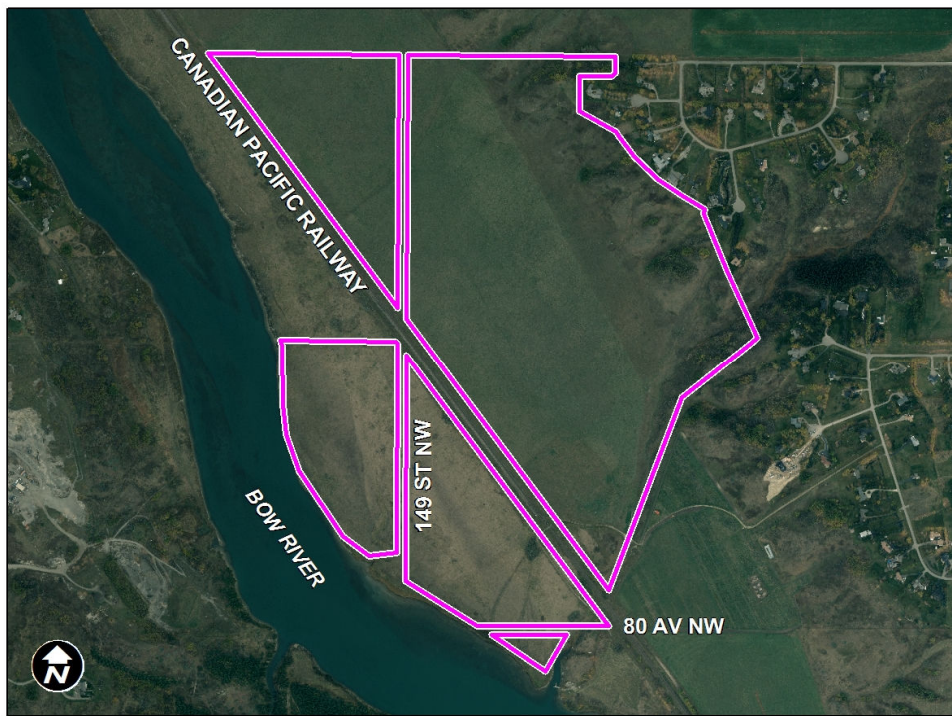
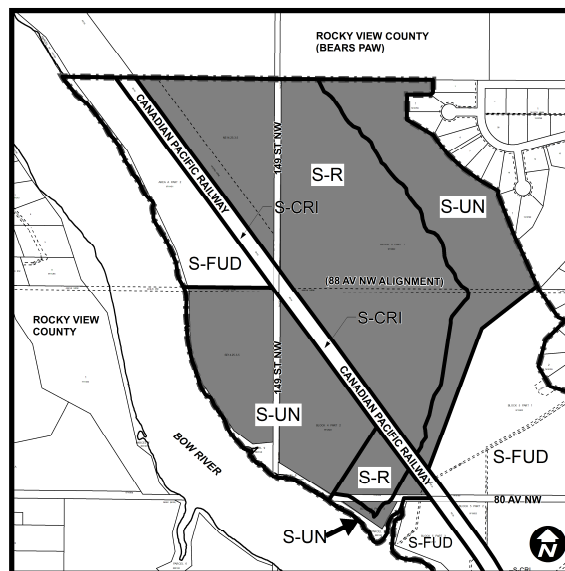
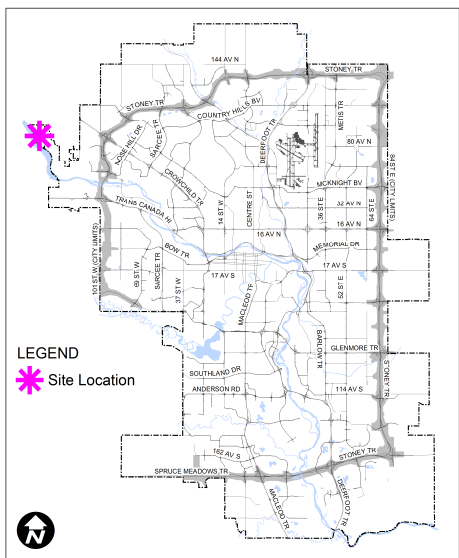
**ATTACHMENT**

1. Proposed Bylaw 181D2016
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 143.90 hectares  $\pm$  (355.58 acres  $\pm$ ) located at 8335, 9000 and 9595 – 149 Street NW (Plan 9712622, Block 4; E1/2 Section 14-25-3-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – Recreation (S-R) District and Special Purpose – Urban Nature (S-UN) District.

**Moved by: R. Wright**

**Carried: 7 – 0**

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**Applicant:**

O2 Planning + Design Inc

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is located at 8335, 9000 and 9595 - 149 Street NW, west of the community of Tuscany, and in the northwest corner of Calgary's Municipal Boundary. The site is comprised of three parcels of land on approximately 144 hectares (355 acres) of land. It is bounded by the Calgary Municipal Boundary and Rocky View County to the north and east, and by the Bow River/Bearspaw Reservoir to the south and west. Currently, all site parcels are zoned as Special Purpose – Future Urban Development (S-FUD).

**LAND USE DISTRICTS**

The proposed Special Purpose – Recreation (S-R) District covers approximately 80 hectares (198 acres). The (S-R) District is intended to accommodate a range of indoor and outdoor recreation uses; provide for complementary uses located within buildings occupied by indoor and outdoor recreation uses; and be applied to parcels of various sizes with a greater range of use intensities.

The proposed Special Purpose – Urban Nature (S-UN) District covers approximately 64 hectares (156 acres). The (S-UN) District is intended for lands that have either been set aside for the purpose of preserving existing characteristics of a natural plant or animal community or which are undergoing naturalization; or to provide for natural landforms, vegetation, and wetlands; and limit development to improvements that facilitate passive recreational use.

**LEGISLATION & POLICY**

**Municipal Development Plan (2009)**

The subject site is identified as a *Major Public Open Space* in the Municipal Development Plan (MDP). The MDP acknowledges that Calgary's most prominent natural open spaces occur on its ridges and hilltops and along the creeks and riverfronts of its river valley system. The City is committed to sustaining and protecting these valuable spaces, while ensuring that they remain accessible to all. Key applicable Open Space policies with respect to this application include:

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

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- Protecting, conserving and enhancing urban parks and open spaces.
- Providing a healthy, well-managed urban forest and natural environment areas.
- Maintaining and improving the quality and distribution of, and public access to, recreation and cultural facilities, open space, parks and natural areas.
- Protecting and promoting an integrated, open-space network to better connect communities.
- Providing high-quality open space and neighbourhood, community, regional and city-wide recreation opportunities to service new development or redeveloped areas.

Open Space Plan (2002)

The Open Space Plan provides a single, comprehensive, and integrated vision and policy for Calgary's open space system. The Plan acknowledges that the City of Calgary faces the challenge of providing public access and opportunities to use the river valleys in "a manner that ensures the long-term conservation of their natural and cultural resources while maintaining a linked and sustainable open space system." Some key trends and directions drawn from the Open Space Plan include:

- *Public Preferences* – Calgarians prefer natural parkland where public access and use are ensured, but where environmentally significant areas are protected. The public interest in natural parkland is increasing.
- *Regional Pathway* – The regional pathway system should connect individual communities to city-wide and regional parks and recreation facilities and natural features (i.e., water courses, escarpments, ravines, river valley parks, and associated open space). Routes should be located along the edges of environmentally significant areas or places with less sensitivity.
- *Environmental Protection* – Conservation and protection of the natural environment takes priority if serious conflicts with human use exist.
- *Visual Impacts* – The impact of urban development on the visual aesthetics, natural ecosystems, special places, parks, natural areas, and known wildlife habitats should be minimized.

West Regional Context Study (2010)

The West Regional Context Study (WRCS) covers an area of 866 hectares, straddling the Trans-Canada Highway and extending north along the Bow River adjacent to the Bearspaw Reservoir. The area was annexed from Rocky View County in 2007 to accommodate future employment and residential growth. The WRCS land use concept identifies the Haskayne Legacy Park site as a Regional Park and envisions a mix of residential, employment, and open space uses, accommodating approximately 18,500 to 21,900 residents and 6,650 to 7,050 jobs. Lands south of the Bow River are anticipated to be developed first, eventually followed by the lands to the north of River which will only include residential and open space uses. Other concept features include community activity centres near the Trans-Canada Highway, regional pathways along the north and south edges of the Bow River and at the top of the north escarpment.

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*Haskayne Area Structure Plan (formerly South Bearspaw Area Structure Plan)*

The plan indicates the Haskayne Legacy Park as a Regional Park, consistent with the WRCS land use concept.

The Haskayne Area Structure Plan (ASP) builds upon the recommendations of the West Regional Context Study. The 562 hectare ASP area is located in the northwest quadrant of the Calgary, just west of the community of Tuscany. Both Haskayne Legacy Park and a portion of Glenbow Ranch Provincial Park are within the Plan area. Formerly known as the South Bearspaw Area Structure Plan, the name of the Plan has been changed in recognition of the Haskayne Family's many civic contributions and long-time area residence.

## **TRANSPORTATION NETWORKS**

Public, vehicular access to the Park is not required and will not be provided prior to the development of the Haskayne residential community to the west (future Outline plan). Interim vehicular access (construction access) to the Park area will be provided through Rockyview County roads. Pathway access to the area may precede vehicular access, potentially allowing entry to the Park area by foot or bicycle. At present time, the closest Transit service is in the community of Tuscany, a significant distance from the Park. This level of Transit service will not change until the development of the Haskayne residential community occurs.

## **UTILITIES & SERVICING**

Currently, there are no City services (water/sanitary/storm) available to the area. Any interim servicing required will be reviewed at the development permit stage. Ultimate servicing to the parcel would be provided through the Haskayne Area Structure Plan area as development occurs.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required with the land use application.

## **GROWTH MANAGEMENT**

The subject area is not covered by a Growth Management Overlay. It should be noted that no City servicing is available for this site, so all utility and transportation access issues should be address on site. The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no Community Association for Residual Sub Area – 01G at this time.

**Citizen Comments**

The application was circulated to adjacent landowners and Administration received two written responses (2015 September 11 and 2016 May 04) from an adjacent landowner over the course of the land use redesignation review process. At the request of the adjacent landowner's planning consultant, copies of the letters have been included in Appendix II. A summary of the perceived concerns includes:

- Lack of consultation with adjacent landowners and the public prior to submitting application.
- No confirmation of how the issues and concerns regarding collector road alignment, existing at-grade railway crossing, ultimate grade-separated crossing, and water recreation access points have been address by applicant.
- Risk of premature public access and public use of this area during and after park construction.
- The supporting information and figures included in the Detailed Team Review #1 response does not comply with the approved Haskayne ASP.
- Supporting figure (Phasing Plan) illustrates detailed design for Phase 3 of the Haskayne Legacy Park, which does not comply with the approved Haskayne Area Structure Plan. Furthermore, the illustrated detailed design for Phase 3 of the Haskayne Legacy Park will have a significant impact on the development potential on the Bearspaw Tree Farm parcel. Unfortunately, the Applicant has not provided the Bearspaw Tree Farm with any design or planning rational regarding the detailed design and phasing figures.
- The supporting figure (Future Permanent Park Access) that illustrates the future collector road connection/alignment that does not comply with the approved Haskayne Area Structure Plan and the Applicant's collector road alignment is not supported by the Bearspaw Tree Farm and has not been addressed by the Applicant.
- The supporting figure (Future Permanent Park Access) that illustrates the grade-separated crossing does not comply with the approved Haskayne Area Structure Plan and the Applicant's grade-separated crossing is not supported by the Bearspaw Tree Farm and has not been addressed by the Applicant.



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Administration Response:

- Administration and the applicant determined that a public open house was not required as there was extensive consultation completed during the preparation of the Haskayne ASP in 2015 and with the land use amendment proposing a land use consistent with the land use designation (park) in the ASP. The Bearspaw Tree Farm was the only neighbour to comment and request a meeting. To accommodate this request, the File Manager set up a meeting between the applicant, CPAG representatives (Parks, Transportation, Development Engineering) and the owner of Bearspaw Tree Farm and their consultants. The meeting took place on 2016 March 16. In response to concerns raised by the Bearspaw Tree Farm, the road closure application was withdrawn.
- During the 2016 March 16 meeting, the applicant responded to the Bearspaw Tree Farm to these concerns by informing them that the above points were Development Permit (DP)/Development Liaison (DL) issues and that they will be addressed at the time of a DP/DL application submission. The land use application does not change the current access for the Bearspaw Tree Farm. The City of Calgary asked for drawings to be provided with the DTR #1 response for information only. These conceptual drawings were provided by the applicant to the satisfaction of the City of Calgary.
- Public access will not be permitted until the park is officially opened.
- Both the applicant's and City of Calgary's review of the proposed land use application concludes that the application conforms with the Haskayne ASP
- The applicant's client, City of Calgary Parks, has engaged in numerous discussions regarding the vision for Haskayne Park. Redesignating the land use from S-FUD to S-R and S-UN will not impact the development potential of the Bearspaw Tree Farm site. This redesignation is also supported by the Haskayne ASP.
- The alignment of the collector is not being considered at the land use stage, but the proposed future collector complies with the Haskayne ASP.
- The location of the grade separated crossing is not being considered with this land use application and will be determined at the DP/DL stage.

**Public Meetings**

No formal public meeting was held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This land use amendment application has been submitted to facilitate the development of Haskayne Legacy Park. Haskayne Legacy Park will be a new 144 hectare (356 acre) park that aims to preserve the area's natural features and provide a range of active and passive recreational activities for Calgary area residents.

The City of Calgary Parks Department is seeking a land use redesignation for the Park's 3 parcels from Special Purpose – Future Urban Development (S-FUD) to Special Purpose – Recreation (S-R) in order to further the project's vision, proceed with Detailed Design and move toward construction. The proposed land use district allows for programmatic flexibility to be integrated into the design of the park and facilitates the preservation of environmentally significant natural areas. Gaining land use redesignation approval will also permit the construction of the Regional Pathway link to Glenbow Ranch Provincial Park, which will also serve as a key leg of the Trans Canada Trail. Ensuring that the Trans Canada Trail connection is complete by July 1 2017 has been a priority by City of Calgary, with the intention of completing the Calgary Regional Pathway network in time for the official Trans Canada Trail opening day on Canada's 150<sup>th</sup> birthday.

Facilitating the earliest development and opening of Haskayne Legacy Park will benefit all Calgarians, especially the residents of the surrounding northwest communities. The Park will provide an important and viable connection to the Glenbow Ranch Provincial Park while greatly improving area access to open space, the Bow River Valley and to the town of Cochrane.

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**APPENDIX II**

**LETTERS SUBMITTED**

**From:** [James Mazak](#)  
**To:** [Huber, Morgan J.](#)  
**Cc:** [Sutherland, Ward](#); [Executive Assistant - Ward 1](#); [Carra, Gian-Carlo S.](#); [Executive Assistant - Ward 9](#); [Tony Napolitano](#)  
**Subject:** Re: Follow-up & Status update regarding the Proposed Road Closure & Land Use Amendment - LOC2015-0116.  
**Date:** Wednesday, May 04, 2016 2:43:36 PM  
**Attachments:** [LOC2015-0116 DTR #1 Response Package.pdf](#)  
[ATT00001.htm](#)  
[LOC2015-0116 Detailed Team Review #1.pdf](#)  
[ATT00002.htm](#)

Morgan:

On behalf of Mr. Rick Skauge (President) of the Bearspaw Tree Farm, being the authorized owner of Block 5, Plan 971 2622 located within the Haskayne Area Structure Plan, Synergy Planning Inc. would like to take this opportunity to thank you very much for forwarding the scanned copies of the most recent DTR #1 submission from the Applicant (O2). We are thankful that the Applicant has chosen to abandon the road closure and to proceed only with the land use amendment, however the Bearspaw Tree Farm still has a number of concerns and issues that were raised at the March 16, 2016 meeting that have not been addressed or mitigated by the Applicant, as follows:

- The Applicant (O2) and the Calgary Park's Department did not facilitate any consultation with the adjacent landowners and the public prior to submitting their Proposed Road Closure & Land Use Amendment Applications and the Haskayne Legacy Park's Project Brief.
- The Applicant's DTR #1 submission does not include a written component and we still do not have confirmation of how the issues and concerns regarding the collector road alignment, existing at-grade railway crossing, ultimate grade-separated crossing, and water recreation access points and uses, which were raised at the March 16, 2016 meeting have been addressed, mitigated, or disregarded by the Applicant (O2).
- The proposed land use redesignation application will prematurely introduce the potential for public access and public use of this area of the municipality and the Applicant's (O2's) submission does not address or mitigate for the concerns and issues related to public safety and security of this area during and after park construction.
- The supporting information and figures included in the Applicant's (O2's) submission does not comply with the approved Haskayne Area Structure Plan or does not include sufficient information.
- The Applicant's (O2's) supporting figure (Phasing Plan) illustrates detailed design for Phase 3 of the Haskayne Legacy Park, which does not comply with the approved Haskayne Area Structure Plan. Furthermore, the illustrated detailed design for Phase 3 of the Haskayne Legacy Park will have a significant impact on the development potential on the Bearspaw Tree Farm parcel. Unfortunately, the Applicant has not provided the Bearspaw Tree Farm with any design or planning rational regarding the detailed design and phasing figures.
- The Applicant's (O2's) supporting figure (Future Permanent Park Access) that illustrates the future collector road connection/alignment that does not comply with the approved Haskayne Area Structure Plan and the Applicant's collector road alignment is not supported by the Bearspaw Tree Farm and has not been

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addressed by the Applicant.

- The Applicant's (O2's) supporting figure (Future Permanent Park Access) that illustrates the grade-separated crossing does not comply with the approved Haskayne Area Structure Plan and the Applicant's grade-separated crossing is not supported by the Bearspaw Tree Farm and has not been addressed by the Applicant.

The Bearspaw Tree Farm recognizes that ultimately there will be a park adjacent to their parcel of land and is very supportive of the Haskayne Area Structure Plan. Unfortunately, the Applicant's (O2's) submission lacks essential consultation and engagement with the Bearspaw Tree Farm, surrounding landowners, and other key stakeholders and the Applicant's (O2's) submission also lacks sufficient information and details to demonstrate how the proposed land use redesignation application is in compliance with the approved Haskayne Area Structure Plan. Therefore, the Bearspaw Tree Farm can not support the proposed land use redesignation application, as proposed by the Applicant.

Should you have any questions please contact James Mazak at 403.400.7958 or Tony Napolitano at 403.400.7959.

Thank you,

SYNERGY PLANNING INC.  
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James Q. Mazak  
BSc, BA (Hons), MEdes, RPP, MCIP  
Planner

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On Apr 25, 2016, at 9:48 AM, Huber, Morgan J.  
<[Morgan.Huber@calgary.ca](mailto:Morgan.Huber@calgary.ca)> wrote:

Hi James/Tony:

Attached are scanned copies of the most recent DTR #1 submission from O2. The

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applicant has chosen to abandon the road closure and proceed only with the land use amendment. Here is a breakdown of the maps/drawings:

```
<!--[if !supportLists]-->1. <!--[endif]-->Revised proposed land use districts
<!--[if !supportLists]-->2. <!--[endif]-->Phasing plan
    <!--[if !supportLists]-->a. <!--[endif]-->Provided for information
        only as part of the LOC process. A formal Development Permit or
        Development Liaison application will need to be submitted once the
        land use amendment is approved
<!--[if !supportLists]-->3. <!--[endif]-->Temporary Construction Access
    <!--[if !supportLists]-->a. <!--[endif]-->No access to site for general
        public
    <!--[if !supportLists]-->b. <!--[endif]-->Provided for information
        only, as the request of Transportation
    <!--[if !supportLists]-->c. <!--[endif]-->Subject to DP/DL review
<!--[if !supportLists]-->4. <!--[endif]-->Permanent Access
    <!--[if !supportLists]-->a. <!--[endif]-->Provided for information
        only, as the request of Transportation
    <!--[if !supportLists]-->b. <!--[endif]-->Subject to DP/DL review
```

I have also included a copy of CPAG's Detailed Team Review #1 comments from October 2015 for your reference.



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**Huber, Morgan J.**

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**From:** Tony Napolitano [tony.napolitano@synplains.com]  
**Sent:** Friday, September 11, 2015 3:00 PM  
**To:** Huber, Morgan J.  
**Cc:** James Mazak  
**Subject:** Re: LOC2015-0116 Haskayne Legacy Park  
**Attachments:** I - Mr. Morgan Huber (LOC2015-0116 Haskayne Legacy Park).pdf; ATT00001.htm

Good Day Mr. Morgan Huber,

**RE: LOC2015-0116 Haskayne Legacy Park**

Thank you for providing us a copy of the Proposed Haskayne Legacy Park's Land Use Redesignation Project Brief.

For your review and comments, please find attached a letter in response to the Proposed Road Closure & Land Use Amendment - LOC2015-0116.

At your convenience, please provide us with an email confirmation that you were able to open the attachment.

Thank you for your time and attention regarding this matter.

Regards,

**SYNERGY PLANNING INC.**

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**Tony U. Napolitano**  
AT, BA (Hons), MEdes, RPP, MCIP  
Planner

**Cell:** (403) 400-7959  
**Email:** [tony.napolitano@synplains.com](mailto:tony.napolitano@synplains.com)  
**Web:** [www.synplains.com](http://www.synplains.com)

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September 11, 2015

Mr. Morgan Huber  
File Manager  
Planning, Development and Assessment, IMC #8076  
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Tony U. Napolitano  
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[tony.napolitano@synplains.com](mailto:tony.napolitano@synplains.com)

Dear Mr. Huber,

**RE: Proposed Haskayne Legacy Park - LOC2015-0116**

On behalf of the Bearspaw Tree Farm, Mr. Rick Skauge being the authorized owner of Block 5, Plan 971 2622 located within the Haskayne Area Structure Plan, Synergy Planning Inc. would like to take this opportunity to thank you for providing us a copy of the Proposed Haskayne Legacy Park's Land Use Redesignation Project Brief. In our review of the Applicant's (O2) Project Brief, we have some concerns and issues with information presented, which has a direct impact on our Client's use and access of his lands. In addition, we respectfully request that either you or the Applicant (O2), please coordinate a meeting between the Parks Department and Mr. Rick Skauge in order to discuss the Proposed Road Closure & Land Use Amendment - LOC2015-0116, prior to Administration completing their review and scheduling this proposal for Calgary Planning Commission.

It is unfortunate and disappointing that the Applicant (O2) did not facilitate any consultation between the Parks Department and Mr. Rick Skauge or Synergy Planning Inc. prior to submitting their Proposed Road Closure & Land Use Amendment Applications and the Haskayne Legacy Park's Project Brief; especially, since the Bearspaw Tree Farm site shares a property line with Haskayne Legacy Park. Community consultation, or simply stated, providing a forum to hear from your neighbours, has become a mainstream, public expectation, and best practice amongst collaborative consultants, developers, and governments.

It is important to note that on several occasions Mr. Doug Marter (Manager Planning & Development The City of Calgary Parks / Enmax Legacy Park Program Manager) made a commitment to Mr. Rick Skauge and Synergy Planning Inc. to work collaboratively and explore possible design vision(s) for the interface that will be shared between the two subject lands prior to submitting the Proposed Road Closure & Land Use Amendment Applications. Recognizing that this commitment was not fulfilled, we are aware that the Applicant (O2) is currently updating the draft development concept to include the addition of another parcel to the northwest corner of the Haskayne Legacy Park site, which presents an opportunity to

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M. Huber

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Proposed Haskayne Legacy Park - LOC2015-0116

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have a meeting with Mr. Rick Skauge in order to explore possible design vision(s) for the interface that will be shared between the two subject lands and to address our concerns and issues with the Proposed Road Closure & Land Use Amendment Applications.

On behalf of the Bearspaw Tree Farm, we look forward to a meeting with the Parks Department before Administration completes their review and the proposed applications are presented to the Calgary Planning Commission. Further comments and specifics on behalf of the Bearspaw Tree Farm are pending the outcome of a meeting with the Applicant (O2) and the Parks Department regarding this proposal.

In the interim should you have any questions or comments, please do not hesitate to contact James Mazak at (403) 400-7958 or Tony Napolitano at (403) 400-7959.

Thank you,



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**Tony U. Napolitano**  
AI, BA (Hons), MEdes, RPP, MCIP  
Planner