

# Canada Lands Company Response

April 15, 2021

Thank you for the opportunity to comment upon the above-noted application.

In response, Canada Lands Company CLC Limited (CLC) offers the following comments

- Development of the subject lands, and the removal of the existing recreational uses, should be replaced with at least an equal amount of programmed recreational space within the City's abutting lands. With the closure of the former Operational Works Centre lands near Crowchild Trail, and the closure of the former Richmond Green golf course, there is a tremendous opportunity for the City to re-purpose those lands into new and inspiring recreational uses. Any such development will need to define and address any residual environmental impacts, such as potential for soil contamination including impacts on adjacent lands.
- CLC has been advised that development of the subject lands will not impact nor require municipal servicing accommodation from CLC's Currie lands. Should this change, CLC must be informed and involved in those discussions.
- CLC suggests that the City undertake a Traffic Impact Assessment to understand and identify potential impacts to the existing road network, such as traffic calming measures and abutting streetscape enhancements for on street parking or laybys.
- Future Development should be in compliance with the CFB Master Plan as amended. Should any changes to that plan result from this application, CLC would request the opportunity to review and comment.

Please continue to keep CLC apprised of the progress of this application.

Kelvin Whalen

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