

Albrecht, Linda

From: Alistair Abdai [alistairabdai@gmail.com]
Sent: Thursday, July 09, 2015 9:34 AM
To: Albrecht, Linda
Subject: LOC2014-0080 Save the Slopes

Hello,

I wanted to voice my opinion on the possible development on the east side of COP (paskapoo slopes). I believe this area to be one of the valuable "outdoor" experiences that we are lucky enough to have within the city. I consider Calgary to be the greatest city in Canada, which is in large part due to our green spaces and wilderness areas that we are able to enjoy within our city. Calgary to me is a mountain city, and a big part of that feeling is having places to "escape" within the city limits, and the Paskapoo slopes are one of the critical areas to this feeling.

We far too often see our green spaces and natural areas replaced with concrete and glass, and slowly but surely, we have to travel farther and farther to achieve a natural setting, whether it be for hiking, biking, or just taking the dog for a walk. Areas such as Paskapoo slopes are huge part of the attraction to Calgary, and an invaluable source of enjoyment for all who love to be outside. We always preach to live an active and healthy lifestyle, and I think of Calgary to be a very active city, but to develop areas such as this is sending another message.

Please leave this area as a natural area and keep Calgary's atmosphere as an active, outdoor city; these slopes are one of the first areas you see as you drive east into the city of Calgary, and it would be a shame to turn this beautiful area into a parking lot.

Best Regards,

Alistair Abdai
Calgary, AB

RECEIVED
2015 JUL -9 AM 9:49
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

July 03, 2015

2015 JUL -3 PM 3: 31
THE CITY OF CALGARY
CITY CLERK'S

T.Chris Algeo, P.Eng
5836 Bow Crescent NW
Calgary, AB T2B 3B7
403 281-9695

Office of the City Clerk
CITY OF CALGARY
700 McLeod Trail SE
PO Box 2100, Stn "M"
Calgary, AB T2P 2M5
Via email: cityclerk@calgary.ca

Dear Sir or Madam:

Re: FILE No. LOC2014-0080, Paskapoo Slopes Area Rezoning Proposal

This letter addresses the proposed zoning change to the area east of COP (Trinity Proposal) and its related change to the existing Area Structure Plan.

As a long term resident of Calgary I have seen the area that is locally known as "The Slopes" being chipped away at from the south as well as the east by residential development. Every time it is encroached upon with another approval, we are assured that this is the last bit of development that will be allowed. This latest proposal threatens to be the most destructive of all.

I cannot blame the Developers for wanting this project to proceed. There is big financial pressure behind it and the personal monetary gains will be huge. Please keep in mind that once the dollars have been handed over and the project falls into the hands of Investors, these dollars will leave Calgary. The needs of the Clients will have been served. The Clients that City Council serves are the Citizens of Calgary and their needs should be considered above all else.

What remains of the Paskapoo Slopes is a block of "integrated parkland" with geotechnically sensitive upper slopes and more stable lower slopes. The transition from steep upper slopes through the ravine area and onto the lower pasture land serves the purpose of gradually dissipating the force of water from the springs on the upper slopes and the rains that frequently flow in from the west and north-west. The lower section acts as a sponge, soaking up any large surges from heavy rains or quick snow melts. This "flood mitigation measure" was in place eons ago. To "cap" the lower slopes with asphalt and stop the natural flow of water from uphill with retaining walls will put Calgary at further risk from flood events.

Previous Councils allowed Developers to pave the land south of Fish Creek Park and when the big rains came in following years, the runoff destroyed our park. The Developers were long gone when our tax dollars rebuilt Fish Creek Park and built the storm retention ponds that should have accompanied the south development. We seem to be taking the same approach if we let this happen on the Paskapoo Slopes. This time however, the overflow will run into downtown Calgary.

This is a "working" piece of land that, aside from its considerable aesthetic value and extensive Public use, provides us with effective flood mitigation. If allowed this project will turn it into yet another liability. We should know better.

As to the land in it's present form, I ask that you do what you have done to Nose Hill Park and draw a hard "no development" line around its current borders. Enable the establishment of a Management Group that, in conjunction with Calgary Parks Department can enhance the lower slopes with an Interpretive Center and more gentle pathways for the Elderly and the Handicapped. Road development should focus on Public Transit. Multi use pathways should connect the land to the existing pathway system in upper Bowness, thus connecting The Slopes with the Bow River Pathway.

The current Administration and Council are encouraging an increase in density in Calgary. Most Calgarians prefer this to the wasteful sprawl of suburban development. With densification however, the importance of preserving and enhancing existing green space increases. Densification becomes destructive with loss of green spaces and this needs to be considered when choosing to support or reject this proposal.

In recognition of the efforts and expense put forth by the Trinity Group, work with them to find a more suitable piece of land to place their development. There is much land that will serve well for commercial development however I doubt that the City of Calgary has any land left in their potential land bank that is as well suited for development as a Regional Park as the Paskapoo Slopes.

I urge Council to stop this development and legislate a line around it to protect it for the use of your Clients, the People of Calgary. The Paskapoo Slopes is already a park 'in fact' as defined by its current users. Council has the power to preserve it as such for all time.

Thank you

Yours truly

A handwritten signature in dark ink, appearing to read "Chris Algeo", written over a horizontal line.

Chris Algeo

Albrecht, Linda

From: Bradley Arthur [bradleyarthur1@yahoo.ca]
Sent: Wednesday, July 08, 2015 10:50 AM
To: Albrecht, Linda
Subject: My letter opposing the Trinity Hills development on Paskapoo Slopes

RECEIVED

2015 JUL -9 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

To Whom It May Concern:

RE: File # LOC2014-0080

I have lived in Calgary for the last 11 years, 9 of which have been in Patterson Hill. I would like to express my concern about the proposed development for the East Paskapoo Slopes, including the corresponding rezoning of the land and new area structure plan. I do not believe that the density and intensity of the proposed development is appropriate for the geology or ecology of this landscape.

The City is well aware that existing development on these slopes has already undermined the watershed. I nearly slid off Sarcee Trail one winter night due to the glaciers that formed on the western side. The creeks and natural springs have been irrevocably disturbed, and that no amount of 'mitigation' will ever solve the problem. Further development will only exacerbate the problem.

The Paskapoo slopes also hold historical and cultural significance for First Nations. Archeologists and anthropologists have documented 36 important sites, including kill areas, teepee rings, **and a buffalo jump as important as the UNESCO protected Head-Smashed-In.**

The Paskapoo slopes provide a wildlife corridor for animals moving in and out of the city. I frequently see deer and coyotes moving through the lower slopes. I've never been lucky enough to see moose, though I know some who have.

Trinity claims they want to make this development "pedestrian friendly" but are prepared to pay for an overpass into the development. This overpass would only service the wealthy 1600 property owners that would reside here. There are already 8300 people who have opposed this development through the online petition so this does not sound very fair or equitable. This overpass will not even be required if the development does not go ahead.

I submit the following quote from Ingrid Beausoleil, Trinity spokesperson in a CTV article dated June 24, 2014

"When we purchased the land, we did our research and we understand what is important to Calgarians. While the Paskapoo Slopes are a popular recreational destination, portions of the slopes are also home to important First Nations archaeological sites and valuable habitats for natural flora and fauna. Surprisingly, this land is currently not protected". So even the developer acknowledges the importance of this green space!

Surely there must be more vacant land within this city that could be developed in this fashion. The amount of development that is planned on the north side of Highway 1 in Greenwood and Bowness is massive. There has been an explosion of residential and commercial/retail development just on top of the slopes in West Springs and Cougar Ridge.

Why is this Paskapoo development even necessary? What has significantly changed since development was rejected on this site in 2011? Has this land suddenly become less environmentally or culturally significant?

Planning decisions cannot be made without considering the role our parks and natural areas play in connecting wildlife, watershed function and conserving landscapes on a larger scale. **I would like to know why the City is not following its own rules with respect to development on Paskapoo Slopes.**

I do not believe that the proposed development and corresponding Area Structure Plan are in line with the City's commitments to conserving biodiversity, and that further understanding of the First Nations cultural value of this land is also needed before any development is approved.

This is OUR equivalent of Fish Creek. This is OUR equivalent of Nose Hill. These sites have been protected as green space for everyone in Calgary. The Paskapoo Slopes must also be protected.

Sincerely,

Bradley Arthur
Calgary, AB

Albrecht, Linda

From: Valerie E. Aucoin [veaucoin@firstenergy.com]
Sent: Thursday, July 09, 2015 8:33 AM
To: Albrecht, Linda
Subject: LOC2014-0080 - SAVE THE SLOPES

Importance: High

Good morning,

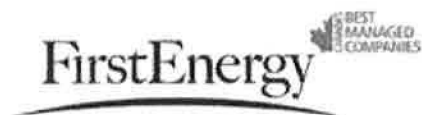
I am opposed to the Trinity Corp. development of the East Paskapoo Slopes on the basis of having an inappropriate density, intensity and development footprint for the context of the area.

Please do not commercialize Paskapoo slopes. We are so very lucky to have such a green space within city limits that is accessible and encourages young and old alike to get outside and enjoy the space. Personally I'd like to see a parking lot or two similar to how Nose Hill is set up, with some amenities such as washrooms, water station and perhaps a bike maintenance area, then leave the park as it is for people to enjoy.

I urge you to reject the Trinity proposal, if it comes to Council for a decision, and to explore all possible means of acquiring this key environmental parcel of land to be preserved as a regional park.

Sincerely,

Valerie Aucoin



FirstEnergy Capital Corp. | Valerie E. Aucoin | Corporate Finance Assistant | Direct +1.403.444.8280 | Main +1.403.262.0600

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2015 JUL -9 AM 8:40
THE CITY OF CALGARY
CITY CLERK'S

From: james baillies [jamesbaillies@gmail.com]
Sent: Tuesday, July 07, 2015 9:40 AM
To: Albrecht, Linda
Subject: Reference file number LOC2014-0080

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2015 JUL -7 AM 9:45

THE CITY OF CALGARY
CITY CLERK'S

Reference File Number LOC2014-0080

Regarding the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario.

Thank you for providing the opportunity to comment on the proposed development of the Paskapoo slopes by Trinity Development Group.

I have attended two of the public information hearings for this proposed development by Trinity and as a resident of Cougar Ridge, which is in close proximity to the venture, I cannot sit idly by and watch as beautiful parkland and aboriginal historic sites succumb to the relentless greed of developers. Much of the information the developer supplied at the information sessions was incomplete and vague. Maps illustrating the allocation of building and greenspace were labelled "TBA" (To Be Announced). One thing is certain however, and that is the moment this area is developed it's true value to Calgarians will be gone forever.

Much of wild parkland of this city has been has been swallowed by development. The Paskapoo slopes should be left alone. I see nothing in their development of intrinsic long lasting value to Calgarians. It's the same kind of development we see everywhere in this city.

I ask myself this: Do we really need another shopping mall when I can drive 5 minutes in any direction and find one? Do we really need another Tim Horton's when I can drive 5 minutes in any direction and find one? Do we really need another fast food joint when I can drive 5 minutes in any direction and find one? Do we need a 15 story hotel in an area that already has several just across the road? The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable.

The value of this land to the people of Calgary is in it's wildness. It was used as a buffalo jump for years before European settlers arrived. Deer, porcupine, coyotes, and many other animals still call this area home. Many Calgarians enjoy the slopes as a place to for walking, biking and other leisure activities.

Now another developer plans to build the same old tired development we see everywhere else in this city. Why must we succumb to this? I for one cannot accept it. This development in an area of parkland as valuable as the Paskapoo slopes has no lasting value to the people of Calgary. Once the bulldozers come and start chewing up the land it will be irrevocably changed. Do you believe the future generations of people that choose to call Calgary home will recognize another shopping mall complex as something of lasting value?

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

James Baillies

Albrecht, Linda

From: Erik B. Bakke [ebbakke@firstenergy.com]
Sent: Thursday, July 09, 2015 8:03 AM
To: Albrecht, Linda
Subject: Paskapoo: LOC2014-0080

Hello City,

I'm a long time resident, and in fact relocated to Canada and Calgary for its access to outdoor lifestyles. I oppose Trinity developing the "COP East Lands". Calgary should set aside green areas for future generations - just as is done with Nose Hill Park. If Paskapoo had a couple of parking lot entrances similar to Nose Hill and Fish Creek, usership would increase dramatically. We already have an oversupply of strip malls, in fact the entire 16th ave corridor from COP to the Hospital has marginal commercial activity - I'd rather see redevelopment to spruce up a lot of those commercial centers than building a new one.

Erik Bakke

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RECEIVED
2015 JUL -9 AM 8:07
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Bauman, Paul (Calgary) [PAUL.BAUMAN@advisian.com]
Sent: Wednesday, July 08, 2015 11:13 PM
To: Albrecht, Linda
Subject: letter to council regarding July 20th meeting on Trinity Hills Development, East Paskapoo Slopes
Attachments: CityCouncil_8July2015_Paskapoo.docx

Dear Councillors,

A letter describing my opposition to the rezoning of the East Paskapoo Slopes to allow for the proposed Trinity Hills Development is attached.

Sincerely,

Paul Bauman

RECEIVED
2015 JUL -9 AM 7:53
THE CITY OF CALGARY
CITY CLERK'S

July 8, 2015

Dear Councillors:

Re: Opposition to the rezoning of the East Paskapoo Slopes for residential and commercial development

I would like to register my opposition to the proposed Trinity Hills Development on the East Paskapoo Slopes. I have attended the various open houses, one of the 2014 public input sessions, spoken with Ward 1 and Ward 6 Councillors Sutherland and Pootmans, respectively, and read through the various assessment reports and Detailed Team Review. As someone who bicycles to and from work along the Paskapoo Slopes, who runs most days on the Slopes, and who lives in Cougar Ridge and works in Bowness, I consider myself to be intimately familiar with the area.

The only argument in favor of development I have heard from Council is to increase retail in the area, and hence tax revenue. In contrast, the opposition against this development is enormous and broadly based, as manifested in petitions, letters to the West Springs Cougar Ridge Community website, voices at the public meetings, and neighborhood gatherings. We do not want more retail. We want the preservation of green spaces, more local outdoor recreational opportunities for ourselves and our children, the preservation of natural wonders including aspen forests and prairie grasslands within the City, the opportunity to see wildlife in a natural setting with the City Limits, a magnificent vista, and the spiritual renewal provided by an expansive and undeveloped landscape.

While the environmental assessment does recognize many of the above issues, it casually assumes that impacts can be “mitigated”, while ignoring the reality of already occurring changes including a massive development immediately to the northwest, other retail that has been built in the area within the last year, other proposed housing developments on the East Paskapoo Slopes including on the Markin land, and the general increase of urbanization and destruction of green space within the City. If this were a mining or oil sands development, there would be widespread demands for a broader look at the “cumulative effects” of these simultaneously occurring developments. Why do we not apply the same standard to City developments?! While the Mayor and Council are rightfully critical of “upstream” developments in Rockyview County due to their assymetric negative impact on Calgarians, we permit development within Calgary that will negatively impact Calgarians all over the City by the loss of a heavily used and unique wildland recreational area.

While I recognize that the actual developed area is limited in area extent, encroachment on perennial streams, the presence of more than 2000 housing units, associated cats and dogs, proposed building heights exceeding those discussed in the public input sessions, associated vehicular traffic, regrading of the lower slopes, and the destruction of a unique viewscape encompassing some of the oldest archaeological sites in Western Canada, are all unacceptable outcomes.

This last point regarding the known (and as yet unknown) archaeological sites and broader cultural significance of the East Slopes should be emphasized. Although most of the “known” significant sites, as identified to date, will be preserved, it is equally important to preserve the contextual and spiritual value of the landscape itself. By the City’s own admission (as noted by Michelle Reid at the public input session at the Sheraton Four Points in 2014), the area of the proposed Trinity Hills Development “is equal to, or greater in archaeological significance than Alberta’s Head-Smashed-In Buffalo Jump” World Heritage Site 190 kilometers to the south. The prehistoric sites on the Slopes may represent the richest undisturbed archaeological treasure found within the city limits of any urban area in North America. Since 1992,

archaeological studies on the East Paskapoo Slopes have identified large bison killsites, butchering areas, processing camps, buried bison bonebeds, and campsites dating as far back as 10,000 years ago. Water from three perennial streams and numerous springs, wood for fires and buffalo corrals, and the many ravines that served as terrain traps for the buffalo, together created a large and intensive Native hunting area that reached its most intensive use between 2500 and 1800 years before present – and all this in a City whose non-aboriginal history begins only 140 years ago! While Trinity Hills Development has stated they will leave the upper, less easily developed slopes of more rugged relief as parkland, the lower slopes will be recontoured beyond recognition, with 30% of the known Native sites being located in this area of development. The remaining sites will be boxed in between modern developments, retail stores, commercial buildings, and Canada Olympic Park.

Undoubtedly, nearly all Canadians were horrified by the Taliban's willful destruction of archaeological sites in Afghanistan, and similar shameless acts of cultural annihilation by ISIS in Iraq and Syria. Will Council vote in favor of the destruction and desecration of sites even more ancient in our own City! Is opposition to this development simply Nimbyism?....as a 26 year resident of Bowness and Cougar Ridge, a Calgarian, an Albertan, a Canadian, and someone with Aboriginal family relations, you bet it is!

I strongly support the rejection of the rezoning of the East Paskapoo Slopes, and support the ultimate creation of a municipal or Provincial Park over the entirety of the remaining undeveloped portions of the East Paskapoo Slopes.

Sincerely,

Paul Bauman

54 Cougarstone Park SW,

Calgary, Alberta T3H 4Z9

Smith, Theresa L.

CPC2015-124
ATTACHMENT 9
LETTER 8

From: Lesiatbear [lesiatbear@gmail.com]
Sent: Tuesday, June 30, 2015 11:13 PM
To: Albrecht, Linda
Subject: Honor our sacred Land and The voices of Calgary

RECEIVED

2015 JUL -2 AM 7:46

THE CITY OF CALGARY
CITY CLERK'S

Honor our Slopes Our sacred land

I am deeply saddened and disappointed on their decision with Paskapoo. Do they not know that the trees speak to each other everyday. All life does. It's a moving animate power, "The Quickening power which is part of the Wakan Wichihan, the big sacred work we must do. We help take part in this creation, as caretakers.

Our Creation speaks to one another. Our Grandfather Sun, our Grandmother Moon. Humans do not understand that we are abusing our Gift the Creator has blessed us with. Even some our First Nations people are giving in in our Caretaking responsibilities. The ones that are fighting are being disrespected and ignored. We are not listening to what our Elders sacred visions were and are, losing our values of Traditions and honor to even ourselves by the greed and bullies with developers and government. Them not listening to our voices and the respect for what is best for Calgary.

I say this because we have to keep what beauty of what the Great Mystery has given us. Their are certain species of birds that only live in these trees. They will be forever gone. Just like the fruit is diminishing because the bees are dieing They need to pollinate the blooms to make fruit. I maybe deathly allergic to them, but I want them to live so our future children and all of us can have fresh fruit.

The City of Calgary already has lost some of its beauty with our city outline already by the development of homes. If we take Paskapoo Slopes, we have totally lost what unique beauty we have left coming into Calgary.

Think of a little baby emerging from the womb, the first thing it does is cry." It is speaking in an unknown language just as the tree language, survival language and the universal language. Though the newborn does forget, the babe knows that we have to survive to take care of this world, to truly live in this sacred manner after the original lesson."

Everything moves in a Great way when harmony is not broken. That is why the scared four directions has been appointed to us.

Sadly a lot has been causing disharmony throughout the world. Mother Earth is crying out LOUD to stop her pain. We all hear but a lot ignore. We all feel the effects. Do you not? You do. We were all given caretaking responsibilites. Our Elders prayed and gave offerings for what we have today. We all want respect. So respect our Elders, our Creatures and our Mother Earth. OUR VOICES.

This has to be the same for the ones now in the Land of Everlasting. Disturbing their peace is full on disrespectful. Would you want that to happen to you or your loved ones? No, we are honored when we are put to rest. Let it be in that way. Just as Paskapoo. Let Paskapoo be for our creatures and those who love the beauty and hikes. As my Grandmother use to say to me, "leave well enough alone, be grateful for what you have". Hiy Hiy

From my heart to all of yours
Lesia T Bear

Rosemary Berglund

CPC2015-124
ATTACHMENT 9
LETTER 9

RECEIVED

Subject: Proposed Trinity Hill Development - Save the Slopes

2015 JUL -9 AM 9: 38

Rosemary Berglund
15 Patterson Cres. SW
Calgary Alberta T3H 2C4

THE CITY OF CALGARY
CITY CLERK'S

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

July 9, 2015

Attention:

To the City of Calgary Mayor Nenshi and all Members of Council, and City Clerk,

This letter is in regards to the proposed development by Trinity Hills of the Paskapoo Slopes.

Trinity, a Toronto based company, choose to purchase these parcels of land knowing full well the sensitivity of the hillside and that several applications to develop these lands had already been turned down and that massive outcries from the citizens of Calgary to "Save the Paskapoo Slopes" came each time. This time is no different. In 1994, the City of Calgary said this hillside was "worthwhile to preserve as Environmental Reserve". We the citizens of Calgary heartily agree and want it kept that way. City Planning and Development Parks, in this latest go around, have noted that 'there are significant habitats types throughout the escarpment and that should remain un-fragmented'. In the Historical Recourses Impact Analysis #734 it is noted that there is "important archaeological sites identified". I have been told that the area has places that rival Head Smashed In Buffalo Jump. Wouldn't that be a great tourist attraction here in Calgary. It would have been a wise decision of Council to have preserved the Medicine Wheel that once was on the escarpment where Patterson Hills now is. I saw it and it was amazing! It would be a wise decision of Council to have the 60million year old tortoise shell returned to C.O.P where it came from. This shell was found when they were excavating the ski jumps and is now in the Terrell Museum behind closed doors. This would be another great tourist attraction – right here in our own city. People love this type of history and to be able to see these things and get the ser-real feeling of going back in time.

There is no market demand for yet another mall and especially one that will basically destroy what is considered by Calgarians as a unique and very special 'Gate Way to Calgary'. Tourists come to Calgary not to shop at yet another mall, they come to see and experience places like where the Olympics were held and experience the natural and unique beauty that surrounds this fantastic hillside.

This proposed development of a 'Village' idea, shopping, living, working area is not wanted by anyone but the developer and a few others that stand to make money if it should go in. Nor is there any need for this type of proposed development. There is NO market demand what so ever for this type of development here or anywhere in Calgary – particularly on this iconic escarpment. There are large and smaller malls – Aspin, West Hills, Market Mall, Crowfoot, even Chinook) within minutes drive from here, depending on the traffic. This proposed development may have a negative impact on these other businesses as the shops proposed here may draw people away from the existing business.

This proposed development is not what I would consider to be the City of Calgary's idea of a "Sustainable Calgary". The traffic that this proposed development will generate will be horrific because of people coming and going. The additional traffic will be contributing to the already existing pollution from the TCH. How about leaving the Paskapoo Slopes as they are and allow the trees and grasses to continue to contribute to cleaning

up the air quality as best they can. The massive amount of cement and pavement will destroy the ability of the existing ground to absorb any extra water from rain (or storms). The rain water will just wash down streets and into storm sewers instead of what it does now – feed the existing flora and fauna. There have also been several studies done to prove how valuable nature is to the human mind and body. It has been proven to help people immensely.

I have no desire for my tax payers monies to go towards any infrastructural upgrading of major roadways like the Trans Canada Highway, Sarcee Trail and Bowfort road just because of a (any) development such as this one that is proposing to destroy so much of this hillside with high-rise buildings that will block views, and all the other buildings and road systems that will be a part of this proposed Trinity Hills. As far as I can figure, the developer will be responsible to pay for these major road upgrades then again in the literature it states that the province and city will pay. In the Prior to Release Conditions 110 – Pg27 – LOC 2014 Transportation it mentions that the roads need to be paid for and done by the developer. I have also read that the development can't go ahead unless the roads are done that will carry the additional load of traffic and that the roads won't go ahead unless the land use has been approved for the development. Why is the road grading already started when this proposed development has not gone to/been voted on by City Council yet?

The Trinity Hills proposed development plan to do mass grading and encroach on areas that have been identified as ER yet in their literature they profess to be protecting the ER. They cannot develop on ER anyway.

The developer considered the developing over "unstable lands" and water courses is ok. Please remember that there are existing and ever expanding water problems in the Patterson Hills and Coach Hill and Quinn areas that are next door to this proposed development. Please also remember the black ice in the winter on Sarcee Trail going east and the resulting accidents. This excessive water is most likely the result of perched water tables being disturbed from recent development on the hillside. Has Godlier and Associates recently checked the 50M fissure in Patterson above the Boulevard and next to the waterfall? Is it stable? This is land that was filled during development.

This land is worth preserving for Calgarians now and future generations. It is our legacy.

Sincerely,

Rosemary Berglund



Regarding the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario

I have lived in Calgary my entire life and this is the first time that I am so disappointed in the people that represent the residents of Calgary.

How did it ever get to the point that you are proposing letting there be a development of Paskapoo Slopes? Why is it that every green space needs a concrete structure on it?

There is not one thing redeemable about the proposed Trinity Development. It is an insult to the residents of Calgary to have the developer state they are "committed to preserving the beauty and integrity of East Paskapoo Slopes." No development would be a commitment to the preservation of the beauty.

The Paskapoo Parklands – Private owner proposes preserving 160-acres for public park is a further insult to the residents of Calgary. The preservation of this land will happen whether the "owner" decides to or not as this is the area that cannot be developed due to the layout of the land.

Calgary does not need to look like every other major city and be concrete buildings all along the roadways. Developers do not have the interest of Calgarians in mind when they plan to destroy a beloved green space and replace it with large structures of concrete and glass. Their interest is in the profits that will come from such a development. There is no integrity in this development.

Hopefully those on City Council will not vote in favour of yet another developer. It makes one wonder why Council does not listen to the residents of Calgary but rather listen to the developers.

I do hope there will be an honest look at this development and the heartfelt opposition to it.

Thanks for your time.



Carla Betzner

(403)809-6396

RECEIVED
2015 JUL -9 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Cindy Bonhage [clbonhage@gmail.com]
Sent: Thursday, July 09, 2015 8:28 AM
To: Albrecht, Linda
Subject: LOC2014-0080: SAVE THE SLOPES

Hello,

I am writing this email in an effort to save the Paskapoo Slopes. My family personally uses this green space for mountain biking, and it would be beyond a shame to have it turned into another mall, the last thing this city needs. The developer that thought this was a good idea obviously has never hiked, bikes, walked or simply looked at the Slopes. This green space is magical, and to have it in such close proximity to inner city living, is wonderful. Creating another Starbucks here is a disgrace.

Please save the slopes!

Respectfully,
Cindy Bakke

Sent from my iPhone

RECEIVED
2015 JUL -9 AM 8:28
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Patricia Boser [tntincal@telus.net]
Sent: Tuesday, June 30, 2015 10:49 AM
To: Office of the Mayor
Cc: Albrecht, Linda
Subject: LOC2014-0080 and City Policy

Dear Mr. Nenshi;

I am writing to express my concern about the proposed Trinity development for East Paskapoo Slopes. This area is one of the very few remaining natural areas within the City of Calgary; in addition, it stands out amongst the rest because of the historical and cultural significance for First Nations and the citizens of Calgary.

To tear up this land for yet another commercial development is a travesty. This natural area is well used and loved. It is an oasis within our city. It is a wild ecosystem for the many wildlife populations who use it to find food, reproduce and migrate. It is a habitat for urban wildlife and a connection for their movement.

The City of Calgary is committed to "conserve and promote native biodiversity, ensuring conservation of lands and water to reduce habitat fragmentation and ensure wildlife and fisheries connectivity, and to re-establish open space connections to link important habitat areas within the city."

Your own long-term action plan has made a commitment to "retain, acquire and maintain large contiguous or connected natural areas, with supportive built environments, providing connections with the greater region."

Please consider this as you make your decision on the fate of this valuable land. Once it is lost, it is lost. Please back these policies with action - a NO vote for this development.

Sincerely,
Patricia Boser

PEACE LOVE 

RECEIVED
2015 JUN 30 PM 1:50
THE CITY OF CALGARY
CITY CLERK'S



RECEIVED
2015 JUL -9 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

July 6, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station "M"
Calgary, Alberta
T2P 2M5
Via email: cityclerk@calgary.ca

Dear Sir/Madame:

The Bowness Community Association (BCA) Planning and Development Committee under the direction of the BCA Board of Directors is submitting this letter to voice our concerns with the proposed development plans located on the Canada Olympic Park and Paskapoo Slopes area.

The Bowness Community Association passed a motion in December, 2014 to oppose development on Paskapoo Slopes based on recommendations prepared by the Planning and Development Committee. Committee members agree that the Paskapoo Slopes are an important gateway into the city and constitute an important sense of identity to the wider community. The slopes hold environmental, historical, cultural and recreational significance to Calgarians'. It is important to note that the Bowness Community Association have supported the original ARP (approved by city council in 2000 and last amended in 2007). This statutory policy document was the outcome of extensive consultation and compromise between key stakeholders groups, including the adjacent communities, Paskapoo Slopes Preservation Society, landholder and the City. This ARP did allow for some development on the lower slopes more in keeping with an "athletes village" design that supported COP's vision.

We have watched as development encroached upon the slopes from the south as well as from the east (Pattison Heights). There is no question that the slopes are an environmentally sensitive area with unique geotechnical sensitive slopes. This is only one of several large development proposals that are planned along the 16th Avenue corridor from Stoney Trail in the west to Stadium Shopping Centre in the East. As a gateway to the city it would be memorable for all to see a beautiful regional park showcased to support the importance of green space to our city. We can always find places to build shopping malls and hotels but park space of this quality (both environmentally and culturally) is rare indeed. This is not a park for nearby residents only but rather a city wide asset that we can embrace and preserve for future generations to enjoy.

We would encourage council to think about this proposed development and the implications it has on the future of our city. Let Calgary be seen as a progressive city that embraces all that is good with city living and let it be known as the City that "Saved the Slopes".

Sincerely,
Bowness Planning and Development Committee
Bowness Community Association

Letter to the residents of the Community of Bowness

Bowness Community Association

The Bowness Community Association passed a motion in December, 2014 to oppose development on Paskapoo Slopes. Trinity Hills Development Group has submitted a proposal to The City of Calgary to develop approximately **100 acres (over 4 million square feet)** of land on the lower East Paskapoo Slopes — between Canada Olympic Park and Sarcee Trail. The development proposal will include up to:

Retail and office: 1 million square feet

Residential: 2,229 units

Hotel: 250 rooms

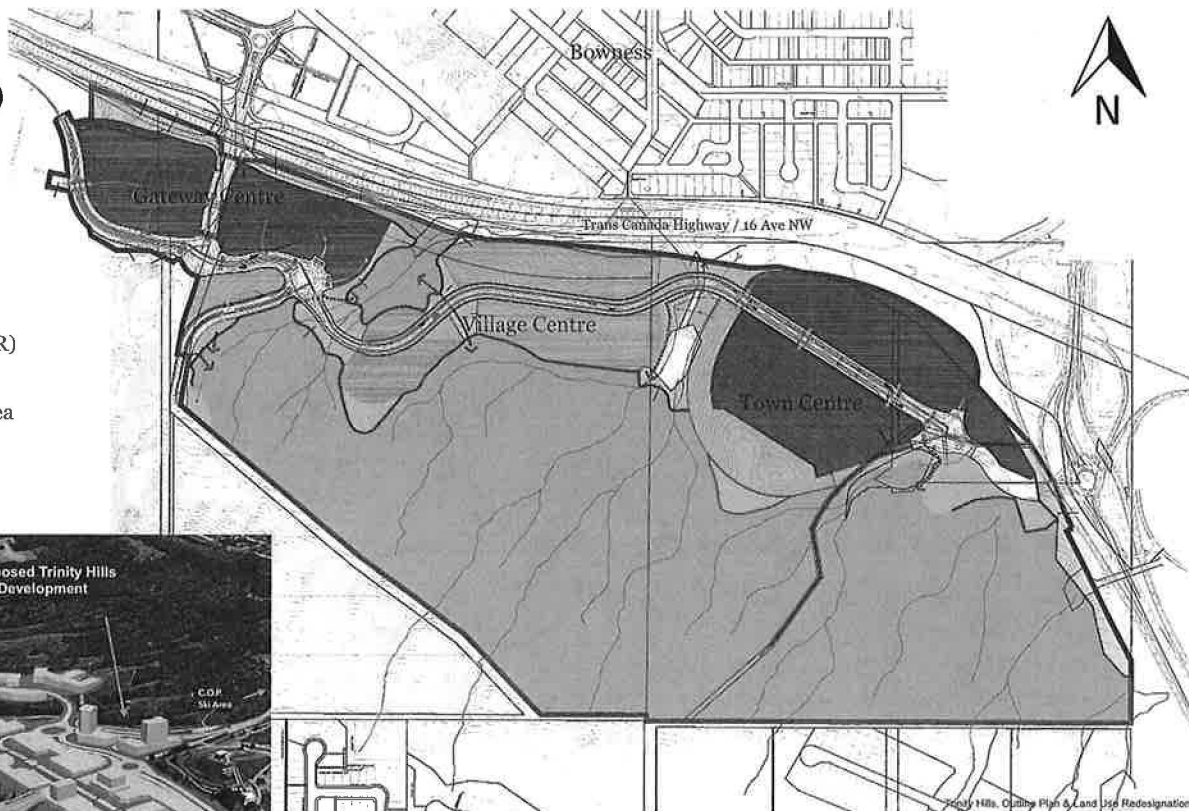
Height: 9 towers ranging from 15 to 22 stories high

If, as a resident of the community of Bowness you feel that this development proposal is not something that you can support, it is not too late to make your voice heard. City Council will hold a public hearing on this issue on July 20, 2015 commencing at 9:30am. Persons wishing to submit a letter, petition, or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. **Only those submissions received by the City Clerk no later than 10:00am, Thursday July 9, 2015 shall be included in the Agenda of Council.** Late submissions will not be accepted in the City Clerk's office. Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, PO Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca

We are collecting signatures on behalf of the Community of Bowness that we will send to The City Clerk's office to be included in the Agenda of Council. If you do not support this development, are a resident of Bowness and over the age of 18 please sign the attached petition.

EAST PASKAPOO SLOPES

- Residential
- Commercial
- Environmental Reserve (ER)
- Municipal Reserve (MR)
- Proposed Development Area
- Outline Plan Boundary



Of the 260 acres of land, 100 acres will be developed, leaving 160 acres dedicated as park and open space. Of the 100 acres of development, 1,000,000 sq. ft. will be retail and office space, 2,229 residential units, and 250 hotel rooms. The height of 9 proposed towers range from 15-22 storeys high.

Village Centre and Town Centre equates to approximately the size of Market Mall. And all of the development (Gateway Centre, Village Centre, and Town Centre) is approximately the same as Westhills and Signal Hill shopping centres combined.

A PETITION CONTAINING 169 NAMES

WITH RESPECT TO REPORT

POLICY AMENDMENT, ROAD CLOSURE & LAND USE AMENDMENT,
RESIDUAL SUB-AREA 6, CANADA OLYMPIC PARK, (WARD 1 AND
WARD 6), SOUTH OF TRANS-CANADA HIGHWAY BETWEEN COP AND
SARCEE TRAIL SW, BYLAWS 25P2015, 9C2015, 120D2015, 121D2015,
122D2015 123D2015, 124D2015 AND 125D2015, CPC2015-124

IS AVAILABLE FOR VIEWING AT CORPORATE RECORDS

RECEIVED

July 2, 2015

2015 JUL -2 AM 10: 59

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
June 30, 2015

Attention: Mayor Nenshi and Members of City Council

Dear Council

Re: The Trinity Hills Development Proposal-LOC-2014-0080

I fully support this Outline Plan application, Land Use Amendment application, amendment to the Canada Olympic Park and Adjacent Lands Area Structure Plan and Road Closure application.

As mentioned in the staff report to CPC, as the western gateway to the city, the design of the site and subsequent building design are important factors that will shape people's impressions of our city for years to come. Trinity has a track record of developing quality projects in Calgary.

I have lived in Calgary all my life and own property at 1036 Kerfoot Cres. SW in the community of Kelvin Grove.

Thank you for considering my position.

Your truly,



Guy D. Buchanan
1036 Kerfoot Cres. SW
Calgary, Alberta
T2V 2M7

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Jennifer Budzak
2103 1078 6 Avenue SW
Calgary, AB T2P 5N6
(403) 561-9709
jbudzak@gmail.com

RECEIVED

2015 JUL -9 AM 9:30

THE CITY OF CALGARY
CITY CLERK'S

July 8, 2015

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

Re: File Number LOC2014-0080
Proposed Trinity/Paskapoo Development

Mayor and City Council,

I am writing to you to express my strong opposition to the proposed development on Paskapoo Slopes. I was first introduced to the Slopes 4 years ago when I purchased my first mountain bike. What an incredible place to see and experience. The trails were amazing, the vegetation wild and plentiful and the scenery was gorgeous. I was still in the city and yet felt like I was completely immersed in nature and left all the stress of city life behind.

Paskapoo Slopes is an absolute gem. Over the years I have discovered so many of its secrets from the variety of birds and animals, the plants and wildflowers, the springs and so much of its history. I absolutely love this space and have truly come to appreciate everything it has to offer.

There is so little green space for recreational use within Calgary, it would be such a shame to lose this precious piece of land. The Slopes provide a refreshing contrast to the harshness of concrete and buildings. The Slopes provide much needed recreational space to play, to gather, to rest and be close to nature. We need to be connected to a natural environment. This is what makes a city livable. Green spaces draw people outside and build community and social contact.

What impression do we want to make on people entering our city? Do we want them to be surrounded by a concrete jungle or the natural beauty of an area such as Paskapoo Slopes. Imagine the first time someone sees the incredible rocky mountains and the awe that they feel. Why would we not want to have a small piece of that beauty and experience right here in Calgary for all to enjoy, residents and visitors alike?

I hope that the residents of Calgary and quality of life are major considerations in this decision and would trump commercialism. If I look around at the shopping 'meccas' in Calgary with their empty retail spaces I truly fail to see why we need yet another shopping destination. If we cannot even fill the spaces in the shopping malls we have today, how soon before we will see 'For Lease' signs up in new developments? It appears to be an epidemic across the city.

I truly feel that if we leave Paskapoo Slopes in its natural state it would only serve to enhance the city of Calgary.

Please consider moving this development elsewhere.

Thank you!



Jennifer Budzak

Albrecht, Linda

From: Bunnin, Shawn [SBunnin@atb.com]
Sent: Thursday, July 09, 2015 9:12 AM
To: Albrecht, Linda
Subject: LOC2014-0080 Please preserve Paskapoo Slopes for recreation

Good morning,
Thank you for allowing the public to have a voice in this decision.

As an avid outdoor recreationist, the lands on the COP Eastland & Paskapoo slopes are a valuable piece of greenspace to me. I use the area multiple times each week for cycling.
In a city with the sprawl of Calgary, I value the use of this large, rare greenspace much higher than any commercial or residential development – of which there are many.

Commercial amenities currently exist along the 16th ave/Montgomery corridor. Some of these businesses have already begun to decay, and the development of the Paskapoo Slopes would push this area further into neglect. This area could be revitalized to provide many of the amenities currently proposed on the Slopes development.

Thanks for considering that the highest and best use of the slopes is for the recreation and health of Calgarians.

-Shawn

Shawn Bunnin Director | Diversified Industries
600 – 585 8th Avenue SW, Calgary, Alberta T2P 1G1
Office 403 974 6025 | Cell 403 669 8272 | Fax 403 767 4048

ATB Corporate
Financial Services CAPITAL SOLUTIONS | FINANCIAL MARKETS | CASH MANAGEMENT

WE HAVE MOVED! Please note our new address effective June 12th (above)

If you have received this email in error, please let me know by return email so I can make sure it doesn't happen again. Because emails can contain confidential and privileged material, I'd ask for your help by deleting it and any attachments. Thanks!

We like to keep people up to date with information about new products and services at ATB or changes that could affect you. You can check out more about ATB and CASL [here](#).

If you would like to unsubscribe from our updates, please click [here](#).

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2015 JUL -9 AM 9:10
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Dan Burritt [burrittdan@icloud.com]
Sent: Tuesday, June 23, 2015 12:19 AM
To: Albrecht, Linda
Subject: Save the slopes Paskapoo

Please leave this land from any development.

Sincerely
Dan Burritt

RECEIVED
2015 JUN 23 AM 7:41
THE CITY OF CALGARY
CITY CLERK'S

711 Strathcona Drive SW
Calgary AB
T3H 1P2

July 2nd 2015

RECEIVED

2015 JUL -9 AM 9:07

THE CITY OF CALGARY
CITY CLERK'S

Re; Trinity Hills Development of Paskapoo Slopes

Dear Mayor Nenshi and Members of Council,

My wife and I are saddened to see the development proposal, put forward by Trinity Hills, for the lower Paskapoo Slopes. We urge council to reject this proposal for several reasons. Some of which we list below.

The legacy of the 1988 winter Olympics in the form of COP (now Winsport) is a great entrance to the city and has brought many people here, either to visit or live. The legacy of volunteerism that it showcases would be lost forever. It would be a shame to spoil this signature entrance way by erecting multi storey tower blocks and retail units directly next to it. By allowing this development we would be telling the world that we are no longer a city that cares about recreation, open and green space but one that is driven by the commercial dollar. Retail plays a large part in this proposal. Why do we need more retail when, to date, there are several "big box" stores sitting empty? These are no more than a 10 minute drive away at Westhills. Not everyone feels the need to shop.

As a family we have enjoyed many walks, bike rides and snowshoe hikes in this area. Our own son enjoyed many summer camps from COP in the "East lands" as a camper, volunteer and later as a counselor. We have the power now to leave a new legacy and create a city with green spaces that can be enjoyed by people from all walks of life. This could be equal to Nose Hill Park in the North and Fish Creek Park in the South. The First Nations History that is associated with this area needs to be saved for us and future generations to learn and accept.

As the current proposal allows for a certain amount of housing there appears to be a lack of consideration for education. The additional residential numbers will put a bigger strain on a system that is already struggling to keep up with demand. You only have to ask parents with young children that are being bused to other communities to hear that a problem already exists.

The residents in Cougar Ridge and Patterson already have to contend with noise from the Trans Canada and Sarcee Trail that is swept up the slopes. This can only get worse with the additional traffic, high rise towers and people.

Please take the time to consider this proposal very carefully as the impact of our actions and decisions will linger for generations.

Yours sincerely,

Peter and Susan Butler

Albrecht, Linda

From: Cassandra Caroline [zjivkas@gmail.com]
Sent: Wednesday, July 08, 2015 2:03 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes - LOC2014-0080

to: Office of the City Clerk, The City of Calgary

Re: Paskapoo Slopes - Loc2014-0080

Nature makes Calgary sane and special. That is why I care about this issue. I have lived in NW Calgary in Varsity, Bowness, St Andrews Heights and Silver Springs nearly all my life. I grew up on the Paskapoo Slopes.

As a resident of Silver Springs, I am speaking out against the proposed rezoning. My main concern is that we should not rezone Environmental Reserves, or any privately owned land on or around them, especially on the outskirts of Calgary. This is to prevent more urban sprawl, especially that increase pressure on traffic and public transportation on arteries like 16th ave and bow trail that go into the city. It is also an important wildlife area with some of Calgarys oldest living history.

Calgary should be developing UP, and not out nor by sacrificing parkland.

I wish with all my heart I could have made this hearing on July 20th to speak out against the development of the famous paskapoo slopes - It is both important for ancients and moderns. A place with history, meaning and beauty. It welcomes people arriving to Calgary from the West. It is our heritage. And I dont want to see houses there.

This is a moment that could change the Calgary skyline, greenline and lifelines for better or worse.

-Cassandra Carswell
240 Silver Creek Mews NW
T3B 5L1

RECEIVED
2015 JUL -9 AM 7:54
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

Office of the City Clerk, City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

2015 JUL -3 AM 10: 23

THE CITY OF CALGARY
CITY CLERK'S

2 July 2015

Dear Sirs:

RE: File # L0C2014-0080

As a Coach Hill/Patterson Heights resident since 1978, I would like to express my deep concern about the proposed development for the East Paskapoo Slopes, including the corresponding rezoning of the land and new area structure plan. It breaks my heart to imagine that these beautiful rolling hills, loved by hikers, bikers, and children at play could be leveled beneath another sterile corporate development. Calgary has enough faceless shopping malls in its bland subdivisions.

I have attended every open house in Cougar Ridge and nothing I've seen or read has convinced me development on this land is necessary. I will limit my objections to four for the purpose of this letter.

1. The density and intensity of the proposed development are inappropriate for the geology and ecology of this landscape.

The City is well aware that existing development in Patterson Heights has already undermined the existing watershed. One need only drive Sarcee Trail in winter to know that creeks and natural springs in the area have been irrevocably disturbed, and no amount of 'mitigation' will ever solve the problem. Further development will only exacerbate it.

Should this project go ahead, traffic gridlock would only get worse. The developer's claim that it will create a 'pedestrian-friendly' environment by paying for a traffic interchange and overpass, thereby encouraging more vehicles into the area is not logical.

Furthermore, **the overpass would not be necessary if the development is not approved.**

2. The Paskapoo slopes hold historical and cultural significance for the First Nations. Archeologists and anthropologists have documented more than 36 sites, including kill areas, teepee rings, **and a buffalo jump as important as the UNESCO protected Head-Smashed-In.** In the spirit of Reconciliation, all these sites should be preserved intact. The developer may have bought this land, but it cannot do whatever it wants with it. **The developer has no right to culturally appropriate these sites to use as quaint points of interest along a shopping mall corridor.**

3. The Paskapoo slopes provide a wildlife corridor for animals moving in and out of the city. I frequently see deer and coyotes, rare birds and smaller mammals when I hike the

lower slopes. Lynx, cougar, black bear, and red fox also pass through, as well as the occasional moose. **Once this wild space is gone it can never be recovered.**

4. I would like to know why the City is not following its own rules with respect to development on Paskapoo Slopes. The City of Calgary Municipal Development Plan, which directs land use, growth patterns and infrastructure in Calgary commits to:

- Manage natural areas and open spaces primarily to conserve and promote native biodiversity.
- Ensure the systematic conservation of lands and water to reduce habitat fragmentation and ensure wildlife and fisheries connectivity.
- Re-establish open space connections, where feasible, to link important habitat areas within the city and region.

Likewise, the City of Calgary's 10-year biodiversity strategic plan, *Our BiodiverCity* includes a commitment to "Retain, acquire and maintain large contiguous or connected natural areas, with supportive built environments, providing connections with the greater region." Calgary and our natural areas are part of the bigger landscape.

How does a cluster of twenty-storey high-rise buildings conserve and promote biodiversity? Why are these so-called amenities necessary when they already exist across the highway and within a 10KM radius at Market Mall and Westhills/Signal Hill (not to mention the retail corridor along 85th Street SW)?

I do not believe that the proposed development and corresponding Area Structure Plan are in line with the City's commitments to conserving biodiversity, and that further understanding of the First Nations cultural value of this land is also needed before any development is approved.

I look to City Council and the planning commission to listen to their constituents, particularly the 8000 people who have signed a petition opposing this development. Please do the right thing on 20 July and say NO to development for development's sake. **Councillor Pootmans and Mayor Nenshi: please know that your decision on this matter will influence my vote at the next municipal election.**

Sincerely,



Brigitte Clarke
Calgary, AB

Naheed Nenshi, Mayor, City of Calgary
David Couroux, Senior Planner, City of Calgary
Chris Manderson, Natural Area Planning Coordinator, City of Calgary
Councillor Ward Sutherland, Ward 1
Councillor Richard Pootmans, Ward 6

404 Silver Valley Blvd, N.W.,

Calgary, AB, T3B 4L8

June 30, 2015

Mr. Naheed Nenshi,
Mayor of Calgary.

Dear Mr. Nenshi:

Proposed Trinity Hills Development - East Paskapoo Slopes

I have looked at the plans, attended a recent open house and talked to several people on this proposal. While the proposal in and of itself has good features for its would-be residents, I am concerned that any development will put this natural urban sanctuary at risk.

In the Paskapoo Slopes, we have a unique expanse of nature right here in our City. Development would remove the lower walking and cycling trails on the lower slopes forever. The building of high-rises on this land is particularly inappropriate

I respectfully urge you to keep these lands intact for future generations of our City.

Yours truly,

Rosalind Cooper-Key

Rosalind Cooper-Key
(rozcooperkey@shaw.ca)

**INDIVIDUALLY ADDRESSED DUPLICATE COPIES OF THIS LETTER
WERE FORWARDED TO ALL MEMBERS OF COUNCIL**

RECEIVED

2015 JUL -9 AM 9:30

THE CITY OF CALGARY
CITY CLERK'S

Steven Coutts

2103 - 1078 6 Avenue SW
Calgary, AB T2P 5N6
T (403) 620-8286

steve.coutts@gmail.com

July 6, 2015

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

Re: File Number LOC2014-0080
Proposed Trinity/Paskapoo Development

Mayor and City Council,

I am writing to you to express my strong opposition to the proposed residential/commercial development on Paskapoo Slopes. I struggle to understand how this development is good for Calgary and Calgarians in general. With this development, Calgarians trade a precious, unique and rare piece of inner-city wilderness for million dollar homes, high-priced condominiums and 750,000 square feet of unnecessary retail space. Even though the proposal designates 160 acres as parkland, seeing 15 storey buildings, a hotel, condominiums, residences, retail stores and parking lots on this land will not only destroy its aesthetic integrity, it will also decimate its spirit and beauty. It is beyond my comprehension that Calgarians should need to fight to maintain this magnificent and unique natural space, especially considering it's historic significance to First Nations.

In conversations with councillor Pootmans at the Trinity/Paskapoo open house on June 29, 2015, "40,000 new Calgarians arriving each year" was being suggested as justification for developments such as this one. I suspect that most newcomers to this city come seeking jobs and prosperity, not arriving ready to purchase million dollar homes and high-end condominiums. This is not a development for them nor for the average Calgarian, nor will this development help mitigate Calgary's affordable housing crunch.

Where is the need for more retail space? All around the city, even in prime locations like Market Mall, Chinook Centre, downtown, Kensington and Mission there are prime spots for lease. Why would we sacrifice valuable green space for more retail that is clearly unnecessary? There is plenty of retail right across from COP and close by in Bowness, Cougar Ridge, Rossbarrock and one of Calgary's premier shopping malls, Market Mall, is a mere 5 kilometres away!

Is this development meant to be a tourist draw? Is it meant to mimic something found in Whistler? Well, I have news for you, Canada Olympic Park is NOT Whistler. People will not travel from all corners to ski a lump of dirt on the prairies. Sure, it is fine lump of dirt and a great inner-city facility but it certainly cannot compete with the likes of Lake Louise, Sunshine, Banff or many incredible ski resorts in our neighbouring province to the west and especially not Whistler.

What do we want visitors to Calgary to see when they roll in on the Trans-Canada Highway? Do we want them to see big box stores with their oversized parking lots or do we want them to see amazing green spaces and recreational areas? I grew up in the West Kootenay region of BC and have lived in Calgary for over 30 years. I remember the emotional impact of seeing the open space and “ski hill” as I arrived in Calgary for the first time via the Trans-Canada highway. Over the decades I travelled back and forth to BC, I watched how all the green space around Paskapoo Slopes was gobbled up by development, with only the slopes themselves acting as the last refuge. Is this the image of Calgary we want to share with visitors? One of development over green space? New, treeless neighbourhoods over wilderness? I think not!

Paskapoo Slopes is unique in that it hosts mountain biking, trail running, hiking, walking and other activities. Skiers, hikers, dog walkers and even fat bikers use it in the winter too. It has hosted many, many mountain biking and trail running events. I have witnessed high school track events in this space and even WinSport Canada itself uses it for a number of their summer camps for kids. What makes this area so special is that it is the only space in Calgary where you can enjoy all these unique activities and the wilderness without having to leave the city.

This introduction from a November 2013 Paskapoo Slopes Natural Area usage study very clearly articulates the value and importance of this space.

“In this highly technological and tightly scheduled society, everyone needs to take an occasional break to enjoy nature; view the beauty of a sunrise, hear the rustling of the leaves, and smell the (wild) roses. Connecting with nature can be therapeutic both physically and spiritually, and while Calgary is home to a number of parks and designated natural areas, The Paskapoo Slopes bring a wondrous mix of manicured and natural spaces to those living among the 1,120,2251 people in the bustling city at the base of the Rocky Mountain Foothills. The Paskapoo Slopes are beyond compare in their location, eco-diversity, terrain, beauty and ability to host a variety of multi-use activities.”¹

I struggle to comprehend how WinSport, formerly CODA, a not-for-profit corporation could sell this piece of land to a for-profit developer who will create a development largely for the benefit of affluent Calgarians. How is it that WinSport can take “*endowment funds left for the Games’ legacy*”² and use those funds for purposes other than to benefit Calgarians and amateur sport in general? Olympics don’t happen without support from all levels of government and now for WinSport to turn around and betray Calgarians by selling this land to a private developer just doesn’t feel right.

However, to WinSport’s credit they did try to do the right thing and offered to sell the land to the City of Calgary. I cannot for the life of me understand why the City would choose to let this land fall in to private hands rather than to consult Calgarians. The City did not do enough to preserve this valuable area, nor consult Calgarians to find solutions to keep this land natural park space. Even WinSport themselves were “shocked”³ that the City declined to purchase the land. This failure by the City is even more distressing to me because Paskapoo Slopes is listed as a “current and future project”⁴ under the ENMAX Parks Program.

Calgarians have spoken time and time again that this land should be preserved and protected, yet the City, for whatever reason, fails to hear that message. Calgarians spoke loudly and passionately during public feedback for the Trinity/Paskapoo development and the number one thing they said was "protect the site/allow no development"⁵. Even though council passed a policy in 2005 that allows development along the lower portion of the slope, it is my understanding that the land use would still have to be amended to allow the Trinity development to happen. That to me suggests that it is still not too late to rethink what Calgary and Calgarians would lose by allowing this land to be developed. I would rather have this land left completely alone, even if that meant it was closed to Calgarians, then have it destroyed with development.

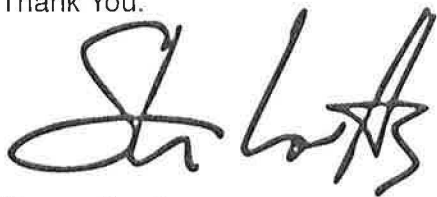
More and more research is demonstrating that in order to maintain good mental and physical health, both children and adults need to spend time outdoors and specifically in natural areas. As Calgary grows, this need will only become greater as will the pressure on our green spaces. If we choose to pave and develop our precious green spaces now, what will be left for future Calgarians?

Pasapoo Slopes is much, much too valuable to let it fall in to the hands of a private developer who's only true motivation is profit. Paskapoo Slopes needs to be preserved for current and future Calgarians. It needs to be preserved for our children. Calgarians want this and Calgarians are motivated to see it protected. We just need our elected officials to act on our wishes.

Joni Mitchell said it best, "Don't it always seem to go that you don't know what you've got till it's gone. They paved paradise and put up a parking lot".

Please don't let them pave paradise.

Thank You.

A handwritten signature in black ink, appearing to read 'Steven Coutts', with a stylized, cursive script.

Steven Coutts

Sources:

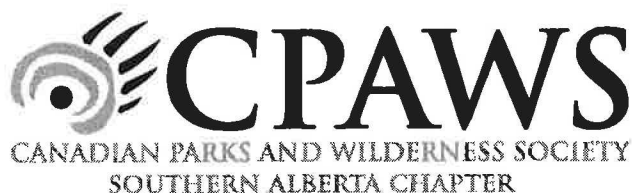
¹ Paskapoo Slopes Natural Area Usage Study, Final Report, November 12, 2013 - <http://www.calgary.ca/CSPS/Parks/Documents/Planning-and-Operations/paskapoo-slopes-user-study.pdf?noredirect=1>

² From WinSport's website "about" page - http://www.winsport.ca/aboutwinsportcanada/aboutwinsport_n58pqn.cfm

³ CBC: "WinSport shocked city won't buy land" - <http://www.cbc.ca/news/canada/calgary/winsport-canada-shocked-city-won-t-buy-land-1.1283613>

⁴ ENMAX Parks Program - <http://www.calgary.ca/CSPS/Parks/Pages/Construction/ENMAX-Parks-Program.aspx>

⁵ Trinity/Paskapoo feedback City of Calgary - http://www.calgary.ca/_layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fPDA%2fpd%2fDocuments%2fpdf%2feast-paskapoo%2fTrinity-Public-Feedback-Summary.pdf&noredirect=1&sf=1



CPC2015-124
ATTACHMENT 9
LETTER 23

c/o Canada Olympic Park
88 Canada Olympic Road S.W.
Calgary, AB T3B 5R5
Phone: 403-232-6686
Fax: 403-232-6988
Email: info@cpawscalgary.org

Office of the City Clerk, City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
cityclerk@calgary.ca

June 24, 2015

The Canadian Parks and Wilderness Society – Southern Alberta Chapter (CPAWS SAB) would like to express our concern about the proposed development for East Paskapoo Slopes including the corresponding rezoning of the land and new area structure plan.

The role of CPAWS SAB is to provide large landscape scale, science-based support and advice for the conservation and protection of Alberta's protected areas and wildlands. We aim to protect wild ecosystems in parks and wilderness, and to preserve the full diversity of habitats and species. We promote awareness and understanding of ecological principles and the inherent values of wilderness while encouraging individual action to accomplish conservation objectives.

CPAWS encourages land-use planning that promotes landscape connectivity and ecosystem function. CPAWS SAB is concerned that the current plan for the East Paskapoo Slopes does not comply with these important principles.

CPAWS Southern Alberta is particularly concerned about loss of natural areas in the City of Calgary. These natural areas provide quiet places for Calgarians to experience wildlife and nature in an urban setting. It is our understanding that the Paskapoo slopes also hold historical and cultural significance for First Nations.

Natural habitat is also important for ensuring that wildlife populations continue to use urban areas and can move safely throughout the environment to find food, reproduce and migrate. The Paskapoo slopes provide habitat for urban wildlife and a connection for wildlife moving in and out of the city.

The City of Calgary *Municipal Development Plan* which directs land use, growth patterns and infrastructure in Calgary commits to:

- Manage natural areas and open spaces primarily to conserve and promote native biodiversity.
- Ensure the systematic conservation of lands and water to reduce habitat fragmentation and ensure wildlife and fisheries connectivity.
- Re-establish open space connections, where feasible, to link important habitat areas within the city and region.

Likewise the City of Calgary's 10-year biodiversity strategic plan, *Our BiodiverCity* includes a commitment to "Retain, acquire and maintain large contiguous or connected natural areas, with supportive built environments, providing connections with the greater region."

2015 JUN 24 AM 11:03

RECEIVED

Calgary and our natural areas are part of the bigger landscape. Planning decisions cannot be made without considering the role our parks and natural areas play in connecting wildlife, watershed function and conserving landscapes on a larger scale. CPAWS Southern Alberta does not believe that the proposed development and corresponding Area Structure Plan are in line with the City's commitments to conserving biodiversity. Further understanding of the First Nations cultural value of this land is also needed before any development is approved.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Katie Morrison', written in a cursive style.

Katie Morrison
Conservation Director
Canadian Parks and Wilderness Society – Southern Alberta Chapter

Cc:

David Couroux, Senior Planner, City of Calgary David.Couroux@Calgary.ca

Chris Manderson, Natural Area Planning Coordinator, City of Calgary,

Chris.Manderson@calgary.ca

Councillor Ward Sutherland, Ward 1, ward.sutherland@calgary.ca

Councillor Richard Pootmans, Ward 6, richard.pootmans@calgary.ca

Smith, Theresa L.

From: Vijay DeSouza [vijay.desouza@gmail.com]
Sent: Thursday, June 25, 2015 12:15 PM
To: Albrecht, Linda
Subject: Proposed development for the East Paskapoo Slopes

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

Public Hearing of Council: July 20

The application for the Policy Amendment and Land Use Amendment will be on the agenda for the Public Hearing of Council on July 20, 2015 at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, commencing at 9:30 a.m.

Dear City Council,

I was reviewing the plans for the Paskapoo Slopes and I'm opposed to the traffic circle located on Sarcee Trail close to 16th ave. The developer should propose a over OR underpass to connect the development to Sarcee.

Safety - There are many people in Calgary who do not know how to drive through a traffic circle and should not be used in high volume locations.

Traffic flow - I'm concerned with the traffic impact that the traffic circle will have. Traffic lights should not be used as it will block a major artery and reduce the future plans to keep Sarcee Trail Free flowing.

Sincerely,
Vijay DeSouza
1219- 211 Aspen Stone Blvd S.W
Calgary

RECEIVED
2015 JUN 25 PM 2:19
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: PAT DOYLE [pat_doyle@shaw.ca]
Sent: Thursday, July 09, 2015 9:44 AM
To: Albrecht, Linda
Subject: Paskapoo slope development.

I can understand the need to make more money but there has to be a limit at some point. I and many many others view the COP east lands as a recreational sanctuary within the city. I am a mountain biker and my bias is obviously towards that activity but there are many other recreational users of that area that oppose unnecessary development. Do we really need more malls and shops? Do we really need more endless construction and lane restriction? That area will already be hammered with the overpass construction. I realize that you have already decided you want to reap taxes from new business but I just thought I would say this is a huge loss to me, my friends and countless others. We have lost enough green space and recreational areas already. Enough.

Pat Doyle
403 990 4917

RECEIVED
2015 JUL -9 AM 9:50
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Kristyn Drever [kmwdrever@gmail.com]
Sent: Sunday, June 21, 2015 10:05 PM
To: Albrecht, Linda
Subject: developing the Eastland Trail Systems

To whom it may concern,

Please forward this email to the Calgary Planning Commission and to all who are involved in the decision making process around the development of the east Paskapoo slopes.

After spending this past weekend at a mountain bike camp with Winsport exploring the incredible trail system on the eastern Paskapoo slopes I am saddened that there are plans to develop this site for yet another urban subdivision. One of the most amazing things about Calgary as a growing city is the accessibility to outdoor recreation. Taking away these trails will take away a beautiful gift. There are not very many cities that can boast a natural trail system, that seems endless, within its city borders. My family is fairly new to Calgary so have only just begun to use the trails but the eastland trail system has inspired us to trail bike and hike as a family. We have already passed many hours this season exploring and hope this to be an activity to fill our summer days for years to come. Visitors from out of town marvel at the natural beauty in and around Calgary, a big city with small town charm. These natural treasures make Calgary unique and attractive. Please take a walk or a ride through the trail system and discover this gem.

I hope this plan can be reconsidered in respect to the health and fitness, nature and conservation of the city of Calgary.

Sincerely,
Kristyn Drever

RECEIVED
2015 JUN 22 AM 8:12
THE CITY OF CALGARY
CITY CLERK'S



BUSINESS CONDOMINIUMS INC.

RECEIVED

2015 JUL -3 AM 10:30

THE CITY OF CALGARY
CITY CLERK'S

June 30, 2015

VIA EMAIL: cityclerk@calgary.ca

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5

Attention: Mayor Nenshi and Members of City Council

Dear Sir:

Re: **The Trinity Hills Development Proposal-LOC-2014-0080**

I am a Calgarian and I own property located at 207 – 61st Avenue SE to 214 – 62 Avenue SE in the Community of Manchester. I have been involved the real estate community of Calgary since 1976, and am intersted in new developments in the city.

I have reviewed the information on Trinity Hills and I think the concept is sound and will greatly benefit the surronding area and all of Calgary. I appreciate the preservaton of a natural park for all Calgarians to enjoy, and that archaecological sites will be treated respectfully. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Yours truly,

BUSINESS CONDOMINIUMS INC.


Jim Edwardson
Director

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group
Inc.
cameronw@thecatalystgroup.ca

Albrecht, Linda

From: Julie Elliot [julieelliot@shaw.ca]
Sent: Thursday, July 09, 2015 8:47 AM
To: Albrecht, Linda
Subject: File Number LOC2014-0080

Attention Office of the City Clerk, The City of Calgary

I am writing in regards to the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario land rezoning request.

I appreciate the opportunity to comment on the proposed development.

We live in Charleswood and venture over to The Slopes on a regular basis. We use this area year round, exploring on foot and bikes. Having places to escape the business of our daily lives is what keeps us loving Calgary, healthy and thriving in the work force. More and more studies show how vital urban nature areas are to the health of city dwellers. Calgary needs all 260 acres of East Paskapoo Slopes. Paving over this natural grassland destroys an urban green space which helps to define the character of our city and offer vast benefits to its citizens.

Within the Seven Goals of Municipal Development Plan, "Conserve, protect and restore the natural environment" is a main goal. In maintaining an area that has valuable historical relevance, natural beauty and offers an alternative to many Calgarians looking for outdoor family activities, the City can meet this goal (<http://www.calgary.ca/PDA/PD/Pages/Municipal-Development-Plan/Seven-goals.aspx#top>).

The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable. The value of this land to the people of Calgary is in it's wildness. Think about some of the world's most well-loved cities. They are usually the ones that recognize the significance of urban nature and seek to protect it. I understand that with increased inner-city development comes a greater need for easily-accessed wilderness. We aren't making arguments about whether Calgary needs more development; we're saying that it needs to happen in the right location (i.e. on previously developed lands, not on urban green space).

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

Sincerely,

Julie Elliot

Charleswood

RECEIVED
2015 JUL -9 AM 8:45
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Planning [planning@mybowness.com]
Sent: Wednesday, July 08, 2015 3:47 PM
To: Albrecht, Linda
Subject: Submission for City Council July 20 meeting
Attachments: PD Letter of Support Save the Slopes July 2015.docx

Please accept this letter on behalf of the Planning and Development Committee of the Bowness Community Association with regards to COP/Paskapoo Slopes

Sydney Empson
Community Hub Coordinator
Bowness Community Association
7904 – 43 Ave NW
Calgary, AB
T3B 4P9
P:403-288-8300
F:403-288-8307

Message: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

RECEIVED
2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S



July 6, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station "M"
Calgary, Alberta
T2P 2M5
Via email: cityclerk@calgary.ca

Dear Sir/Madame:

The Bowness Community Association (BCA) Planning and Development Committee under the direction of the BCA Board of Directors is submitting this letter to voice our concerns with the proposed development plans located on the Canada Olympic Park and Paskapoo Slopes area.

The Bowness Community Association passed a motion in December, 2014 to oppose development on Paskapoo Slopes based on recommendations prepared by the Planning and Development Committee. Committee members agree that the Paskapoo Slopes are an important gateway into the city and constitute an important sense of identity to the wider community. The slopes hold environmental, historical, cultural and recreational significance to Calgarians'. It is important to note that the Bowness Community Association have supported the original ARP (approved by city council in 2000 and last amended in 2007). This statutory policy document was the outcome of extensive consultation and compromise between key stakeholders groups, including the adjacent communities, Paskapoo Slopes Preservation Society, landholder and the City. This ARP did allow for some development on the lower slopes more in keeping with an "athletes village" design that supported COP's vision.

We have watched as development encroached upon the slopes from the south as well as from the east (Pattison Heights). There is no question that the slopes are an environmentally sensitive area with unique geotechnical sensitive slopes. This is only one of several large development proposals that are planned along the 16th Avenue corridor from Stoney Trail in the west to Stadium Shopping Centre in the East. As a gateway to the city it would be memorable for all to see a beautiful regional park showcased to support the importance of green space to our city. We can always find places to build shopping malls and hotels but park space of this quality (both environmentally and culturally) is rare indeed. This is not a park for nearby residents only but rather a city wide asset that we can embrace and preserve for future generations to enjoy.

We would encourage council to think about this proposed development and the implications it has on the future of our city. Let Calgary be seen as a progressive city that embraces all that is good with city living and let it be known as the City that "Saved the Slopes".

Sincerely,
Bowness Planning and Development Committee
Bowness Community Association

Albrecht, Linda

From: Darren Engels [darrenengels@gmail.com]
Sent: Thursday, July 09, 2015 9:14 AM
To: Albrecht, Linda
Subject: File Number: LOC2014-0080

PLEASE SAVE PASKAPOO SLOPES

File Number: LOC2014-0080

Good morning,

I am opposed to the Trinity Corp. development of the East Paskapoo Slopes on the basis of having an inappropriate density, intensity, and development footprint for the context of the area.

I urge you to reject the Trinity proposal, if it comes to Council for a decision, and to explore all possible means of acquiring this key environmental parcel of land to be preserved as a regional park.

I would very much like to see the City of Calgary provide incentives for businesses to revitalize areas of the city that are already developed, such as 16th avenue corridor, near the interchange with Crowchild Trail NW and hospital.

As a City, we need to revitalize existing commercial areas and preserve the natural habitat. The preservation of Paskapoo Slopes green space and the park should be left intact for people to enjoy. The City could create easy access and facilities (parking space and washrooms) at Paskapoo Slopes for more people to enjoy, which would be similar to Nose Hill and Fish Creek.

Kind Regards,
Darren Engels

RECEIVED
2015 JUL -9 AM 9:13
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Devin Erfle [devin.erfle@gmail.com]
Sent: Thursday, July 09, 2015 9:00 AM
To: Albrecht, Linda
Subject: LOC2014-0800 Paskapoo Slopes Development

Good Morning,

I would like to voice my concern over the potential development of the Eastern part of the Paskapoo Slopes. I have a number of concerns including: increased traffic congestion, development on environmentally sensitive land, negative effect on wildlife habitat, loss of green space and loss of recreational space.

Please consider the protection of our urban natural environment.

Thanks,

Devin Erfle

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2015 JUL -9 AM 9:06
THE CITY OF CALGARY
CITY CLERKS

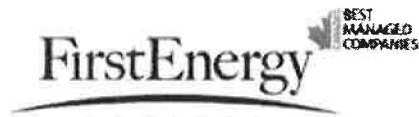
Albrecht, Linda

From: Andrea M. Ewing [amewing@firstenergy.com]
Sent: Thursday, July 09, 2015 9:32 AM
To: Albrecht, Linda
Subject: LOC2014-0080 Paskapoo Slopes

Please accept this letter in considertaion for LOC2014-0080 as it relates to the development of the Paskapoo Slopes.

One of Calgary's best aspects for residents and visitors alike is it's landscapes and proximity to nature and greenspaces. The city already suffers from sprawl and an excess of big box no name commercial spaces and does not need another development, especially in a favoured recreational area and entry point to the city of Calgary. As such, I'm strongly opposed to the development of the Paskapoo Slopes for the Trinity Hills Development.

Regards,
Andrea Ewing



FirstEnergy Capital Corp. | Andrea M. Ewing, P.Geo., MBA | Associate, Acquisitions & Divestitures | Direct
+1.403.262.0613 | Main +1 403.262.0600

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2015 JUL -9 AM 9:49
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Yana F [ianafi@gmail.com]
Sent: Wednesday, July 08, 2015 10:50 AM
To: Albrecht, Linda
Subject: East Paskapoo Slopes - Trinity proposal

To the attention of the City Council

I am writing to express my concern about the proposed Paskapoo Slopes development by Trininty Hills and my hope that the City will not accept the proposed development in its current shape and form.

Our city is a vibrant, growing community, and to stay as such, it does require more balanced urban development which does include more attention and support to the green spaces, especially the ones as significant and ecologically sensitive as the Slopes. What is more important for the future of our children? Another shopping/office area or beautiful oasis of wilderness, an opportunity to connect to nature right in the middle of the city?

I am aware that Trinity proposes to donate a significant area to the City as a park. However, watching many other developments, it becomes obvious that such intense development will fragment the integrity of the Slopes and basically ruin the fragile environment. The Slopes need to be preserved in its wholeness – you can't say: oh, I will just cut an arm and a leg of this person but the rest will be left intact.. it is may be too strong of an analogy but it does highlight my point about wholeness.

From my understanding, current ASP does not allow for such an intense and significant development, and it will be a shame to amend it just to allow yet one more 'commercial space' replace the natural habitat.

My hope and wish is that the City Council listens to the citizens and adheres to the City's Municipal Development Plan to promote and conserve natural biodiversity.

We are the shepherds of the resources of this Planet, and our today's decisions affect the future of the Earth... let's look in our own backyard...

Respectfully,

Yana Filipovich

Resident of Ward 6
23 Cougar Plateau Place SW

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2015 JUL -9 AM 7:57

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: fredantibossi@hushmail.com
Sent: Tuesday, June 23, 2015 10:36 AM
To: Albrecht, Linda
Subject: LOC2014-0080

To whom it may concern,

I am totally opposed to special interest groups like SaveTheSlopes trying stop urban development so a few people can walk thier dogs off leash without picking up their feces (the area is littered with disgusting mounds of dog poop). Responsible pet owners and other citizens of Calgary should not let these groups decide what our city looks like for many years to come as we have elected councillors to make those choices for us. The present state of that area is an unkept poop filled eyesore that many see as a first impression of the city. We need to beautify that area with a nice development that shows Calgary as a progressive modern city. The objections of groups like SaveTheSlopes are short sighted and terribly insincere as there are lots of parks and green spaces within the city designated as off leash areas so we certainly don't need another at the expense of progress. Please don't give these irresponsible pet owners a second thought.

Fred

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2015 JUN 23 AM 10:52
THE CITY OF CALGARY
CITY CLERK'S

THE CITY OF CALGARY
CITY CLERKS

2015 JUL -9 AM 9:29

RECEIVED

Office of the City Clerk
City of Calgary
700 McLeod Trail SE
PO Box 2100, Stn M
Calgary, AB
T2P 2M5
email cityclerk@calgary.ca

Re: File No LOC2014-0080, Paskapoo Slopes Rezoning Proposal

Dear Sir or Madam:

Anyone who has ever set foot on the Paskapoo slopes knows they are wild and beautiful and unique in the city. Hikers, bikers, runners and skiers can experience the pleasure of wilderness inside the city limits. Even from a miles away they make the city more beautiful. A green space of that calibre is a precious asset as Calgary expands ever outward - and once it's gone it's lost forever.

Though I'm sure Trinity Hills would be a 'nice' development, and would do all those good things like increase density, create jobs, bring new stores to the area (all the same ones that can be found elsewhere) and make a few Torontonians wealthier, it offers nothing as extraordinary as the landscape it will destroy. For that reason alone, the Trinity development must not be allowed to go ahead in that location.

The forward thinking move is to designate the space as park land. Fifty years from now Calgarians will be grateful - just

as we are now grateful for Nose Hill Park. I guarantee that they will not be nearly as grateful for another so called “residential village” and a Costco.

Thanks for listening.

Amanda Forbis

Smith, Theresa L.

From: Dan Gannon [dangannon@shaw.ca]
Sent: Sunday, July 05, 2015 9:45 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes Preservation

RECEIVED

2015 JUL -6 AM 7:33

THE CITY OF CALGARY
CITY CLERK'S

Dear City of Calgary Council,

Re: Paskapoo Slopes Preservation - July 20, 2015 Public Hearing

Present Community Engagement sessions in Bowness have not addressed:

1. Increase in noise, light and air pollution effects on Bowness and the Foothills and Alberta Children's Hospitals;
2. Effects on bird, wildlife, tree and plant survival;
3. How Sarcee Trail and Trans Canada Highway will accommodate the significant increase in traffic;
4. Onsite storm-water detention ponds will control discharge up to 1:100 year storm event, but what happens to the water if the ponds overflow due to unpredictable weather patterns;

As the City density increases we believe that our natural areas and green spaces will become even more precious and necessary for the health and well-being of our children, adults and visitors.

We urge City Council to preserve Paskapoo Slopes as they are.

Sincerely,
Michele Gallant and Dan Gannon
5872 Bow Crescent NW
Calgary, AB T3B 2B7
403. 286-9036
dangannon@shaw.ca

Albrecht, Linda

From: brad gibbs [brad.gibbs@shaw.ca]
Sent: Wednesday, July 08, 2015 12:32 PM
To: Albrecht, Linda
Cc: Sutherland, Ward; Pootmans, Richard
Subject: Fwd: The Trinity Hills Development Proposal-LOC-2014-0080
Attachments: support letter for Trinity Hills Development proposal LOC 2014 0080.docx

To whom it may concern,

Please see attached letter in support of the Trinity Hills Development proposal.

Yours Truly,

Brad Gibbs

brad.gibbs@shaw.ca

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2015 JUL -9 AM 7:53
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
July 8, 2015

Attention: Mayor Nenshi and Members of City Council
Dear All,

Re: The Trinity Hills Development Proposal-LOC-2014-0080

I am a Calgarian and I own property at 59 Elmont Rise S.W. in the Community of Elmont Bay.

After reviewing the information on Trinity Hills, I would like to convey my support for this project.
I believe the project fits in perfectly with the existing developments surrounding the project site.
I am particularly impressed with the dedication of land for a natural park area which will be accessible
for all Calgarians to enjoy.

Thank you for considering my position.

Yours truly,

Brad Gibbs

Brad.gibbs@shaw.ca

Albrecht, Linda

From: Leslie Gotfrit [lgotfrit@me.com]
Sent: Wednesday, July 08, 2015 8:47 PM
To: Albrecht, Linda
Subject: LOC2014-0080 file number submission

Dear Councillors

I am a resident of Cougar Ridge, a user of the Paskapoo Slopes, and a citizen fiercely opposed to and concerned about the proposed Trinity development.

I walk the Slopes many times a week, always grateful that in the middle of our sprawling city there is a green space that is free of asphalt, signage, and trash. As our City grows so will the need for green spaces to keep us healthy, our children engaged with nature and lands that are not groomed and not tamed, still full of surprises that each season brings. This land is never replaceable. Although the developer and the City insist there are many acres left "wild", the encroachment of development from all sides means it is no longer valuable as wilderness, with its attendant wildlife, nesting birds, streams, and vistas. I have encountered moose, deer, coyotes, porcupine, and many birds of prey.

Unfolding all around the Slopes are acres of new shopping. This corridor will be exceptionally well serviced. The last thing we need is to sacrifice irreplaceable genuine wilderness with more opportunities for urban consumption. I am not against growth or developments, just ill-placed ones.

And mostly, how could a councillor in all good consciousness, on the heels of the Aboriginal Truth and Reconciliation agree to rip up designated archaeological sites that have major Aboriginal significance. The fact that the Aboriginal community has not stepped forward to fight for this green space only points to the huge fights they are engaged in on a daily basis, to regain their livelihoods, their dignity, their families, and their history.

I thank you for the opportunity to voice my objections to this Trinity Development proposal. It is truly greed over common sense.

Leslie Gotfrit
54 Cougarstone Park SW
Calgary T3H 4Z9

RECEIVED
2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Arden Greanya [avidgreanya@gmail.com]
Sent: Wednesday, July 08, 2015 10:22 PM
To: Albrecht, Linda
Subject: File Number LOC2014-0080

RECEIVED

2015 JUL -9 AM 7:53

THE CITY OF CALGARY
CITY CLERK'S

Attention Office of the City Clerk, The City of Calgary

I am writing in regards to the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario land rezoning request.

I appreciate the opportunity to comment on the proposed development. As a born and raised Calgarian, I have had the opportunity to watch our city grow and develop into what it is today.

Living in close proximity to The Slopes (Tuscany) has provided my friends and family with an oasis within our city, a place to escape our busy daily lives. The Slopes provides beautiful parkland and aboriginal historic sites that allow for a different kind of education outside the four walls of our classrooms. Over the last ten years, we have used this area year round as a treasure to explore on snowshoes, bikes and on foot. Having places to escape the business of our daily lives is what keeps us loving Calgary, healthy and thriving in the work force.

Within the Seven Goals of Municipal Development Plan, "Conserve, protect and restore the natural environment" is a main goal. In maintaining an area that has valuable historical relevance, natural beauty and offers an alternative to many Calgarians looking for outdoor family activities, the City can meet this goal (<http://www.calgary.ca/PDA/PID/Pages/Municipal-Development-Plan/Seven-goals.aspx#top>). Furthermore, The Imagine Calgary documentation describes a 100 year vision for Calgary. Within that vision, there is promise of respecting and preserving our natural surroundings that make our city unique and beautiful for everyone. It says,

- We are each connected to our places. We treasure and protect our natural environment. Magnificent mountain vistas and boundless prairie skies inspire each of us to build spaces worthy of their surroundings.
- We are each connected to our communities. Whether social, cultural or physical, these communities are mixed, safe and just. They welcome meaningful participation from everyone and people move freely between them.
- Calgary: a great place to make a living, a great place to make a life (p.5.) www.imaginecalgary.ca/sites/default/files/pdf/2013_iCPlan.pdf.

In reviewing the vision for our future, I believe that maintaining our natural areas, protecting the wildlife we have and embracing areas within our city that promote healthy living is the direction we should head to fulfill this vision. Voting to keep the Slopes as a treasured area for walkers, bikers, clubs, bird watchers and any Calgarian who is just wanting a moment outdoors is the answer to meet these needs as outlined in the vision. The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable. The value of this land to the people of Calgary is in it's wildness. It was used as a buffalo jump for years before European settlers arrived. Deer, porcupine, coyotes, and many other animals still call this area home.

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

Arden Greanya

59 Tuscany Ridge Common NW

403-8078250

Albrecht, Linda

From: Tracy Greanya [tracy.ardeng@gmail.com]
Sent: Wednesday, July 08, 2015 10:16 PM
To: Albrecht, Linda
Subject: File Number LOC2014-0080

RECEIVED

2015 JUL -9 AM 7:53

THE CITY OF CALGARY
CITY CLERK'S

Attention Office of the City Clerk, The City of Calgary

I am writing in regards to the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario land rezoning request.

I appreciate the opportunity to comment on the proposed development. As a born and raised Calgarian, I have had the opportunity to watch our city grow and develop into what it is today. Living in close proximity to The Slopes (Tuscany) has provided my friends and family with an oasis within our city, a place to escape our busy daily lives. The Slopes provides beautiful parkland and aboriginal historic sites that allow for a different kind of education outside the four walls of our classrooms. Over the last ten years, we have used this area year round as a treasure to explore on snowshoes, bikes and on foot. Having places to escape the business of our daily lives is what keeps us loving Calgary, healthy and thriving in the work force.

Within the Seven Goals of Municipal Development Plan, "Conserve, protect and restore the natural environment" is a main goal. In maintaining an area that has valuable historical relevance, natural beauty and offers an alternative to many Calgarians looking for outdoor family activities, the City can meet this goal (<http://www.calgary.ca/PDA/PD/Pages/Municipal-Development-Plan/Seven-goals.aspx#top>). Furthermore, The Imagine Calgary documentation describes a 100 year vision for Calgary. Within that vision, there is promise of respecting and preserving our natural surroundings that make our city unique and beautiful for everyone. It says,

- We are each connected to our places. We treasure and protect our natural environment. Magnificent mountain vistas and boundless prairie skies inspire each of us to build spaces worthy of their surroundings.
- We are each connected to our communities. Whether social, cultural or physical, these communities are mixed, safe and just. They welcome meaningful participation from everyone and people move freely between them.
- Calgary: a great place to make a living, a great place to make a life (p.5.) www.imaginecalgary.ca/sites/default/files/pdf/2013_iCPlan.pdf.

In reviewing the vision for our future, I believe that maintaining our natural areas, protecting the wildlife we have and embracing areas within our city that promote healthy living is the direction we should head to fulfill this vision. Voting to keep the Slopes as a treasured area for walkers, bikers, clubs, bird watchers and any Calgarian who is just wanting a moment outdoors is the answer to meet these needs as outlined in the vision. The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable. The value of this land to the people of Calgary is in it's wildness. It was used as a buffalo jump for years before European settlers arrived. Deer, porcupine, coyotes, and many other animals still call this area home.

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

Sincerely,

Tracy Greanya

59 Tuscany Ridge Common NW

403-8078250

Smith, Theresa L.

From: Scott Grier [Scott_Grier@cargill.com]
Sent: Tuesday, June 30, 2015 2:51 PM
To: Albrecht, Linda; Couroux, David; Pootmans, Richard
Subject: Say NO to Paskapoo Slopes Development

Hi, my name is Scott Grier and I am adamantly opposed to the Trinity Hills development. I live in Cougar Ridge and I know that this is a beautiful area that many people, young and old, enjoy all year round. Do we really want to lose more and more green space in this city till there is no personality, full of strip malls and coffee shops? I think city planning has been lacking in the SW for some time, and this development would be another example of poor city judgment and the all mighty developer dollar winning over what is right.

For example, why would there be 2 expensive private schools in a middle class area like Cougar Ridge, with the public schools quite far. Very poor planning.

Why would you not build an interchange at Sarcee and Bow Trail when the intersection was widened. I get the huge cost difference, but things aren't getting any cheaper in 5 years when it will be out of date again. Do it right, once.

Putting in a traffic circle on Sarcee due to the development would be another disaster and create more traffic headaches. I'm sure Trinity would love the slow traffic by their development though.

Just say no!!!!

Scott

RECEIVED

2015 JUN 30 PM 4:21

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jill Hager [ironjill@me.com]
Sent: Thursday, July 09, 2015 9:56 AM
To: Albrecht, Linda
Cc: Jill Hager
Subject: Paskapoo development LOC2014-0080

RECEIVED

2015 JUL -9 AM 9:29

THE CITY OF CALGARY
CITY CLERK'S

Please ensure this letter is included in the information packages to council.

Reference File LOC2014-0080

Thank you for the opportunity to provide feedback on the proposed development on Paskapoo slopes.

I recently attended one of the open houses and was truly shocked by the proposed plans. As an avid outdoors person I regularly use the trails on the slopes for hiking and mountain biking with my children. The development plans will completely ruin this pristine natural area. I have a strong belief that the land should be left completely natural and undeveloped for us and future generations to enjoy. Calgary is justifiably proud of the large natural parks it has including Nose Hill and Fish creek and the continuing urban sprawl is making these areas even more important, and Paskapoo would be the ideal location to protect nature and provide a recreation experience on the City's west side.

The current plans show all the lower slopes being developed, with such a high density for retail, commercial and residential and several large high rises, it is absolutely astonishing that this is even being considered. It is not just the building footprints but the cutbacks required take a massive chunk of the land. Whilst Trinity Hills is offering to "donate" the upper slopes to parkland, the costs of developing that land would be so high as to make such a development not economically viable, so that it is no real concession at all.

Please do the right thing and save the slopes. If you do approve any development then make it smaller and more in keeping with the environment:

- Low density
- No cut backs
- Low building height
- Keep it close to COP buildings
- No surface parking

The open houses were well attended and not person I talked too was in support of this development. The adjoining ward councilors should respect the wishes of their constituents and the Mayor and other councilors should protect a legacy area for all Calgarians.

We do not need this, we need air, space, trees and wildlife!

Yours faithfully

Jill Hager

42 Wentworth Terrace SW, Calgary, AB, T3H 0E1

Smith, Theresa L.

From: Leslie Haluska (403-508-5887) [Leslie.Haluska@AuxSable.com]
Sent: Tuesday, June 30, 2015 9:40 AM
To: Albrecht, Linda
Subject: Office of the City Clerk

I am a concerned Calgary citizen regarding the proposed development at the Paskapoo Slopes area in Calgary. I have previously written city planner David Couroux and was not satisfied with the generic response I received back. I also attended the Open House at the Calgary French International School last night to see how the development has changed since it was first presented to the public. I was surprised at how big the outline of the development will be. I also found it also to be not very forth coming with the public as to what some of the buildings were designated to be in the not to distance future. I had to ask the Trinity representative to point out the area where possibly two hotels were going to be, the planned residential and the big box store. (Superstore or whatever it may end up being?) None of this was apparent in the drawings. I had to ask where all of these shoppers would be parking and she showed me a parking lot and said they had plans for underground parking too. She pointed out the drawing was just to outline their planned development area but was not final as to what they would be putting in that area. I just don't see how having a big box store, two hotels on either end of the development, residential and shopping is not going to cause a major impact to traffic in the area. She said she had been in charge of the traffic study and found that it would be okay??

I am at loss to as to how this will be not big an issue? Hwy #1/ 16th ave is already packed on most days. People use this road to commute to and from work from the Stony Trail area every day. This is the main through way to exit the city to the west from 16th ave and Sacree Trail, etc. There is also a new development going in across from COP with a new interchange and now this? It is only one road! Most weekends and long weekends this road is jam packed and now you want to put shoppers in the area too?

Another consideration to this development was the placement of school age children from this new residential area. We already have waiting lists in the Calgary West area to get our children into schools how is this increase going to help in this existing situation? There is no plans for a school as far as I have heard.

But more importantly than all of this is the impact to this nature area. The increase of traffic and people and shopping will have impact on this park land. I don't think they have acknowledged that part of the equation. They state they will preserve part of the upper slopes and create pathways, etc. But having people and shoppers in the area will not benefit the preservation of this area. How does the city plan for its future if it keeps taking away green space in place of shopping areas? This area is known for its wildlife, streams, grasslands, trees and trails. There is nothing like it in the city. It is also known by residence of the amount of historical aspects this land holds. There is a lot of history behind it, Native artifacts, the buffalo jump (2nd largest in the province) and Paskapoo ski hill. I would think the city and the province would consider this to be a natural treasure and try to hold on to it for future Calgarians. I really question the amount of engagement the Siksika peoples have been given to preserve their history in this area. When you see the amount of artifacts on a map it is astounding that anyone would be okay with bull dozing it.

Calgary needs more natural beauty to it to make it attractive to residence and to visitors to our city. Why not keep what we already have and what makes this city beautiful and unique. This is one gem we should not be losing.

Leslie Haluska
AUX SABLE
Office(403)508-5887
Cell # (403)803-6246

THE CITY OF CALGARY
CITY CLERK'S

2015 JUN 30 AM 9:44

RECEIVED

RECEIVED

2015 JUL -6 PM 3: 10

4307 5th Avenue SW
Calgary, AB T3C 0C5

THE CITY OF CALGARY
CITY CLERK'S

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

July 4th, 2015

Re: East Paskapoo Slopes Rezoning Application LOC2014-0080(OP)

I am writing to express my strongest opposition to this proposal as the size of the proposed Trinity development is totally inappropriate for this area, and fails to recognize the future value of this area for mixed used recreational purposes in an ever expanding city.

I am a long term resident of the community of Wildwood, and over the years our family has enjoyed Edworthy Park to the point that we recognise the value of these parks in a growing city. The proposed development will only add to the overuse of Edworthy to the point it will become unbearable.

Last Friday I had to opportunity to ride my bicycle through Bowmont Park to a viewpoint looking south over the Bow River to the area of the proposed development. What a wonderful view! 50 metre high office/apartment/hotel towers (Developer's brochure) together with the size of the development will create an ugly scar along the base of the Paskapoo Slopes.

The Administration Report to Calgary Planning Committee dated June 4, 2015 is factually inaccurate as on Page 1 it states: Previous Council Direction: None. "In 2011, Winsport submitted a development proposal to The City for 50 acres of the East Paskapoo Slopes. At the time, The City rejected the development proposal. Most of the Councillors of the day rejected it based on the planning and transportation aspects and because the location is a gateway into the city, not appropriate for a "big box" retail centre."(Save the Slopes website).

I hope City Council will have the courage and foresight to reject this rezoning application.

Sincerely,



Philip Handcock

Cc: Mayor Naheed Nenshi
City of Calgary Councillors

Albrecht, Linda

From: Jack Hennigan [hennigan.jack@gmail.com]
Sent: Thursday, July 09, 2015 9:03 AM
To: Albrecht, Linda
Subject: File Number LOC2014-0080

RECEIVED
2015 JUL -9 AM 9:06
THE CITY OF CALGARY
CITY CLERK'S

I am writing in regards to the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario land rezoning request.

I appreciate the opportunity to comment on the proposed development.

We live in Mckenzie Towne and venture over to The Slopes on a regular basis. We use this area year round, exploring on foot and bikes. Having places to escape the business of our daily lives is what keeps us loving Calgary, healthy and thriving in the work force. More and more studies show how vital urban nature areas are to the health of city dwellers. Calgary needs all 260 acres of East Paskapoo Slopes. Paving over this natural grassland destroys an urban green space which helps to define the character of our city and offer vast benefits to its citizens.

Within the Seven Goals of Municipal Development Plan, "Conserve, protect and restore the natural environment" is a main goal. In maintaining an area that has valuable historical relevance, natural beauty and offers an alternative to many Calgarians looking for outdoor family activities, the City can meet this goal (<http://www.calgary.ca/PDA/PD/Pages/Municipal-Development-Plan/Seven-goals.aspx#top>).

The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable. The value of this land to the people of Calgary is in it's wildness. Think about some of the world's most well-loved cities. They are usually the ones that recognize the significance of urban nature and seek to protect it. I understand that with increased inner-city development comes a greater need for easily-accessed wilderness. We aren't making arguments about whether Calgary needs more development; we're saying that it needs to happen in the right location (i.e. on previously developed lands, not on urban green space).

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

Sincerely,

Thanks,
Jack

Mckenzie towne

Sent from an iPhone, I apologize for any spelling mistakes.

Albrecht, Linda

From: Vanessa Hennigan [vanessahennigan@gmail.com]
Sent: Thursday, July 09, 2015 9:01 AM
To: Albrecht, Linda
Subject: Fwd: File Number LOC2014-0080

Attention Office of the City Clerk, The City of Calgary

I am writing in regards to the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario land rezoning request.

I appreciate the opportunity to comment on the proposed development.

We live in McKenzie Towne and venture over to The Slopes on a regular basis. We use this area year round, exploring on foot and bikes. Having places to escape the business of our daily lives is what keeps us loving Calgary, healthy and thriving in the work force. More and more studies show how vital urban nature areas are to the health of city dwellers. Calgary needs all 260 acres of East Paskapoo Slopes. Paving over this natural grassland destroys an urban green space which helps to define the character of our city and offer vast benefits to its citizens.

Within the Seven Goals of Municipal Development Plan, "Conserve, protect and restore the natural environment" is a main goal. In maintaining an area that has valuable historical relevance, natural beauty and offers an alternative to many Calgarians looking for outdoor family activities, the City can meet this goal (<http://www.calgary.ca/PDA/PD/Pages/Municipal-Development-Plan/Seven-goals.aspx#top>).

The Paskapoo slopes and the grassland below the escarpment are beautiful wild areas whose value to Calgarians as a natural oasis from urban life is immeasurable. The value of this land to the people of Calgary is in it's wildness. Think about some of the world's most well-loved cities. They are usually the ones that recognize the significance of urban nature and seek to protect it. I understand that with increased inner-city development comes a greater need for easily-accessed wilderness. We aren't making arguments about whether Calgary needs more development; we're saying that it needs to happen in the right location (i.e. on previously developed lands, not on urban green space).

Counselors please vote with your heart. Make it a park. Leave the land as it has always been. Wild.

Sincerely,

Vanessa Hennigan - Mckenzie Towne

RECEIVED
2015 JUL -9 AM 9:06
THE CITY OF CALGARY
CITY CLERKS

Calgary City Council

800 Macleod Trail SE

Calgary, Alberta

T2P 2M5

To whom it may concern,

I am writing regarding the Trinity development of Paskapoo Slopes (file number **LOC2014-0080**). As a citizen of Calgary (as well as an employee – I work in City Clerk's as a summer student in Corporate Records) I am extremely concerned about the loss of this natural area. Our city is largely made of concrete and steel, and although we have many well-manicured parks within the city, it is rare to find such a wild area as the Paskapoo Slopes inside the city limits. It is well-used by walkers and mountain-bikers (my father included in the latter category), and is simply a glorious sight to see from across our river valley, especially in the early spring or with the reds and yellows of autumn. I understand the pressing need for housing – and as I understand it, tax revenues – but surely there is a better solution.

We have become a society that spends a good deal of its time inside, sitting down. I think that Calgary especially has fallen victim to this problem, and it is your duty, as councillors, or as our Mayor, to make an effort to change that. It is good for people to be outside – good for their health, mentally and physically, and good for their happiness. By making it harder for Calgarians, for folks like you and me, to get outside, I believe you are doing our city and its citizens a great disservice. Please reconsider the development and re-evaluate what a valuable space the Paskapoo Slopes are to our city. Thank you for your consideration, and I do hope you will make the right choice. I remain,

Yours truly,



Amy Herr

Archives Assistant, City of Calgary

307 Sierra Morena Pl SW

Calgary, Alberta

T3H 2X3

RECEIVED
2015 JUL -9 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2015 JUL -9 AM 9:32

THE CITY OF CALGARY
CITY CLERK'S

Chuck Herr

2224 8 St.N.E.

Calgary, AB

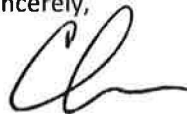
T2E 4H6

Case Number: LOC2014-0080

Dear Sir / Madam,

I am writing in regard to the Paskapoo Slopes. This area should not be developed and should stay in its current natural state. It really is one of Calgary's special natural areas, used by many different groups. It's a large tract of land, and it's close to the city center, which makes it very accessible and unique. The city of Calgary course will continue to expand. If the Paskapoo slope are lost, what will replace them in this expanding city? There are lots of places where we can build houses, but where are new hilled, treed areas that will replace the Paskapoo Slopes? Please let's leave them in their current, natural state for current and future generations of Calgarians to enjoy.

Sincerely,

A handwritten signature in black ink, appearing to be 'CH' followed by a stylized flourish.

Chuck Herr

Albrecht, Linda

From: KEN HOCKENHULL [hockenhull@shaw.ca]
Sent: Wednesday, July 08, 2015 5:49 PM
To: Albrecht, Linda
Cc: Ward.Sunderland@calgary.ca; Pootmans, Richard; Couroux, David
Subject: Trinity Hills Development Proposal-LOC-2014-0080

Office of the City Clerk, City of Calgary
New Community Planning

Attention: Mayor Nenshi and Members of City Council
Dear Sir:
Re: The Trinity Hills Development Proposal-LOC-2014-0080

I have completed a study of the information on Trinity Hills and the concept of multiple of uses for retail, office and residential should make this a real gathering place.

I would like to indicate my support of this project based on my understanding of a good mixed use development.

I own property at 739 Schooner Cove, N.W. in the community of Scenic Acres.

I appreciate City Council considering my voice.

I drive by this property twice a day

Yours Truly
Ken Hockenhull
Broker
Union Real Estate Inc.

Cell: 403-862-2625
Fax: 403-547-3749

RECEIVED
2015 JUL -9 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Chris Hooper [chris@kernpartners.com]
Sent: Thursday, July 09, 2015 9:11 AM
To: Albrecht, Linda
Subject: LOC2014-0080 - Paskapoo Slopes Development Concerns

To whom it may concern,

I am writing to express my concern about the proposed development of the East Paskapoo Slopes.

The Paskapoo Slopes are a unique inner-city park that cannot be replicated once developed. I have traveled extensively for work, generally to major economic centers, and have found that cities that prioritized parks and public space over unchecked development have greatly outperformed over time. Examples that come to mind are Central Park in New York, the Common in Boston and Stanley Park in Vancouver – I imagine that each of those cities would have a very different feel without those undeveloped places. I do not think that it is a stretch to believe that in 50 years' time the Paskapoo Slopes could have a similar impact on the feel of Calgary (along with Nose Hill and Glenmore).

I believe that development and growth is also key to the success of a city, but feel that it has to be done in a smart way. With one of the largest footprints in North America, Calgary is not lacking in opportunities for commercial development. On the west side of the city, areas like Bowness and 16th Ave NW, which are established commercial corridors, could greatly benefit from new investment/development.

The current proposal to develop the Paskapoo Slopes strikes me as a lose-lose. All citizens of Calgary lose an irreplaceable, unique public space, and businesses in Bowness/16th Ave will lose as business will be drawn out of their regions. We have a city that already struggles with our outsized footprint, does developing one of our few large parks move us forward or backward as an attractive place to live? I believe the answer is clear.

Thank you for the consideration.

Regards,
ch

Chris Hooper, CFA
KERN Partners Ltd. | Managing Director
Tel. 403.517.1509 | Cell: 403.470.4667
chris@kernpartners.com

RECEIVED
2015 JUL -9 AM 9:10
THE CITY OF CALGARY
CITY CLERKS

This e-mail communication (including any attachments) is intended only for the individual(s) or entity named above and others who have been specifically authorized to receive it. This communication may contain information that is confidential, privileged and protected from disclosure; the sender does not waive any related rights and obligations. Any unauthorized use or dissemination of this communication is strictly prohibited. Accordingly, if you are not the intended recipient, please do not read, copy, use or disclose the contents of this communication to others. Additionally, immediately notify the sender that you have received this e-mail in error by replying to the e-mail and deleting all copies of the original communication.

RECEIVED

2015 JUL -2 PM 12: 17

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca

July 2, 2015

Attention: Mayor Nenshi and Members of City Council

Dear Sir

Re: The Trinity Hills Development Proposal-LOC-2014-0080

I am a Calgarian and I own property at 55 Edforth Road N.W. in the Community of Edgemont.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

I believe the best use for land within a city is development of that land for use by the citizens and the environment is best served by concentrating development within a city.

Thank you for considering my position.

Your truly,



Ken Hugo, P.Geol.

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Albrecht, Linda

From: Michael Hwozdecki [mhwozdecki@hotmail.com]
Sent: Tuesday, July 07, 2015 10:32 PM
To: Albrecht, Linda
Subject: Against the Development of the Slopes of Paskipoo

Dear City Clerk

I am writing to you regarding my hope that you will listen to my concern. Living in Tuscany I am surrounded by the beauty of this city. We live in a wonderful place! Each day when I return to my home I marvel at the spectacular scenery of the mountains and the slopes of Paskapoo. With this in mind I submit to you my concern regarding the development proposed for the area along Saccee Trail and Canada Olympic Park and how this will change forever the beauty and significance of this area. The area is a treasure, historically, archaeologically and municipally as well.

I am not one to become involved in community activism and I am one who believes in the need for progress and development to continue to make this city one of the best, if not the best city in the world to live. But I ask you, as all the representatives on council and the voices of the electorate at city hall to stand against this mega project as proposed. I desire to have this area maintained as this pristine piece of Calgary that is it. If a project must go on there at least work to have the project scaled back. Personally, I believe this project needs to be thought through again and I ask that council vote against it when it come up this week.

Thank you for your time.
Michael Hwozdecki

RECEIVED
2015 JUL -8 AM 9:30
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Elle Jacren [ellejr123@gmail.com]
Sent: Wednesday, July 08, 2015 6:59 PM
To: Albrecht, Linda
Subject: Saving Paskapoo Slopes
Attachments: Paskapoo letter.docx

RECEIVED

2015 JUL -9 AM 7:55

THE CITY OF CALGARY
CITY CLERK'S

July 7, 2015

Office of the City Clerk, The City of Calgary

700 Macleod Trail S.E.

P.O. Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

To whom it may concern,

My name is Ellery Jackson- Renz. I am a sixteen- year- old living in Wildwood Community, and I am writing in regards to the potential development of the Paskapoo Slopes by Trinity Development Group Inc.

Throughout my life, I have spent a copious amount of time cross- country skiing at COP, and dryland training on the Paskapoo Slope trails. It remains to be a space that active individuals use for sports like mountain biking, hiking and cross- country running. Should the Paskapoo Slopes be landscaped and built upon, not only would it be an eyesore, but these active people would be deprived of a convenient, decent and natural area in which to exercise. This, along with the fact that the slopes would be filled with shopping complexes and skyscrapers will only go to encourage sedentary, consumeristic behaviour that is already sweeping our nation in an unhealthy quantity. I know that I would miss the natural environment of the Paskapoo Slopes, should they be developed.

Another important factor to consider is how wildlife living on the Paskapoo Slopes would be affected by development. It's very common to see deer roaming the slopes, and by spending time on the slopes you will find that they are also home to small animals like rabbits, gophers, coyote and migratory/breeding birds. Assuming Trinity is allowed to go forth with development, these creatures would meet an unpleasant fate, including displacement of habitat, or even death. This possibility prompts the question: Is building skyscrapers and shopping complexes worth destroying the livelihood of innocent animals? I personally have a deep resonance with animal safety and feel very strongly against any living being put into harm's way. I believe animals should be treated with the same respect as humans. Even if animals were to be able to remain in their general area of habitat after development, their life would be significantly affected by the residential aspects put into place by development. Wildlife would be unable to thrive in a cramped environment; always needing to stay out of the way of humans. This is no better than putting animals into a cage.

In addition, the Paskapoo Slopes are traditionally significant to Calgary's heritage, being an old aboriginal hunting ground. This is not how Calgary should be treating our aboriginal history. It is more important to treat our heritage with respect and dignity, than to build upon this land. Instead of preserving a lesser known

historical landmark, we are encouraging Calgary's urban sprawl, and discouraging Calgary from growing "up, not out".

In conclusion, if the development of the Paskapoo Slopes goes forth, negative effects will outweigh the positive. A beautiful natural environment would be destroyed and replaced with a concrete jungle. I cannot support a building complex that would more support Calgary's growing borders, multinational corporations and economic globalization than the well-being of people, animals and natural environment.

Thank you for your consideration of my opinion in this matter.

Sincerely,

Ellery Jackson- Renz

16 Wildwood Drive, SW

Calgary, Alberta T3C 3C5

Kathrin Janssen
24 Strathwood Bay SW, Calgary, Alberta, T3H 1V6
kathrin.janssen@calliougroupp.com
Ph: 587-435-7040

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

RECEIVED
2015 JUL -9 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

Dear City Council,

RE: Land Use Amendment #: LOC2014-0080

Thank you for allowing me to comment on the proposed development and associated rezoning of the land known as Trinity Hills-Paskapoo slopes.

I agree with many other users of the Paskapoo slopes that this green space should be preserved instead of being developed. I am very concerned about how the planning and assessment process has been handled by the City of Calgary, in particular I found the process to be non-transparent and lacking in a sufficient public engagement process. Additionally, I have found the process to be absent of meaningful consultation with Aboriginal groups.

When I just recently became aware of the proposed development on the Paskapoo slopes I was curious to find out details about the development, the application made to the City and the studies that had been conducted for an environmental assessment. I was astounded that I could neither find any detailed information on the City of Calgary website nor on the Trinity Hills website.

Most Environmental Impact Assessments conducted in Canada, on the federal and provincial level, are open to the public, which means anybody from the general public can access the application via the regulators website and has the right, in one form or another, to comment on the application. I was disappointed to see that this is not the case with the City of Calgary. I expected to find publicly available at a minimum:

- The application for Land Use Amendment by the Proponent
- The Environmental and Socio-economic Assessment submitted by the Proponent
- Any supporting baseline studies and reports used in the assessment submitted by the Proponent
- Any correspondence in regards to the proposed development from the City of Calgary to the Proponent
- Notifications to the Public to comment on the application
- Statement of Concerns from the general public, stakeholders and Aboriginal groups
- Consultation records with Aboriginal groups
- Proposed amendments to the Area Structure Plan
- Separate consultations with the public, stakeholders and Aboriginal groups in regards to the Area Structure Plan Amendment and the proposed development
- Final proposed Area Structure Plan amendments

Kathrin Janssen
24 Strathwood Bay SW, Calgary, Alberta, T3H 1V6
kathrin.janssen@calliougroupp.com
Ph: 587-435-7040

I was surprised that the only document I could find in regards to the application was the Detailed Team Review (DTR), which is the response by the Calgary Planning Commission to the application. This is not very helpful without being able to read all the different documents that form the application.

The International Association for Impact Assessments in their publication *Public Participation International Best Practise Principles* outline as one of the main principles that participation should be conducted in an open and transparent manner:

Open and transparent – People who are affected by a proposal and are interested in participating, whatever their ethnic origin, gender and income, should have access to all relevant information. This information should be accessible to laypersons required for the evaluation of a proposal (e.g., terms of reference, report and summary). Laypersons should be able to participate in relevant workshops, meetings and hearings related to the IA process. Information and facilitation for such participation should be provided.

(<http://www.iaia.org/publicdocuments/special-publications/SP4%20web.pdf>, accessed July 8, 2015)

The assessment for the proposed Trinity Hills development has not been conducted in an open and transparent manner. Otherwise, the above mentioned documents would be available for the general public to review without having to go to great lengths to ask for it.

I attended the open house held by the City of Calgary and Trinity Hills on June 29, 2015 and was hoping to gain some insights into the baseline studies that were conducted for the assessment of the proposed development including biophysical and socio-economic assessment. The displays by the City of Calgary and Trinity Hills did not identify all the studies that were conducted and it did not mention an Environmental Assessment at all. After I asked a Trinity Hills representative, I only received a very general response identifying the existence of a Biophysical Impact Assessment (BIA). Upon request I received the BIA document that was submitted to the City of Calgary in May 2014 from the Trinity Hills representative via email.

At the open house I was informed that this BIA document is a living document and will change. Again, this is not the standard in any provincial, federal or international regulatory processes. Once the application and the assessment are submitted, changes will not be conducted to the actual assessment document. The regulatory body, in this case the City of Calgary Planning Commission, would provide recommendations along with their approval, but the actual BIA submitted by the proponent should NOT be a living document. The only documents that might change would be Environmental Protection Plans, Construction Plans, etc. based on recommendations by the regulatory body, which in this case would be the Calgary Planning Commission.

Kathrin Janssen
24 Strathwood Bay SW, Calgary, Alberta, T3H 1V6
kathrin.janssen@calliougroupp.com
Ph: 587-435-7040

Aside from the above, I am now in the possession of a draft of a living document that is still evolving, but the public, including me, does not have access to the information on how this is evolving. My copy is dated May 2014. What is the date of the most recent revision the City of Calgary is working with?

The City of Calgary and Trinity Hills have argued that public engagement has taken place through various Open Houses and opportunities for input during the assessment. Was this period open to the general public or limited to members of adjacent Community Associations only? Was opportunity provided for the public to review the above mentioned documents? What were their comments? What is the regulatory process this would have happened in? I have only seen a very broad summary of public comments by the City of Calgary, but not the individual submissions made by any stakeholders, the general public or Aboriginal groups.

As a resident of Strathcona Park, my family was not given the opportunity to participate until now. It is to my surprise that public engagement has concluded without providing adequate information to the public including the above mentioned documents.

I am further astonished at the lack of engagement with Aboriginal groups and the ignorance of Trinity Hill employees in regards to Aboriginal consultation and culture. Including two Aboriginal persons on the archaeological excavations is not considered meaningful consultation. When asked further, the Trinity Hills representative I talked to said that they had three meetings with the "Natives", who said that they were ok with the development. He further explained that Trinity Hills is considering naming the development "Spirit Hills" or "something along those lines" to respect the Aboriginal importance of the site.

This is by far one of the more racist comments I have heard in a long time. Aside from the fact that cultural importance cannot alone be captured by selecting an Aboriginal sounding name, three meetings with Aboriginal groups cannot be considered meaningful consultation considering the documented archaeological, historical and cultural significance of the site to some Aboriginal groups. In my examination of this issue, I have found no public record of meaningful consultation with Aboriginal groups. Was the application and the biophysical impact assessment shared with Aboriginal groups? Have they been provided with the opportunity to comment on the application and assessment? If so, what are their comments? What is the Record of Consultation?

Unfortunately, I will not be able to participate in person at the upcoming Hearing with the City Council on July 20, 2015, but I hope you will take my submission into consideration when deciding whether to vote for or against the proposed development.

Sincerely,

Kathrin Janssen

Smith, Theresa L.

From: Vera Jenkins [jenkinsv@shaw.ca]
Sent: Monday, June 29, 2015 5:06 PM
To: Albrecht, Linda
Cc: Sutherland, Ward; Pootmans, Richard; Office of the Mayor
Subject: trinity hills
Attachments: CPAWS_Comments_on_Paskapoo_Slopes.pdf; ATT00001.txt

Please, Please do not let any development happen on this site...once gone, gone forever. put the development where it will not destroy anything. Live up to the mandate to keep green space accessible to all Calgarians. This is an historic site and is very significant in the history of Calgary promote that and not destroy the area.

Don't be swayed by the fact that the developer says they will pay for the road adjustments...why haven't they don't that before? This is just profit and greed for them to acquire more money..

This project will destroy more than the immediate area....how many thousands of people will be forced look on it from any areas of the city.

Respectfully and adamantly DO NOT LET THIS BE BUILT.....EVER

vera Jenkins
proud Calgarian

RECEIVED
2015 JUN 30 AM 8:43
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address: cityclerk@calgary.ca
July 8th, 2015

Attention: Mayor Nenshi and Members of City Council
Dear Sir
Re: The Trinity Hills Development Proposal-LOC-2014-0080

I have completed a study of the information on Trinity Hills and the concept of multiple of uses for retail, office and residential should make this a real gathering place.

I would like to indicate my support of this project based on my understanding of a good mixed use development.

I own property at 12 Oaklawn Place SW in the Community of Oakridge, Calgary.

I appreciate City Council considering my voice.

Yours truly,

Trevor Johnson

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

RECEIVED

2015 JUL -2 AM 7:44

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
June 30, 2015

Attention: Mayor Nenshi and Members of City Council
Dear Sir
Re: The Trinity Hills Development Proposal-LOC-2014-0080

We have completed a study of the web site for Trinity Hills. Planned retail, office and residential are badly needed in this area..

We would like to indicate our support for this project based on our understanding that the area has been carefully planned producing a good mix of uses contributing to enhanced living and shopping areas on the west side which is badly needed.

We own property at 218 Oakhill Place S.W in the Community of Oakridge but are considering relocating near this west side location in 24-36 months to be closer to grandchildren in West Springs.

I appreciate City Council accepting this feedback.

Your truly,
Jim and Julie Kearns
403-281-6936

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.,
cameronw@thecatalystgroup.ca

Sarah Ketcheson

2-1734 29 Ave SW • Calgary, AB T2T 1M7 • Phone: 403-815-8701
E-Mail: sarah.ketcheson@gmail.com

CPC2015-124
ATTACHMENT 9
LETTER 58

RECEIVED

2015 JUL -7 AM 10:13

THE CITY OF CALGARY
CITY CLERK'S

Date: Tuesday, July 7, 2015

Re: File number LOC2014-0080

Office of the City Clerk

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

To Whom It May Concern:

I am writing to voice my opposition to the proposed Trinity Hills development on the eastern slopes of the Lower Paskapoo Slopes. As a citizen of Calgary, I believe passing this proposal will be inexplicably detrimental to our citizens, environment and image of Calgary.

The Paskapoo slopes represent a hidden gem for Calgarians. This land is priceless – the archaeological evidence found on these slopes indicates how important this area is. With an increasing population, the lack of large, open green spaces are becoming scarcer. Simply drive into Edworthy Park on a nice weekend and the parking lot is overflowing. Citizens need green space. Destroying the lower slopes represents a narrow-minded view that the land will still be accessible. I believe the very opposite. Fragmenting green spaces into small parcels reduces the function of the land.

There are so many positive changes happening in Calgary right now – the cycle tracks, improved transit, improving existing city parks. It seems unfathomable that the visionaries behind these decisions are failing to see that developing these slopes is destroying this pristine land forever. There is no vision behind this development other than income and densification. I am concerned that we are forgetting that we rely on natural green spaces to provide wildlife habitat, stress relief, temperature regulation, prevention of soil erosion as well as countless other benefits. Please, stop and think about the long-term consequences of this decision.

Sincerely,

Sarah Ketcheson

Janyce T. Konkin
56 Ranchero Rise N.W.
Calgary, AB T3G 1E2

RECEIVED

July 5, 2015

2015 JUL -6 PM 2: 09

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

THE CITY OF CALGARY
CITY CLERK'S

Re: Trinity Development on Paskapoo Slopes
Council Meeting July 20, 2015

I would like to register my strong disapproval and disappointment in the Calgary City Planning Commission for recommending approval of the proposed development on Paskapoo Slopes by Trinity Development. For 30 years Calgarians have been standing up and asking Council to "Do the Right Thing!" and preserve this precious landscape. It is time for Council to listen to the people. This Council has the opportunity to make a precedent-setting decision and stand with the people as part of a true democracy. I hope you will take it.

I am sure Council members have received many letters and much information about the nature of this pristine area but I would like to add my own comments from my perspective for your consideration:

1. I am aware that the entire area is riddled with historic teepee rings, a giant "Spirit Wheel", and traditional buffalo jumps that rival the provincial Head Smashed In Buffalo Jump park in southern Alberta. None of these have ever been fully explored and/or documented for preservation. With the recent completion of the Canada-wide Truth & Reconciliation Commission Hearings (TRC), with our City's close association with Aboriginal peoples, and this city's use of such names of our aboriginal peoples (Crowchild, Peigan, Sarcee, etc.) perhaps as a gesture of true reconciliation it is time for this Council and Administration to actually *work with* our local aboriginal peoples to research, understand and preserve the history of this pristine area.
2. With the numerous underground aquifers that continue to plague the Patterson Slopes to the East of this site in Patterson Heights and the Quinn Development above, and their continuing and expensive drain on city coffers to mitigate, there is no reason to believe that this portion of the slope would be any different. It is time to re-think development of these pristine areas. I am not naïve enough (nor should Council be) to believe that these aquifers occur only in the portion of the site to be left as ER, nor that they occur only in the upper portions of the slopes.
3. The Open Space provided by leaving the Paskapoo Slopes as park space is greatly needed in this City. These entire western slopes have been over developed in the past 30 years and left our City with nothing but Cityscape, concrete and eye sores. Recent research continues to show the benefits of increased green space not only on our physical bodies but also on our cognitive development and the development of children's brains. <http://www.washingtonpost.com/news/energy-environment/wp/2015/06/29/fixating-or-brooding-on-things-take-a-walk-in-the-woods-for-real/> There is an existing trail system in the area which was co-developed in the '90s by Winsport and citizen volunteers. So, for many years now, the land has effectively been serving as a "park" accessible to all who wish to visit. These lower slopes and pathways will be destroyed by the Trinity Development. This is a slap in the face to all the community volunteers and others who worked so hard to develop this open space for everyone's enjoyment.
4. Within 4-5 minutes of the proposed Trinity Development are at least three major shopping malls: West Hills, Market Mall, and Crowfoot Center – why would we need another million square feet of retail space in this area. Not to mention the western gateway to the City being one of merchandise for sale rather than natural beauty.

5. The proposed Trinity Development for this site, on a very practical level, defies logic and is completely over-built. After years of experience with developers in this City, I am quite aware of their psychological practice of coming to the community and the City with a maximized and over-blown plan in order to "look good" when they "compromise" by removing 2.5 acres of prime ER space and downsize their development footprint by 5%, etc. Council **MUST** look at these tactics as precisely that – tactics, and instead listen to the people of this City, who for 30 years, have been consistently working to preserve this pristine space because **it is the right thing to do for this City**.
6. The Paskapoo Slopes, on a very practical level, is needed for its forest and grasslands for the wellbeing of our wildlife and its corridor into Edworthy Park. Even more importantly however, the Paskapoo Slopes, as a bona fide park, is needed for the people of the City of Calgary for now and for future generations. With our population growing by leaps and bounds this entire area is required for urban recreation space. In addition to the above reference to cognitive development in children, I am sure that Council is aware of numerous studies showing the necessity of green spaces for mental health in urban areas. Just to provide a few ...
 - a. <http://www.cbc.ca/news/health/green-space-improves-mental-health-well-being-1.2672323>
 - b. <http://www.ncbi.nlm.nih.gov/pubmed/24662966>
 - c. <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2566234/>
 - "This research shows that the percentage of green space in people's living environment has a positive association with the perceived general health of residents. Green space seems to be more than just a luxury and consequently the development of green space should be allocated a more central position in spatial planning policy."

In Summary, I would like to say that Paskapoo Slopes is a crucial natural area and one of the last remaining historic sites within the City limits. It is full of artifacts, aquifers, and rare flora and fauna such as snapping turtles and Endangered Northern Leopard Frogs. The proposed Trinity development proposes an extremely over-developed footprint for this site. I also believe this site needs to be preserved for future generations as an open and natural recreation and preservation site.

I trust that all City Councillors and the Mayor will **do the right thing** by rejecting Trinity's proposal once and for all. The means must be found to serve the people of this city, presently and for the future, by preserving this crucial and pristine area for future generations. I implore you.

Sincerely,



Janyce T. Konkin, MA

Delivered, July 9, 2015, to: cityclerk@calgary.ca

CPC2015-124
ATTACHMENT 9
LETTER 60

RECEIVED

July 9, 2015
2015 JUL -9 AM 8:51

THE CITY OF CALGARY
CITY CLERK'S

Susan Gray, City Clerk
Office of the City Clerk
City of Calgary
700 MacLeod Trail, S.E.
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Dear Ms. Gray:

Re: Trinity Hills - Public Hearing of Calgary City Council, July 20, 2015

This letter is respectfully submitted by the Valley Ridge Community Association ("VRCA") for the July 20, 2015 City of Calgary Public Hearing regarding the proposed amendments (CPC2015-124; Bylaw 25P2015) to the Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP). Also on Council's Public Hearing agenda for July 20 are a series of associated bylaws (Bylaw 9C2015; Bylaw 120D2015; Bylaw 121D2015; Bylaw 122D2015; Bylaw 123D2015; Bylaw 124D2015; Bylaw 125D2015) involving land use redesignations and road closures.

Representatives from the VRCA have been working with City staff and representatives from Trinity to provide feedback to the proposed development for over two years. The VRCA is not opposed to development of the subject lands east of COP. However, two transportation issues that were previously raised with City Administration and identified below have significant negative ramifications and remain unanswered.

We are therefore requesting that Council direct City Administration to assess and resolve these issues prior to the issuance of any required permits for development.

Background

On May 23, 2014, Bunt & Associates completed their "Trinity Hills Development Transportation Impact Assessment Final Report" ("the 2014 TIA"). Bunt & Associates then released their subsequent addendum to the Trinity Hills Development Transportation Impact Assessment on February 23, 2015 ("the 2015 TIA").

On October 3, 2014, the VRCA formally submitted an official letter to City Administration that provided our position and concerns regarding the proposed development (see Attachment 1). However, the VRCA's October 3, 2014 letter was not included nor referenced as part of Administration's reports to CPC: LOC2014-0080(OP) and LOC2014-0080. On pages 12 and 13 respectively, under "Community Association Comments", both reports state:

"No official letters have been received from Community Associations although several concerns have been expressed by representative of the Community Associations through our ongoing discussions with the Paskapoo Slopes Joint Advisor Committee."

Given the VRCA's October 3, 2014 letter, this statement is clearly false. As a result, the intent of this submission is to set out the VRCA's transportation-related concerns.

The VRCA is raising two transportation-related concerns.

1. SB Sarcee Trail On-ramp to WB 16th Ave ("SB-WB ramp")

Figure 1 is a Google Earth image that shows the current configuration of the Sarcee Trail/TCH interchange. At issue is the area boxed in yellow where the current SB-WB ramp intersects the WB lanes of 16th Ave. Currently, there is no merge lane from this on-ramp into WB 16th Ave.



Figure 1: Sarcee Trail / 16th Ave. NW: Current Configuration

Use of this on-ramp, generally requires a full stop at the entry to 16th Ave until WB traffic has a sufficient gap. Entering vehicles onto WB 16th Ave must accelerate into traffic volumes flowing at 80 kmph on an uphill grade towards Bowfort Road. Exhibit 2.1, Background Traffic Volumes, from the 2014 TIA, showed that during the PM peak hour 3,937 vehicles use WB 16th Ave to proceed past the SB-WB ramp. This exhibit also shows that during the PM peak hour, only 135 vehicles currently use the SB-WB ramp to enter WB 16th Ave.

Exhibit 4.2 of the 2015 TIA projects that traffic generated from the Trinity Hills development will result in 597 vehicles in the PM peak hour using the SB-WB ramp leading to WB 16th Ave. This traffic represents a 340% increase over background traffic volumes of 135 vehicles in the PM peak using the SB-WB ramp. This will result in 10 vehicles trying to enter onto WB 16th Ave every minute during the PM peak hour (597 vehicles divided by 60 minutes). Table 3.5, from the 2015 TIA projects the average wait time for vehicles entering onto WB 16th Ave from the ramp will be 26 seconds due to the stop and go nature of the current yield sign. However, the 2015 TIA does not explain how 10 vehicles enter the ramp every minute and less than 3 vehicles will exit during this time onto 16 Ave NW. Clearly there is a problem here. The potential stacking of

vehicles will no doubt back up and disrupt other traffic flows. Tables 3.7 and 3.12, which analyze the intersection capacities, do not include the SB-WB ramp. This issue needs to be addressed.

Figure 2 is taken from the 2015 TIA and shows the revised design of the new Sarcee Trail roundabout. A merge lane from the SB-WB ramp remains missing from the design.

In the VRCA's view, the optimal solution is to construct a proper merge lane from the ramp onto 16th Ave so that the projected wait time with the current yield sign is eliminated and vehicles can move freely onto WB 16th Ave.

2. Stoney Trail Ring Road Delays

The ASP and both TIA's explicitly assume that the Stoney Trail West Ring Road will be completed before the Trinity development is finished. Recent announcements at the provincial level now expect at least a three-year delay to the previous schedule because of the decision to complete the southern extension first. The priority completion of the southern leg will create a significant increase in traffic volume on Sarcee Trail in the interim until the west ring road is completed. There appears to have been no analysis to address this issue, which will impact on Sarcee Trail traffic flows.

Closing Comments

The VRCA has presented two issues of concern for Council's review and consideration. As noted, we respectfully request that Council direct City Administration to assess and resolve these issues prior to the issuance of any required permits for development.

In closing, the VRCA wishes to acknowledge that some of these issues may not appear to impact Valley Ridge directly, however, the TCH corridor and Sarcee Trail are major roadways used on an ongoing and daily basis by residents of Valley Ridge and so the community is concerned about these broader issues.

Respectfully submitted,



Grant Knowles
Director, Community Planning and Development
Valley Ridge Community Association

Attachment 1: VRCA's October 3, 2014 Letter to City Administration re Trinity Hills

cc: Ward Sutherland, Councilor, Ward 1
Calgary City Council Members
Christa McKegney, President, VRCA

Figure 2: Sarcee Trail / 16th Ave. NW: Revised Design, (Source: 2015 TIA)

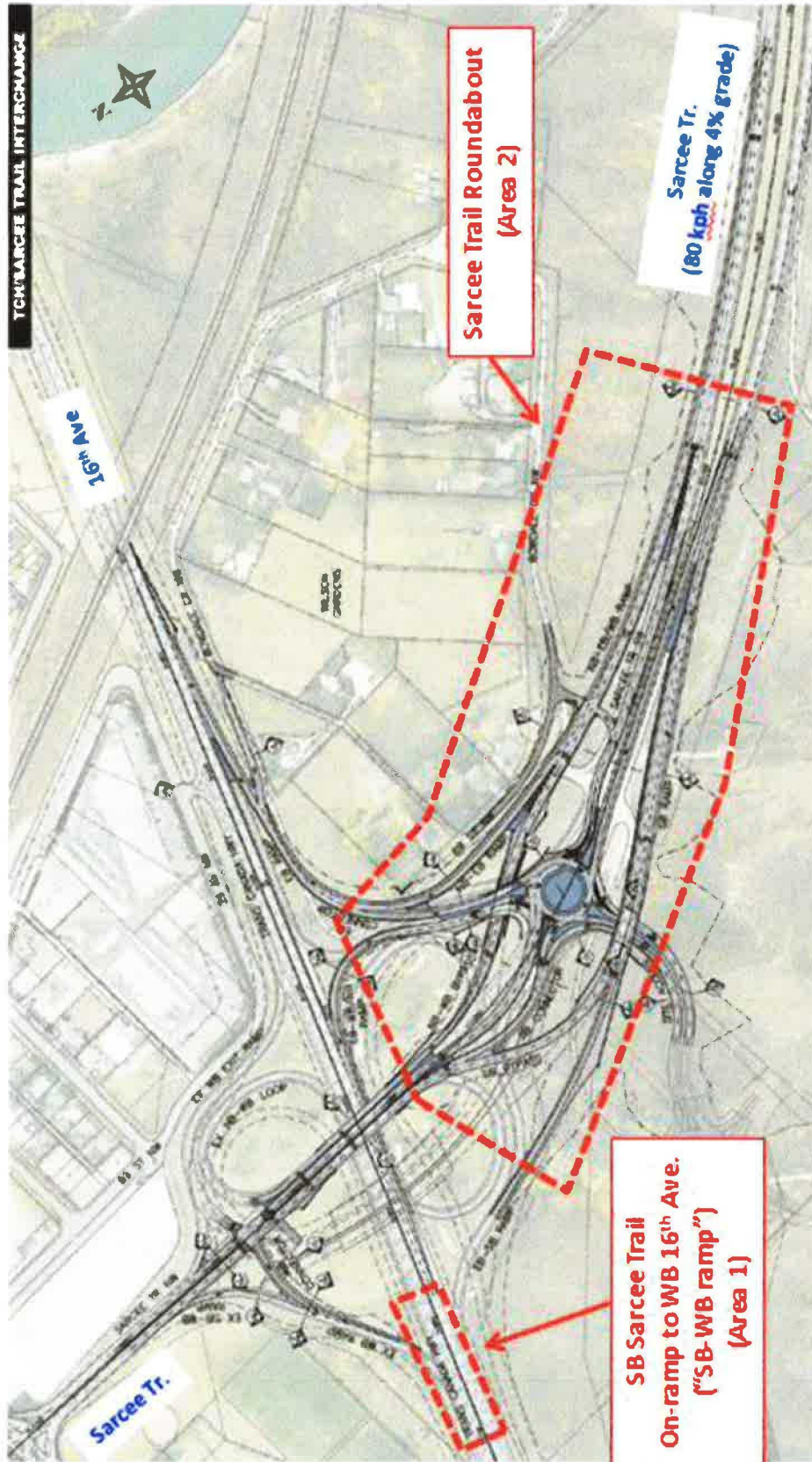


Exhibit E.1 Sarcee Trail Revised Design

Winsport Site Planning
January 2015 Scale NTS

Winsport Site Planning
bunt & associates | Project No. 1010-28 | jmy

ATTACHMENT 1

ORIGINAL

Grant Knowles

From: Grant Knowles <grantknowles@shaw.ca>
Sent: Friday, October 3, 2014 5:49 PM
To: 'david.couroux@calgary.ca'
Cc: 'Ward Sutherland'; 'Richard Pootmans'; Mueller, Joachim (Joachim.Mueller@calgary.ca); 'Christa McKegney (saudi_chg@hotmail.com)'; 'Darwin Smolinski'; Catherine Garry (catgarry@gmail.com); bartley.benoit@gmail.com; 'A Le Faive'; 'Hugh Magill'; 'gentian@telus.net'; 'Planning & Development BCA'; Steve Meadows; 'Cameron Wallace' (CameronW@thecatalystgroup.ca); 'Onno DeVries (home) (onnodev@shaw.ca)'; 'Mike Beamish'; Erin Eyre (ErinLP@gmail.com); Mark Simpson; 'David McCarrel-home (david.mccarrel@shaw.ca)'; Stephen Sauder (snsauder@hotmail.com)
Subject: VRCA Comments RE LOC2014-0080 (Trinity Hills)
Attachments: VRCA_Letter_ToDavidCouroux_RE_TrinityHillsProposal_Oct3-2014.pdf

Hi David,

Attached please find comments from the VRCA regarding LOC2014-0080.

Please don't hesitate to contact us if there are any questions.

Regards,
Grant

Grant Knowles

Director, Community Planning and Development
Valley Ridge Community Association

Cell: 587-899-6678

Email: grantknowles@shaw.ca

ATTACHMENT 1

October 3, 2014

Mr. David Couroux
Senior Planner
The City of Calgary
5th Floor, 800 Macleod Trail SE
Calgary, AB T2P 2M5

BY EMAIL

Dear Mr. Couroux,

Re: LOC2014-0080: 7137 – 16 Ave SW 5;2;24;27;16; Land Use Amendment and Outline Plan and Road Closure; Trinity Hills Proposal

This letter outlines comments from the Valley Ridge Community Association (VRCA) relating to the Trinity Hills Development Proposal, LOC2014-0080.

INTRODUCTION

The VRCA Planning Committee (VRCA PC) appreciates the involvement and feedback from staff from the City Transportation and Planning Departments, and also staff from Bunt and Associates together with Catalyst-Real Estate Advisory Service leading up to the issuance of our letter. Time constraints of VRCA volunteers dealing with other applications currently in process, namely, the Revised Calgary West ASP and Shape Properties application, to the south of Valley Ridge have limited the full involvement and feedback from the VRCA regarding the subject application. As a result, although the VRCA PC's letter makes some general comments, and also addresses building height concerns, the primary focus of the letter addresses transportation matters associated with the subject proposal. We understand that the Corporate Planning Application Group's (CPAG) Detailed Team Review (DTR) comments were summarized and shared with the developer in your September 10, 2014 letter to Brown & Associates Planning Group. We are hopeful that the VRCA's comments contained within this letter may still be incorporated into the overall summary of public feedback from key stakeholders regarding the subject proposal.

SUMMARY COMMENTS

The VRCA supports the positions of the Bowness Community Association (BCA) as outlined in their letter to you dated August 28, 2014.

The VRCA does not support the currently proposed increase in development compared to the limits set out in the recently completed 2005 Area Structure Plan. For example, Trinity's proposal (Fig. 1) has increased the number of maximum hotel rooms from 350 to 450 units. The commercial retail increases from 118,000 sq.ft. to 450,000 sq.ft. The residential component also encompasses a large increase. The VRCA PC has not seen any documents prepared by the City or the developer that detail and demonstrates that the incremental traffic from the proposed increase in development can be accommodated in a safe and efficient operational manner.

In the VRCA's view, the current proposal represents significant over-development in commercial and office development in relation to Winsport's 2010 proposal and the current capacity constraints of the new Bowford Road / 16th Ave interchange that was ultimately turned down by the City of Calgary. When coupled with expected traffic volumes generated by Melcor's current Greenwich development proposal north of 16th Avenue,

the VRCA has serious concerns regarding the capability of the new Bowfort Road interchange to safely and efficiently handle the increased traffic generated by the Trinity Hills proposal.

The VRCA received a full set of reports on Oct. 1, 2014, including the full Transportation Impact Assessment (TIA) Report associated with the subject proposal. Although we had previously received diagrams and some aggregated count estimates we had not been able to obtain or review any detailed reports. Accordingly our comments set out below are based on the overview schematics seen to date. Based on this material the VRCA has serious safety and efficiency concerns with the yet unapproved, secondary point of access / egress from Trinity lands onto Sarcee Trail. While in draft form, the VRCA believes this proposal for a complex new roundabout and single flyover at Sarcee Trail just south of 16 Ave NW, poses a potential safety hazard for both NB and SB traffic along Sarcee Trail. Further, it is apparent to the VRCA that the City of Calgary is counting on a significant off-take and de-pressuring of future traffic volumes via the new West Calgary Ring Road (the future southern extension of Stoney Trail). The City has not provided any analysis to demonstrate such a shift. Furthermore, the City appears to be counting on this reduction in traffic volumes on to the new Ring Road as a means of justification for reduction of capacity at critical points to the east, such as Bowfort Road and Sarcee Trail; thus potentially enabling overdevelopment of these lands.

BUILDING HEIGHT CONCERNS

The Revised Calgary West ASP and the Trinity Hills development proposal lie 2 km apart at Calgary's western gateway. Consistent with comments made by the VRCA in our May 5, 2014 letter to City Planning in respect of the VRCA's concern regarding an excessive height restriction of up to 40m in the Revised Calgary West ASP, the VRCA has similar concerns relating to the excessive, 50m building height restriction ((DC)MH-2) contained within the Trinity Hills proposal. This height restriction equates to a 15-16 storey building.

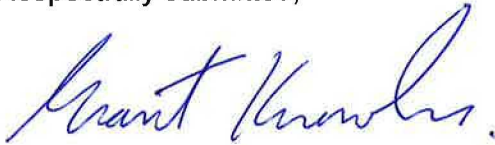
Figure 1, Trinity Hills Concept Plan, shows the location of three residential condo towers planned for the subject site, all of which have land use designation as: (DC)MH-2. Two of these towers (Site 3A) are located in Trinity's Gateway Centre Precinct just south of the TCH/Bowfort Road interchange, and the third (Site 3B) in their Town Centre Precinct southwest of the TCH/Sarcee Trail interchange. In contrast, figure 2 shows the location of the three, currently tallest existing structures nearest the subject site: the Sheraton FourPoints and Sandman Hotels, at three and four storeys respectively, are both located just north of 16th Ave. NW. Winsport's Professional Office building is five storeys in height and is located on the western perimeter of Canada Olympic Park. For context, figure 3 includes recent photos of each of these three buildings. At 15 to 16 storeys, Trinity's three; planned condo towers occupy unique and highly visible locations, and would be dominating structures overwhelming the views from both from the lower and upper Paskapoo Slopes; and along the Trans-Canada Highway. In the opinion of the VRCA, the proposed 50m height restriction would also partially block the visual aesthetics from the Trans-Canada Highway and would be incongruent with existing and surrounding residential communities, not to mention the new community planned for the Trinity site. In our opinion a maximum height of 20-25m for the Trinity site, would not be obstructive and be would be more aligned with the Calgary's Entranceway guidelines and surrounding environments.

AREA 3

This is a newly proposed right-in and right-out movement onto / off of 16th Ave NW just east of Sarcee Trail (Fig. 5). Presumably this is intended to allow ease of access for residents living in this vicinity. In reality, the VRCA PC believes, that again, this proposal would increase the safety risk for motorists in the EB direction along 16th Ave. NW. Traffic movements along this roadway are intended to flow uninterrupted with a posted speed of 80 kph, so a right-in and right-out at this point would negatively impact on all traffic volumes plus very likely would be a potential safety hazard as traffic slows to enter or exit in connection with the access point.

As noted, the VRCA transportation position is based on a preliminary review of the overview information provided to date. The VRCA remains available to meet and discuss any and all points of concern outlined in this letter with Administration at any time.

Respectfully submitted,



Grant Knowles
Director, Community Planning and Development,
Valley Ridge Community Association

Attachments:

- Fig. 1: Trinity Hills Concept Plan
- Fig. 2: Location Map - Sandman & FourPoints Hotels; Winsport Prof. Offices
- Fig. 3: Photos - Sandman & FourPoints Hotels; Winsport Prof. Offices
- Fig. 4: TCH/Sarcee Trail Interchange Concept
- Fig. 5: TCH/Sarcee Trail Interchange Concept "Zoom-in"

cc: W. Sutherland, Councilor, Ward 1
R. Pootmans, Councilor, Ward 6
Joachim Mueller, Senior Planner, City of Calgary
C. McKegney, President, VRCA
D. Smolinski, Crestmont Community Association
N. Smyth, Bowness Community Association
Paskapoo Slopes Preservation Society
West Springs/Cougar Ridge Community Association
Edworthy Park Preservation Society
C. Wallace, Catalyst-Real Estate Advisory Service

Figure 1: Trinity Hills Concept

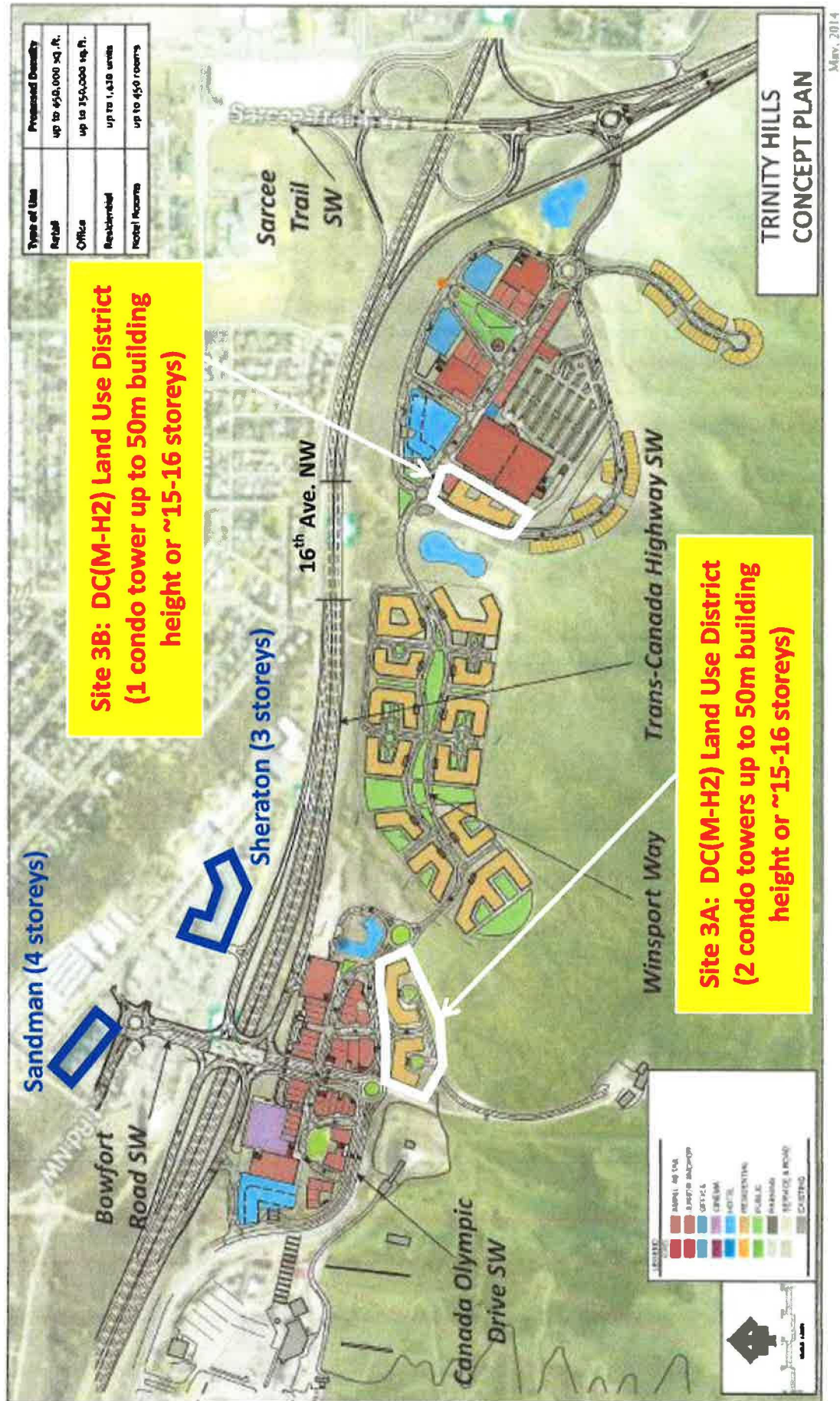


Figure 2: Location Map - Sandman & FourPoints Hotels; Winsport Prof. Offices



Figure 3: Photos - Sandman & FourPoints Hotels; Winsport Prof. Offices



**Sheraton FourPoints Hotel
(3 storeys, Bowridge Cres. NW)**



**Sandman Hotel
(4 storeys, Bowridge Drive NW)**



**Winsport Professional Offices
(5 storeys, Canada Olympic Rd NW)**

Figure 4: TCH/Sarcee Interchange Concept
Recommended Interchange Concept Plan (Trinity/C.Wallace, Sept. 22, 2014)

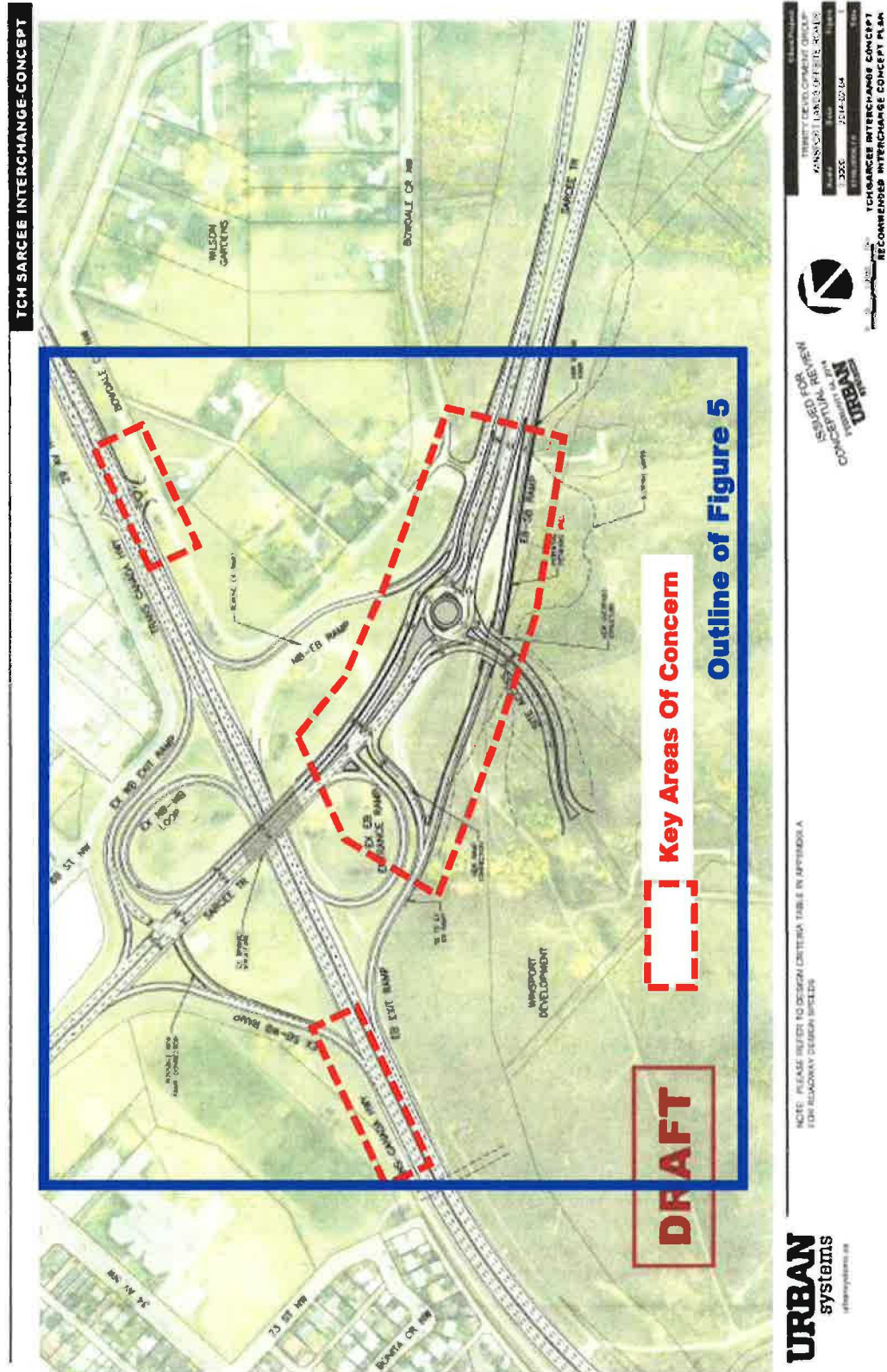
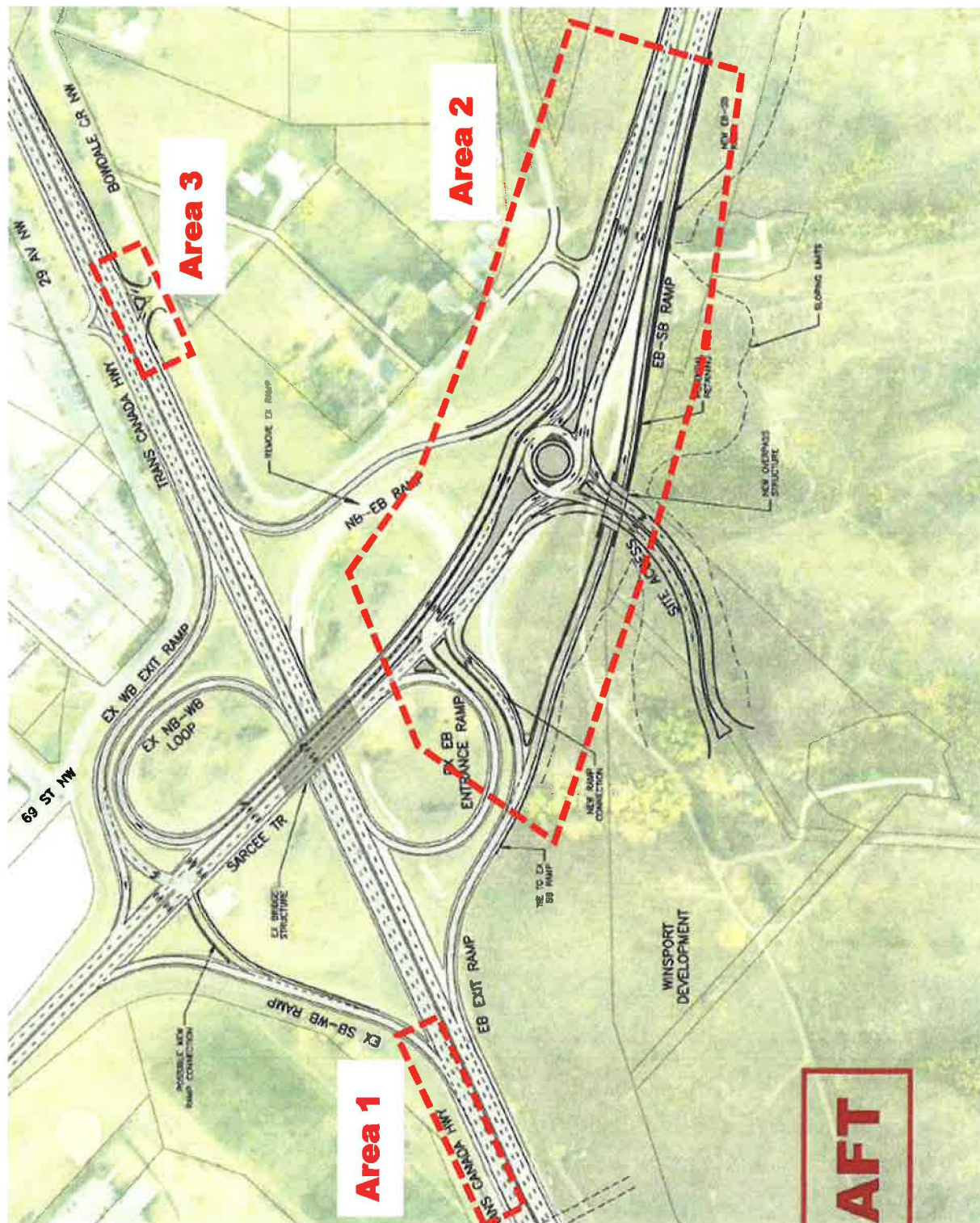


Figure 5: TCH/Sarcee Interchange Concept Zoom-in
Recommended Interchange Concept Plan (Trinity/C.Wallace, Sept. 22, 2014)



Smith, Theresa L.

CPC2015-124
ATTACHMENT 9
LETTER 61

From: Jeremy Krislock [jkrislock@shaw.ca]
Sent: Friday, July 03, 2015 12:49 AM
To: Pootmans, Richard
Cc: Albrecht, Linda
Subject: LOC2014-0080 and City Policy

RECEIVED

2015 JUL -3 AM 7:57

THE CITY OF CALGARY
CITY CLERK'S

As a citizen of Calgary and constituent of Ward 6, I submit this email in lieu of a handwritten letter to express my opposition to the proposed Trinity development of the Paskapoo Slopes.

For the residents in my Ward, this is a one of a kind recreational landscape that should be preserved. In Ward 6 we do not have a park like Fish Creek Park readily accessible, but Paskapoo offers a great variety of trails for hiking and biking without having to pack up the truck.

The beauty of the Slopes is not the forested areas, the ravines, the creeks, the grassland areas...it is all of those!!! It is the variety of trails that makes the Paskapoo special to me. I have been to the open houses and viewed the maps. I believe the Trinity proposal disrupts the whole "flow" of what Paskapoo really is.

Even though roughly 2/3 the total area is proposed to be turned over to the city, the development of the grassland area will alter the area in a negative way. The connectivity of trails will be lost, and even if new trails are constructed to repair the connectivity, the destruction of the trail variety will be lost forever. Development of the grasslands will be a permanent loss in regards to variety of landscapes available for recreation.

This area is a gem within our city limits and should be preserved.

I WILL NOT VOTE for a Councillor who sides with the development of the Paskapoo a Slopes as proposed by Trinity.

Thank-you for your time and attention.
Concerned citizen of Ward 6.

Jeremy Krislock

Alan and Mary Lee

Subject: Save the Slopes

Dr Alan Lee
417 Patina Place SW
Calgary, AB T3H 2P5

City Clerk, #8007,
The City of Calgary
P.O Box 2100, Station M,
Calgary, AB T2P2M5
Attention: Mayor Nenshi, all Members of Council and City Clerk

RECEIVED
2015 JUL -9 AM 9:39
THE CITY OF CALGARY
CITY CLERK'S

09 July 2015

Re: Save the Paskapoo Slopes

I am writing as a very concerned resident of Calgary. The Paskapoo Slopes area is a beautiful wilderness within Calgary which should be preserved in its natural state for all to enjoy with NO development, as there is no other comparable landscape to be found around Calgary.

Being situated at the intersection of the TransCanada and Sarcee Trail, the site of the proposed Trinity Hills Development forms a natural western gateway to Calgary. The Paskapoo Slopes form a scenic backdrop which may be viewed from much of the city and Bow River Valley looking west. This is particularly true when viewed from Bowness and the TransCanada Highway which links this nation together.

In the event that development along the lower portion of the slope is unfortunately accepted, any such development should not have a dominating appearance, but rather the density, height, shape, size of the buildings and parking area should be designed to harmonize with the natural appearance of the upper slope so as to camouflage and reduce the visual impact. The arrangement and distribution of vegetation could greatly enhance this camouflage effect so as to preserve the natural appearance of the slope as much as possible.

It is not necessary to develop such a massive commercial centre at this location when so much open space is awaiting development on top of the hill adjacent to Bow Trail and 17 Ave. in order to serve the west side of Calgary.

The Paskapoo Slopes, at the western gateway is worth preserving in its natural state as Nose Hill has successfully been. It offers trails through forest, ravines and rolling grassland hills which form sanctuaries for the fauna for the enjoyment of all Calgarians.

Please conscientiously consider the foregoing as a legacy for all Calgarians.

Respectfully submitted,

Dr. Alan Lee

Alan and Mary Lee

Subject: FW: Save the Paskapoo Slopes

City Clerk, #8007,
The City of Calgary
P.O.Box 2100, Station M,
Calgary, AB T2P 2M5
Attention: Mayor Nenshi, all Members of Council and City Clerk

July 9th, 2015

Re: Save the Paskapoo Slopes

The Paskapoo Slopes area is an iconic piece of God's creation, manifesting as the breathtaking and awe-inspiring scenery that renders our City of Calgary so unique and enviable.

Much feedback has been gathered by numerous parties in an attempt to arrive at a consensus regarding matters such as density, height, size, traffic, etc. However, the true underline issue that Members of Council must consider is whether this natural landmark is sufficiently valuable to our city's current and future inhabitants, such that its preservation is of utmost priority over the monetary commercial gains that would result if it were developed.

Without a doubt, the consensus of the residents of the surrounding neighborhoods and the city as a whole, is that this valuable asset is worthy of protection. Its visibility from a large portion of the city sets these Slopes apart as being a constant visual reminder, to both local inhabitants and visitors, and that one of Calgary's most precious resource is its majestic natural surrounding landscape.

Moreover, the Paskapoo Slopes also forms a gateway to Calgary which links this nation together through the Trans-Canada Highway. To quote from the Calgary Herald today's edition regarding : **Stampede Drawing more visitors from around the world** : "We pride ourselves on being a gathering place for all of the different Cultures of the world. We want everyone to feel welcome here." It is refreshing to be greeted by the great expanse of natural hillside slopes rather than common concrete structures

We need only to look around us to see other compelling examples of how prioritizing the protection of natural area that are threatened by urbanization has ensured the character of the city and the quality of life of its residents. Central Park in New York City is one such example.

As a very concerned Calgarian, I implore you, Members of Council, to consider the wishes of the people of our beloved and beautiful city. Please be our voice and reject the proposed Trinity Hills Development which threatens a veritable natural treasure that belongs only to our city.

Respectfully submitted,

Mary Lee
417, Patina Place SW
Calgary, AB T3H 2P5

RECEIVED
2015 JUL -9 AM 9:39
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2015 JUL -7 PM 3:50

THE CITY OF CALGARY
CITY CLERK'S

July 7, 2015

Ken Lee
552 Regal Park NE
Calgary, AB
T2E 0S6

RE: File Number LOC2014-0080 - Paskapoo Slopes / Letter of Objection to Development

To all Members of Council:

I am writing this letter to you, as I may not be able to attend in person on July 20th for the public hearing.

In the 1970s, a group of concerned citizens recognized the present and future value of Nose Hill Park for the citizens of Calgary. They realized that development in this area would take away much needed green space for a growing population. If you visit Nose Hill today, you will see people walking their dogs, families going for a short day hike, mountain bikers out for a ride, people in wheel chairs on the paved pathways, and a multitude of other users enjoying this accessible, urban park.

Today we face a similar situation in regards to the Paskapoo Slopes. There is no doubt that we face housing challenges for a growing population in Calgary, particularly with the recent rejection by Rocky View County of a 2000-home area development. The delay of the secondary suite issue until the next election will further exacerbate this problem. However, one of the hallmarks of a great city is to grow sustainably and address the social, environmental and economic needs of its population.

One does not need to be a transportation engineer to foresee issues of access off of a primary highway. Our larger urban malls, such as Market Mall and Chinook Mall have several entry and exit points. In contrast a mall by COP reflects inappropriate planning and development. As citizens of Calgary, I invite you all to take a stroll through this area to understand the present and future value of the Paskapoo Slopes in their natural condition. Carrying through on an already flawed Area Structure Plan does not make things right.

Over 30 years ago, Council made a decision to save and protect Nose Hill Park. In 30 years' time I hope the citizens of Calgary will look back upon July 20th, 2015, as the day that Council protected the Paskapoo Slopes from any development for the well-being of all Calgarians.

Sincerely,



Ken Lee, P. Eng.

RECEIVED
2015 JUL -7 AM 8:12
THE CITY OF CALGARY
CITY CLERKS

Sabryna Low
8 Patterson Bay SW
Calgary AB T3H 2B6
July 6, 2015

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

To Whom It May Concern,

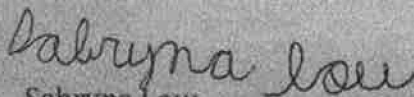
I am Sabryna Low, a student, age nine. I am writing to you because I am opposed to the development of the Paskapoo Slopes and due to my age, was not able to sign the petition.

These slopes are home to over forty ancient archeological sites as well as dozens of hiking and biking trails through forest, ravines and grassland hills. This expanse of nature is loved by wildlife and thousands of Calgarians. While the proposal does not include 160 acres of park, which under the Environmental Reserve must be returned to the city, the majority of the gentle trails on the lower slopes would be bulldozed. The traffic circle that is planned for lower Sarcee Trail South would mean additional congestion at an already-strained transit corridor, just to accommodate unnecessary development. The proposal's footprint would also compromise 1,000,000 square feet of office and retail and over 2,200 condos and houses. With nine large developments proposed along the West TransCanada Highway corridor, Paskapoo Slopes is the last truly unique wilderness area remaining. If the Trinity Hills proposal is carried through, we will lose almost all of the lower part of the Slopes, and this recreational, environmental and aesthetic feature will be gone forever.

The City's approach to combating urban sprawl through inner-city densification is a good idea. However, this densification should not include destroying our precious few natural urban sanctuaries to make way for development. This is not "smart growth." In previous city documents, this area was stated as a significant natural area, worthy of being preserved as a park. If any development should occur, it should be aimed at turning the area into a park, much like Nose Hill with paths and places with information on it's history and archeological significance.

Thank you for taking time to read this letter. I hope you will see the benefits we as Calgarians can all share from Paskapoo Slopes by not going through with the Trinity Hills Proposal.

Sincerely,


Sabryna Low

Shannon M. F. Low
8 Patterson Bay SW
Calgary, Alberta T3H 2B6

RECEIVED

2015 JUL -7 AM 8:16

THE CITY OF CALGARY
CITY CLERK'S

City Clerk #8007
City of Calgary
PO Box 2100, Station M
Calgary, Alberta T2P 2M5

July 6, 2015

To Whom It May Concern:

I am writing to express my disapproval of the planned development of Paskapoo Slopes.

Not only is the area valued as a natural reserve, for walkers, bikers and hikers, but it contains over 40 ancient archeological sites. Development here would be akin to putting up condos at Head-Smashed-In Buffalo Jump. It is also a wonderfully green and peaceful place to see while driving the busy, congested roads around Sarcee and Stony Trail. To have it become cement would be a tragedy to all who travel past and all who enjoy it within.

Very few park areas exist in West Calgary. The Paskapoo Slopes area should be developed like Nose Hill Park - with paved trails for community enjoyment and historical markers and information to educate current and future generations. The community that is rising up to oppose development of this area would surely rise up again to help fund and organize a formal Paskapoo Park!

Please keep this green space green for everyone to enjoy. When will it stop? When the last tree has fallen? Other less archeological and historically significant areas in and around our city can be used for future development. A strong program to reduce urban sprawl is the most thoughtful way to continue further development of this city. If we don't make changes to protect natural spaces within and around our cities who will? To what end? A beautiful park area would better serve the communities of West Calgary than another retail space - continuing the degrading saga of acquiring more stuff in exchange for losing our souls.

Great cities are built upon the balance of thoughtful urban expansion and planned parks development. To bulldoze the historical Paskapoo slopes would be a disservice to the already promising parkland that is waiting for a great city to protect it.

Sincerely,



Shannon M.F. Low, B.Sc. Pharm

RECEIVED

2015 JUL -7 AM 8:18

THE CITY OF CALGARY
CITY CLERK'S

Sophie Low
8 Patterson Bay SW
Calgary AB T3H 2B6
July 6, 2015

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

To Whom It May Concern,


I am Sophie Low, a student, age twelve. I am writing to you because I am opposed to the development of the Paskapoo Slopes and due to my age, was not able to sign the petition.

These slopes are home to over forty ancient archeological sites as well as dozens of hiking and biking trails through forest, ravines and grassland hills. This expanse of nature is loved by wildlife and thousands of Calgarians. While the proposal does not include 160 acres of park, which under the Environmental Reserve must be returned to the city, the majority of the gentle trails on the lower slopes would be bulldozed. The traffic circle that is planned for lower Sarcee Trail South would mean additional congestion at an already-strained transit corridor, just to accommodate unnecessary development. The proposal's footprint would also compromise 1,000,000 square feet of office and retail and over 2,200 condos and houses. With nine large developments proposed along the West TransCanada Highway corridor, Paskapoo Slopes is the last truly unique wilderness area remaining. If the Trinity Hills proposal is carried through, we will lose almost all of the lower part of the Slopes, and this recreational, environmental and aesthetic feature will be gone forever.

The City's approach to combating urban sprawl through inner-city densification is a good idea. However, this densification should not include destroying our precious few natural urban sanctuaries to make way for development. This is not "smart growth." In previous city documents, this area was stated as a significant natural area, worthy of being preserved as a park. If any development should occur, it should be aimed at turning the area into a park, much like Nose Hill with paths and places with information on it's history and archeological significance.

Thank you for taking time to read this letter. I hope you will see the benefits we as Calgarians can all share from Paskapoo Slopes by not going through with the Trinity Hills Proposal.

Sincerely,


Sophie Low

RECEIVED

2015 JUL -7 AM 8:15

THE CITY OF CALGARY
CITY CLERK'S

Sydney Low
8 Patterson Bay SW
Calgary AB T3H 2B6
July 6, 2015

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

To Whom It May Concern,

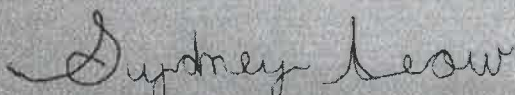
I am Sydney Low, a student, age fourteen. I am writing to you because I am opposed to the development of the Paskapoo Slopes and due to my age, was not able to sign the petition.

These slopes are home to over forty ancient archeological sites as well as dozens of hiking and biking trails through forest, ravines and grassland hills. This expanse of nature is loved by wildlife and thousands of Calgarians. While the proposal does not include 160 acres of park, which under the Environmental Reserve must be returned to the city, the majority of the gentle trails on the lower slopes would be bulldozed. The traffic circle that is planned for lower Sarcee Trail South would mean additional congestion at an already-strained transit corridor, just to accommodate unnecessary development. The proposal's footprint would also compromise 1,000,000 square feet of office and retail and over 2,200 condos and houses. With nine large developments proposed along the West TransCanada Highway corridor, Paskapoo Slopes is the last truly unique wilderness area remaining. If the Trinity Hills proposal is carried through, we will lose almost all of the lower part of the Slopes, and this recreational, environmental and aesthetic feature will be gone forever.

The City's approach to combating urban sprawl through inner-city densification is a good idea. However, this densification should not include destroying our precious few natural urban sanctuaries to make way for development. This is not "smart growth." In previous city documents, this area was stated as a significant natural area, worthy of being preserved as a park. If any development should occur, it should be aimed at turning the area into a park, much like Nose Hill with paths and places with information on it's history and archeological significance.

Thank you for taking time to read this letter. I hope you will see the benefits we as Calgarians can all share from Paskapoo Slopes by not going through with the Trinity Hills Proposal.

Sincerely,


Sydney Low

Albrecht, Linda

From: Marina Lefler [marina.lefler@gmail.com]
Sent: Wednesday, July 08, 2015 2:26 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes RE: LOC2014-0080

Dear Calgary City Council,

I cannot say any better than this, so I will copy and paste, signing under every single word:

Looking at the \$10 million annual tax revenue of the Trinity Hills development to pay for the costs of urban sprawl, is a very short sighted, simplistic and frankly, out dated, way to view a city's economy.

There is more and more evidence that shows incredible economic benefits to a city from preserving its green spaces, especially large natural areas like Paskapoo Slopes, and building up rather than out. Developing Paskapoo Slopes really is just more urban sprawl as it obliterates a significant natural area that could easily be preserved, simply by building other areas more densely, especially within the other 7 developments that are going in along the Highway 1/Stoney Trail West corridor.

As stated in a SmartGrowthBC document there are definite economic benefits to protecting significant nature areas:
(<http://smartgrowth.bc.ca/Portals/0/Downloads/Economic%20Benefits%20of%20Natural%20Green%20Space%20Protection.pdf>)

"Generally, research indicates that natural open space has a positive effect on real estate values. Quantified benefits to communities include higher residential property values in areas proximate to, and/or with views of, natural open space. Homebuyers are willing to pay a premium for properties near natural open space, and residents will pay to permanently protect a natural open space in their neighbourhood. The presence of natural open space also has property tax implications for local governments and communities. Several studies have shown that agricultural and open space land pays significantly more in taxes than it requires in servicing from local governments. Likewise, the positive effect of natural open space on property values can result in higher assessments and thus property tax revenues for local governments."

Victoria Transport Policy Institute's document "Understanding Smart Growth Savings" talks about how open space preservation has economic benefits including:

http://www.vtpi.org/sg_save.pdf

- Reducing health costs
- Lower costs of upgrading and maintaining infrastructure: roads, water, sewer etc.
- Preserving the hydrologic system of the area

In this 8-80 Cities document "The Economic Benefits of Parks and Open Spaces", 6 economic benefits are listed for preserving urban green spaces:
<http://www.8-80cities.org/images/resource/park-space-arti/trust-public-land-growing-smart.pdf>

- Attracting investment
- Revitalizing Cities
- Boosting Tourism
- Protecting Farms and Ranches
- Preventing flood damage (lower Paskapoo Slopes has had major flooding in the past)
- Safeguarding the environment.

"Even the most ambitious attempts to place a dollar value on natural systems must fail, for ultimately these systems have value beyond our ability to measure. But that their loss results in significant economic loss is undeniable, and their preservation is essential to any effort to "grow smart" and create a livable future for all Americans."

Please leave the slopes undeveloped for the benefit of our citizens!

Marina Lefler
Clear Sense Translations
C: 403-612-5566
email: marina.lefler@gmail.com
skype: m_lefler

RECEIVED
2015 JUL -9 AM 7:54
THE CITY OF CALGARY
CITY CLERKS

July 1 2015
To City Clerk
City Clerks Office

RECEIVED

2015 JUL -7 AM 10: 17

THE CITY OF CALGARY
CITY CLERK'S

From Robert Lust
8319-33 Ave N.W
Calgary A.B
T3B-1L5

For Council Agenda

I am writing you this Canada day to express my opposition to the Trinity Hills development plans at the Paskapoo slopes. This is an important, naturally beautiful and environmentally sensitive area that should be preserved. As the city grows I believe it is important to leave green spaces.

This area is enjoyed by many Calgarians of different interests and is the perfect out door classroom for kids right in their own back yards. Most of the area is still in its natural state expect for the area along 16th ave that was once a tree farm. It is the 1st impression visitors have arriving from the west.

If the city has money for bike lanes, revamping 17th Ave, unnecessary repaving of Sarcee Trail etc. it has money to buy this land [or maybe a land swap] for a natural park. It would be a loss to the community to lose this area for something we don't need or want. After all you can't ignore a petition that as of now has almost 8000 signatures and is growing. Please consider what the voters want!!!

A copy of this letter was mailed to each member of city council on July 2 2015. Please distribute a copy to each member if previous copies not were not received.



Albrecht, Linda

From: Hugh Magill [magillh@shaw.ca]
Sent: Wednesday, July 08, 2015 3:39 PM
To: Albrecht, Linda
Cc: ANNETTE LE FAIVE
Subject: LOC2014-0080 & LOC2014-0080(OP) Public Hearing Submission
Attachments: PSPS1.pdf; ATT00001.txt; PSPS2.pdf

To: City Clerk, #8007,

Re: LOC2014-0080 & LOC2014-0080(OP) Public Hearing Submission

Attached please find our two page submission with respect to the above plans that will be coming to City Council at the July 20, 2015 Public Hearing and which we request be attached to the Agenda.

Thank you,
Hugh Magill
President,
Paskapoo Slopes Preservation Society

RECEIVED
2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S



July 8, 2015

City Clerk, #8007, City of Calgary
LOC2014-0080 & 0080(OP)

RE: COP & Adjacent Lands Proposed ASP Amendment, Land Use & Outline Plan

The Paskapoo Slopes Preservation Society ("PSPS") was incorporated in 1992 with the aim of preserving the Paskapoo Slopes as a natural area park. We have actively participated on every City plan, policy and proposal concerning the Paskapoo Slopes since that time. Calgary City Council has mandated PSPS circulation and participation on the Joint Advisory Committee ("JAC") for any development proposals pertaining to the Paskapoo Slopes.

The Paskapoo Slopes is a vital and diverse component of the river valley ecosystem in Calgary, a rich resource of archaeological history on par with Head Smashed In Buffalo Jump, a very popular recreational area and an oasis of rich bio-diversity and natural beauty. It stands on the Western Entranceway to the City as a natural symbol of the foothills and river valleys that are representative of Calgary. The strong public support over the past 23 years for protection of this area from development, is reflective of the value that Calgarians place on maintaining a connection to nature, the outdoors and a healthy and active quality of life.

We do not support the proposed changes to the ASP, the associated Outline Plan and Land Use amendments because they do not adequately or appropriately reflect the Policies and Priorities of the Calgary Municipal Development Plan – Section 2.6. Subsection 2.6.4 "Ecological Networks" specifically references the Paskapoo Slopes. The most critical failings of the proposed plan are that it does not,

- "Give the highest priority to protection of environmentally-significant areas in the allocation of land use", (There should not be extensive development of ER and development backsloping in MR.)
- Make the most efficient use of land and conserve precious natural habitat by minimizing the development footprint. (There are excessive amounts of surface parking for large retail stores and excessive grading of sloped areas to accommodate standard non-slope-adaptive development.)
- Give precedence to "protection of significant habitats" over other uses and "protect biodiversity within the river valleys" and ravines. (There needs to be an appropriate buffer/interface between the development and park and at least aspirational open space connectivity to the other parts of the Bow River open space system.)

The intensity and form of the proposed development is not in keeping with the iconic natural character of the Paskapoo Slopes and is especially not appropriate when it abuts directly onto the future Paskapoo Slopes Park with no appropriate buffer or interface between the development and the park. It also does not adequately respect and preserve the ER lands on the lower slopes, maintain the natural topography (non-compliance with Calgary Slope-Adaptive Policy) or preserve the visual aesthetics and natural beauty of the Paskapoo Slopes and Calgary's western gateway.

In addition, the multi-modal connectivity to the area by foot or bicycle has not been provided due to the removal of the pedestrian overpass connection to Bowness that was in the ASP since 2005. The only connection provided is now at the Bowfort Road interchange since the proposed underpass under Sarcee Trail, has no regional pathway connections and no connection to Bowness over the Trans Canada Highway. The pedestrian overpass link to Bowness is vital as Bowness as it provides the best and most practicable multi-modal access to schools, playing fields and the regional pathway system.

We request that Council table the proposal and direct administration to work with the applicant and stakeholders to modify the plan to comply with the Policies and Priorities of the MDP which states, "Green infrastructure elevates the ecological services that these green spaces provide to the same level as traditional forms of infrastructure." The Paskapoo Slopes are an invaluable and irreplaceable component of Calgary's Green Infrastructure and deserve a plan that will ensure that it is a sustainable and treasured part of that infrastructure for generations to come.

Yours truly,

A handwritten signature in cursive script that reads "Hugh Magill".

Hugh Magill
President,
Paskapoo Slopes Preservation Society

Albrecht, Linda

From: Cesar Martin [Cesar.Martin@sproule.com]
Sent: Thursday, July 09, 2015 8:38 AM
To: Albrecht, Linda
Subject: LOC2014-0080

Hi There,

I just wanted to express my concerns with regards to the current proposed development in the Paskapoo Slopes. I am a new Canadian Citizen (been here in Calgary for the last 10 years) however I grew up in Venezuela (Caracas) an over populated city with close to 5 million people literally one on top of each other ! and even though Caracas sits in the valley of majestic mountain (called Avila) that, I have to say is the only escape people from Caracas have to go and enjoy nature.. I guess my point is, having green areas are a must for people living and working in city jobs.. it is our escape and it should be plenty of these spaces to enjoy nature and learn how to care about environment as well.
I LOVE living in the NW of the city for its proximity to the various green spaces and would very much like to continue to have this.

Cesar Martin, M.Sc.

Records/Information Management Specialist

Sproule Associates Limited
Worldwide Petroleum Consultants

900, 140 Fourth Avenue SW
Calgary AB T2P 3N3 Canada
www.sproule.com

Tel: 1-403-294-5521 **Fax:** 1-403-294-5590
Toll-Free North America: 1-877-777-6135

Email: cesar.martin@sproule.com

RECEIVED
2015 JUL -9 AM 8:40
THE CITY OF CALGARY
CITY CLERK'S

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

Albrecht, Linda

From: Richard J. Matthews [rjmatthews@firstenergy.com]
Sent: Thursday, July 09, 2015 9:16 AM
To: Albrecht, Linda
Subject: LOC2014-0080 - Paskapoo Slopes

Please accept this in consideration for file number **LOC2014-0080** as it relates to the development of the Paskapoo Slopes.

I've lived in Calgary for 18 years having moved from Winnipeg and I believe that one of our city's most important and striking features is our significant green spaces and the recreational opportunities these provide both citizens and visitors to Calgary. This connection to nature (if only through the window of a car) and its preservation is vital to any large and growing urban center and once lost, is very hard to replace. As such, I'm strongly opposed to the development of the Paskapoo Slopes area along 16th Avenue and COP/Sarcee Trail. This shouldn't be misconstrued into an anti-business position, but in the particular case (the Paskapoo Slopes), I believe it's a very unique area that should ultimately be preserved for future generations of Calgarians as our city continues to grow.

The Paskapoo Slopes area serves as an important "welcome sign" to people driving in to Calgary from the west on the Trans-Canada highway, and together with COP, serves to define our city as a mixture of progressive development with the preservation of nature and recreation. We aren't Toronto (with blighted and characterless sprawl in every direction). We have Nose Hill Park in the north, Fish Creek in the south; I feel this is a unique opportunity to keep the Paskapoo Slopes area in the west side of our city undeveloped and green (and maybe enhanced with greater accessibility for hikers, bikers and families).

I'm also very concerned about the excessive traffic congestion this will likely bring to an increasingly busy Sarcee/Trans-Canada corridor and the potential blight this may cause in other west Calgary commercial zones and communities if business and flows are diverted to a new commercial development.

I would be willing to pay higher taxes to compensate the developers if it meant preserving this green space for the city.

Respectively,
Richard Matthews



FirstEnergy Capital Corp. | Richard J. Matthews | Managing Director, Acquisitions & Divestitures | Direct +1.403.262.0677 | Main +1.403.262.0600

You may unsubscribe from receiving emails from FirstEnergy at any time by [clicking here](#).

RECEIVED
2015 JUL -9 AM 9:16
THE CITY OF CALGARY
CITY CLERKS

THE LEGACY OF PASKAPOO

July 8, 2015

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

RECEIVED
2015 JUL -9 AM 9:48
THE CITY OF CALGARY
CITY CLERKS

Re: LOC2014-0080

Dear City Councillors and Mr. Mayor,

It seems strange to be writing to you all for the first time in my life. I also can't help but wonder if you are even able to take the time to read all of these submissions (assuming there are many) prior to July 20th, but I'm going to cross my fingers and believe that a few of you will read my brief letter.

I went to one of your open houses in April of this year. I read through all of the developer's posters with an open mind but in the end, the more I learned about this issue, I simply could not get behind it.

To be honest, I didn't even completely understand that the public has been welcome to enjoy this area as I always knew it was private land. Since learning about the original vision of Winsport and the extensive trail network that was created, I have been actively enjoying this area with my family, albeit with a touch of sadness, knowing that it all could be lost. I cannot believe what an amazing refuge it provides in the middle of the city's craziness. It honestly is wilderness that is desperately needed in this part of the city.

I completely understand that this is private land. But I also understand that, just as I can't do whatever I want with my property, the same is true for the developer. And that's why we are here. Calgarians are supposed to have a say – and boy have they spoken. It is extremely rare for a development proposal to garner this kind of opposition. There is an immense amount of development slated for the West TransCanada Highway corridor (something I wouldn't normally know about were it not for the time I've taken to research this issue). Calgarians are not opposing any of those projects. In fact, many people don't understand why we need this massive Trinity development, on such a well-loved piece of property, given the immense amount of residential and retail growth that's taking place immediately next door.

And yes, I understand that there is an Area Structure Plan that allows for development on the lower portion of the Slopes. I believe that this development is well outside those bounds however. If I may be so bold, I would argue that the existing ASP was created without adequate public consultation given the uproar that this proposed development has created. Calgarians are busy people. We don't pay attention to meetings about Area Structure Plans. It's only when development renderings and visual impact analyses are put in front of us do we take notice. So please forgive us if you're frustrated that we weren't part of the discussion in 2005. We are passionate now and we're hoping you hear us.

I know things get sticky and difficult when it gets to this stage, but that's where real leaders make their mark. They stand up and speak on behalf of the thousands and thousands of Calgarians and simply say "You know what? We can do better for our city." That's all it comes down to. Yes, there is money and property rights involved, but the developers knew what they were getting into when they made this purchase. They knew that previous proposals had been rightly turned down. Towers, hotels, offices, condos, town homes, shops, and a BIG BOX grocer, do NOT belong at the gateway to our city. Thousands and thousands of us will be deeply disappointed if that's what we must endure.

Developing on such a significant piece of property (environmentally, recreationally, culturally...you've heard it all already), is not what progressive cities would call "Smart Growth". This is that crucial point in a city's history, when one decision can change its fate and determine how it will be regarded and ranked among the best places to live. I want to be proud of my city. I want to be proud of my Councillors for respecting what makes this city so great and for not giving into the desire to increase the tax base.

We don't need to get hung up on the details of what comes next at this point. Many of you will be looking to argue the fact that The City can't afford to purchase this land. That's not a reason to simply approve this proposal. There are always options. If the public was involved in meaningful consultation, I'm sure we could invent a new possibility for the fate of this land. Please make the right decision and deny this proposal.

Sincerely yours,

A handwritten signature in black ink, appearing to read "J McCarron". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jennifer McCarron

Smith, Theresa L.

RECEIVED

From: McEvoy-Halston, Rebecca A [RAMcevoyhals@cbe.ab.ca]
Sent: Monday, July 06, 2015 3:56 PM
To: Albrecht, Linda
Cc: McEvoy-Halston, Rebecca A
Subject: Paskapoo slope File number – LOC2014-0080

2015 JUL -6 PM 3:57

THE CITY OF CALGARY
CITY CLERK'S

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

Re: File number – LOC2014-0080

Dear Mayor Nenshi,

I am strongly opposed to the Trinity Corp. development of the East Paskapoo Slopes on the basis of inappropriate density, intensity, and development footprint for the context of the area.

A native Calgarian, I have spent my childhood in our city parks. I've cycled, run, strolled, sat on benches, and connected with neighbours. As an adult, my appreciation for natural green space has only grown. I believe nature is vital to our physical and mental wellbeing. In a burgeoning city with busy lives and commutes, I feel we need these spaces even more. You as Mayor have repeatedly campaigned for building upwards not outwards. Take existing infrastructure and modify.

I spend many hours a week in Nose Hill Park, and I am forever grateful to the group "Friends of Nose Hill" and their success in preventing the development of this park. I want our children and future Calgarians to have more not less green/recreational spaces in their lives. Do we really need another shopping center? Do we really need to pave over paradise?

I urge you to reject this proposal and to explore all possible means of acquiring this key environmental parcel of land to be preserved as a regional park.

Best regards,

Rebecca McEvoy-Halston
4911 Claret St NW
Calgary, AB. T2L 1C2
403 690 0636

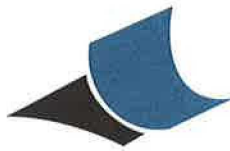
Rebecca McEvoy-Halston

B.Sc., B.Ed.

Calgary Board of Education

Sir William Aberhart SHS

ramcevoyhals@cbe.ab.ca



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Digital Print & Copy Services

RECEIVED

2015 JUL -3 AM 10: 24

THE CITY OF CALGARY
CITY CLERK'S

July 2, 2015

Office of the City Clerk
The City of Calgary - New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Attention: Mayor Nenshi and Members of City Council

Re: The Trinity Hills Development Proposal-LOC-2014-0080

As a long-time Calgarian, a residential property owner in the community of Rideau Park (835 Rideau Road SW), and a commercial property owner in the Beltline community (110 – 11 Avenue SW), I would like to express my support for the Trinity Hills Development proposal.

The mixed used development, with residential, retail, and office space is appropriate for the specified location, and the donation of the park space to The City of Calgary by the developer would enhance the quality of life for Calgarians and contribute to keeping the city 'green'.

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

Tony Militano
President

cc:

Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to Trinity Development Group, cameronw@thecatalystgroup.ca

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
June 30, 2015

RECEIVED
2015 JUL -7 AM 9:09
THE CITY OF CALGARY
CITY CLERKS

Attention: Mayor Nenshi and Members of City Council

Dear Sir

Re: The Trinity Hills Development Proposal-LOC-2014-0080

I am a Calgarian and I own property at 9 Cougar Ridge Close in the Community of Paskapoo, Cougar Ridge.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. I have also reviewed the Trueman development and in principle am supportive of the concepts. I do understand the "save the Slopes" sentiment and it is regretful that the development has to go up the slope as much as it does.

I do have one concern and that is around the transportation and the impact development has on our morning escape into the core. After September long weekend the wait times are in excess of 30 minutes to get out of the community. The absence of traffic lights at the corner of the French School, and the 8 lights within a 3 km stretch on 85th do not help the issue.

It only seems to make sense to extend the Stoney Plain ring road as soon as possible. The delay I understand is a political mine field but for all of us trapped in our community it is the best solution for the legion of traffic issues. They are only going to be exacerbated by the Trueman development and the Trinity one. I do like the traffic concept on the New Sarcee express lanes excellent creative thoughts. I also like the fact that Trinity is picking up the cost of this as they will be the ones directly benefiting. That is good leadership and governance.

I am supportive of both developments and do not want to be an anti development voice but I do want to be the voice of reasonable development in harmony with appropriate traffic considerations.

Thank you for considering my position.

Your truly,
Thomas Morris

Albrecht, Linda

From: Tammy [tammynoronha@rogers.com]
Sent: Wednesday, July 08, 2015 1:00 PM
To: Albrecht, Linda
Subject: File no LOC2014-0080

RECEIVED

2015 JUL -9 AM 7: 54

THE CITY OF CALGARY
CITY CLERK'S

City Councillors
Officer of the City Clerk
Calgary, Alberta

Dear Councillors,

I am writing this letter to you to express my concern over the proposed Trinity Hills development of the East Paskapoo Slopes. As a resident of Cougar Ridge, the Slopes are an important part of my community and as a Calgarian I feel that they are a vital part of the fabric of our city.

While I understand that development is a necessary part of a growing city, however it is important that development is not done just for the sake of development. It needs to be located in areas that are designed for it and located in areas that will not impact or destroy important environments.

My concerns about the development are as follows:

- The Slopes are one of the highest visibility locations in Calgary, right at the city's west entry point
- The Slopes have been documented over and over as a location with "significant natural, environmental and cultural feature within the city" (from LOC 2010-004 dated July 21, 2001 report to Calgary Planning Committee) and are worthy of being preserved and left undisturbed
 - The area has a unique ecological significance, as part of the watershed of the Bow River West corridor which is characterized by an abundance of vegetation, biological diversity, and that encourages significant wildlife use
 - The Slopes contain 49 archaeological sites, used by First Nations dating back to 8500 years ago, and need to be preserved
- The location is currently on Enmax's Park Program list of sites that need to be preserved, a concept that was identified by the City of Calgary's *Urban Parks Master Plan* in 1994 but has yet to be implemented
- The slopes provide much needed recreation area for the hundreds of Calgarians that use the space on a regular basis, especially given the heavy use of nearby parks such as Edworthy
- The area provides much needed green space for the city, especially given the high risk for flooding to the city and the recent issues Calgary faced with floods
 - Development is one of the largest contributors to flooding, especially when it is in areas near rivers and adjacent to areas that are at risk of flooding (such as what we saw in nearby Bowness etc.)
 - Paving over a large green space will reduce the amount of water that the ground can absorb and will result in more water flowing into the Bow River, where it will proceed to flow through the entire city
 - The damage to land and property from future floods could be in the millions of dollars and will offset any revenues from the development to the city and need to be factored into the plan

- The size of the development is too large for the resources and infrastructure of the area
 - The proposal is 1 million square feet larger than market mall with only 2 access points that will funnel more traffic on to already congested and busy streets (16th Ave and Sarcee trail) with only a proposed round about at the Sarcee entrance
 - The smaller site of market mall has 7 access points and the location does not include residents that will be using the location as well
 - Building height for the area recommended at no higher than the current buildings there at 5 storeys, however the proposal includes buildings of 15-22 storeys high

I am requesting that the entire area of the East Paskapoo Slopes be designated as park, as it has been functioning for decades. The whole parcel functions as one complete system and needs to be retained as such. You cannot bulldoze part of it and expect the other areas to function and survive.

Please reject this proposal. Once the area is destroyed we will never have the opportunity to bring it back. This is not smart growth.

What legacy do we want to leave our children? One of development over all else, or one where we respect the land, culture and environment that has been entrusted to us for now and future generations?

Sincerely
 Tamara Morton
 Cougar Ridge Green SW

Albrecht, Linda

From: Aruna Mujoomdar [aruna.mujoomdar@gmail.com]
Sent: Thursday, July 09, 2015 9:45 AM
To: Albrecht, Linda
Cc: Ignacio Colmenero; adrienne.mcgarvey@yahoo.ca; Karim Teja; Stewart (Stu) Nash; Ross Hart
Subject: East Paskapoo Slopes
Attachments: East Paskapoo July 9 2015 letter to City Hall.docx

Coach Hill Patterson Heights Community Association

PO Box 74132, 148-555 Strathcona Blvd. SW
Calgary, AB T3H 3B6

City Clerk, #8007,

The City of Calgary

P.O.Box 2100, Station M,

Calgary, AB T2P 2M5

Attention: Mayor Nenshi

Members of Council

City Clerk

RECEIVED
2015 JUL -9 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

July 9th, 2015

Re: Trinity – East Paskapoo Slopes

Due to their location, beauty, terrain and ecological diversity, the Coach Hill Patterson Heights Community Association advocates for the preservation of the East Paskapoo Slopes as an important natural asset with environmental, cultural, historical and recreational significance for the City of Calgary.

Respectfully submitted,



Coach Hill Patterson Heights Community Association

PO Box 74132, 148-555 Strathcona Blvd. SW
Calgary, AB T3H 3B6

City Clerk, #8007,
The City of Calgary
P.O.Box 2100, Station M,
Calgary, AB T2P 2M5
Attention: Mayor Nenshi
Members of Council
City Clerk

July 9th, 2015

Re: Trinity – East Paskapoo Slopes

Due to their location, beauty, terrain and ecological diversity, the Coach Hill Patterson Heights Community Association advocates for the preservation of the East Paskapoo Slopes as an important natural asset with environmental, cultural, historical and recreational significance for the City of Calgary.

Respectfully submitted,

The Coach Hill Patterson Heights Community Association

Albrecht, Linda

From: Calgary River Valleys [calgaryrivervalleys@outlook.com]
Sent: Thursday, July 09, 2015 9:52 AM
To: Albrecht, Linda
Subject: Submission to City Council for July 20 Public Hearing
Attachments: Submission to City Council Canada Olympic Park and Adjacent Lands ASP.docx

Please find attached a submission by Calgary River Valleys to City Council related to items 26, 27, 28, 29, 30, 31 as well as the proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan being considered by Council at the Public Hearing on July 20, 2015.

Patty Munkittrick
Coordinator
Calgary River Valleys
www.CalgaryRiverValleys.org
403-268-4867
P.O. Box 2100, Station M, #414
Calgary, Alberta T2P 2M5

Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and water resources.
We are the voice of our rivers.

If at any time you would like to be removed from the Calgary River Valleys general mailing list please reply to this email with a subject line stating "remove me" and we will update our records.

RECEIVED
2015 JUL -9 AM 9:31
THE CITY OF CALGARY
CITY CLERK'S

July 9, 2015

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: His Worship Mayor Nenshi and members of City Council

Re: Residual Sub-Area 6 and Canada Olympic Park Bylaw 121D2015, Bylaw 122D2105, Bylaw 123D2015, Bylaw 124D2015, Bylaw 125D2015, and Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan Bylaw 25P2015

President
Steve Meadows

Vice President
Michael Kenny

Secretary
Bill Morrison

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Dave McVier

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Muhun Guna

Director
Terry Klassen

Director
Hugh Magill

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Advisor
Brian Pinnett
(Calgary Councillor, Ward 11)

Advisor
Harpreet Sandhu
(Calgary Water Resources)

Advisor
Darrell Sargent
(Calgary City Wide Policy)

Advisor
Robin Sauvé
(Calgary Community Initiatives)

Advisor
George Stalker
(Calgary Parks)

The Paskapoo Slopes occupy a special place in the minds of citizens in west Calgary, and in the entire city. These lands have long been recognized as a significant landscape feature contributing to the visual continuity and aesthetic quality of the region. The Urban Park Master Plan also acknowledges the role of the Paskapoo Slopes in linking natural lands to the east (Edworthy Park, Lawrey Gardens, Douglas Fir Trail) providing the important critical mass to support biodiversity and wildlife corridors. The City's Entranceway policies recognize the ability of the Paskapoo Slopes to also provide a majestic and iconic entryway into Calgary. The aesthetic, natural, and passive recreation attributes of the slopes makes these lands worthy of preservation for the enjoyment and well being of future generations.

Many Calgarians have voiced their concerns about future development plans for these lands. Some suggest that these lands would best be protected through public acquisition and management. Alternatively, much of the valued natural attributes could be preserved with development of a smaller footprint on lands that are normally developable (not Municipal/Environmental Reserve lands) and in keeping with existing



city policies and principles. The preparation of an Area Structure Plan for this area offers an opportunity to secure the unique and valuable attributes of these lands as a legacy for future generations.

Members of Calgary River Valleys, as part of the Joint Advisory Committee, have been involved in the discussions surrounding the preparation of the Area Structure Plan and Outline Plan. We ask your consideration of the following comments and concerns.

1. The inclusion of Environmental Reserve (ER) within the development is not appropriate and sets a precedent. Lands in the northern slopes that do qualify as Environmental Reserve are being traded off for the protection of lands that are not practically developable in the upper southern slopes. Also, we are told the development proposal includes having the City cede city owned land including Parcel A which has been zoned allowing only recreational use. Some of this land is an obvious candidate for Environmental Reserve and would add to the visual aesthetic on the Calgary entranceway.
2. The use of Municipal Reserve (MR) lands primarily to provide backslope to justify the development of the ridge areas (some of which would otherwise be ER lands) is not normal practice and is not acceptable. The Municipal Reserve dedication should be used for the protection of additional Environmentally Sensitive Area lands, to provide for a visual impact buffer along the highway, and to better provide for community lands for long term recreational opportunities.
3. It is noted that the Calgary Planning Commission has directed that concept plans to inform the development process should be included in Part Two of the Area Structure Plan and made available to the public prior to the Area Structure Plan (ASP) and Outline Plan being considered by Council. At the deadline for submission to Council, no illustrations have been provided to the public.
4. Section A 4.3 Part 1 Appendices of the proposed Area Structure Plan should be amended to clarify the requirement for submission of a Visual Impact Statement in conjunction with the Land Use Amendment application, without any option of deferring to the development stage. These lands have been identified as part of an Entranceway in the City's policy, Improving Calgary's Entranceways, and the visual value of these specific lands acknowledged in the Urban Parks Master Plan.

5. It is noted that the terminology and tenor of the proposed revisions to Area Structure Plan appear to have diminished the importance of the wildlife habitat and biodiversity potential of the Paskapoo Slopes. As one example of the value of these lands, the most recent Biophysical Impact Assessment found many nesting pairs on the slopes among which 33 different species were identified of which 5 species are considered Species at Risk. The Guiding Principle of Conservation of the Environmentally Significant Lands (Section 3.1 of the existing Area Structure Plan) should be retained.
6. In order to maintain the biodiversity potential and long term sustainability of the Paskapoo Slopes, the Guiding Principles and Vision for the Future of the Area Structure Plan should identify the need to maintain and improve the biodiversity and habitat connectivity of the Paskapoo Slopes to Bow River lands to the east (Edworthy Park, Lawrey Gardens, Douglas Fir Trail).
7. Within the proposed Outline Plan are suggested land uses and developments that could be improved to allow maintenance or even increased intensity of use while at the same time reducing the footprint and improving the protection of Environmental Reserve and Environmentally Significant Lands. For example, in one of the proposed development nodes a proposed large retail operation primarily occupying surface parking could be converted to much more intense use including a parking structure.
8. It is recognized that development will mean that some Environmentally Significant Lands will be impacted. However, losing 20 acres of Environmental Reserve lands is far beyond what should be sacrificed and compromises the environmental functionality contributions of these lands to the larger natural area.
9. Calgary River Valleys is an original participant in the ImagineCALGARY process. There are elements agreed to through Imagine CALGARY which should be incorporated into any significant development plan to better ensure that the development area and existing adjacent communities will more closely experience the “complete communities” envisioned by 2036.

For the reasons noted above, the proposed Area Structure Plan and Outline Plan have not adequately met the standards expected for an area of this significance. In order that the proposed Area Structure Plan and proposed Outline Plan before Council can provide the value and legacy intended by visionary documents of

July 9, 2015

Council including the Municipal Development Plan, the Urban Parks Master Plan, Improving Calgary's Entranceways, the Natural Area Management Plan, and the Calgary Biodiversity Strategy, these Plans should be tabled and referred back to Administration for further revisions.

Sincerely,

Steve Meadows, President, Calgary River Valleys

Bill Morrison, Chair, Watershed Policy and Planning Committee, Calgary River Valleys

c.c. CRV circulation

Albrecht, Linda

From: Andrea Murphy [murphy.family@shaw.ca]
Sent: Wednesday, July 08, 2015 8:07 PM
To: Pootmans, Richard; Ward.SutheraInd@calgary.ca; Magliocca, Joe; Farrell, Druh; Colley-Urquhart, Diane; Demong, Peter; Keating, Shane; Pincott, Brian; Chabot, Andre
Cc: Albrecht, Linda; savepaskapoo@gmail.com
Subject: Trinity Hills Development at Paskapoo Slopes

RE: File # LOC2014-0080

To: cityclerk@calgary.ca

I am writing to express my concern over the Trinity Hills Development proposed for the Paskapoo Slopes to the East of Canada Olympic Park.

This natural area is an important part of a wildlife corridor that extends along the Bow River to the Western edge of the city. There are any different species of wildlife that frequent this area as part of their natural habitat, and if this development is allowed to proceed, this wildlife corridor will be put in jeopardy. I have seen at the open houses that Trinity plans on leaving some of the more southern areas of this region undeveloped, but this part of the slope is at an angle that is not conducive to wildlife travel. Studies have shown that the type of wildlife in the area spend at least 95% of their time at slope angles less than 10°. (Gov't of Alberta, East Bow Valley Wildlife Study-2010) If the flatter regions are cleared and developed as proposed, the remaining natural areas are too steep, and do not provide enough of a buffer zone for these animals, forcing them further into the surrounding communities. "To work properly, a wildlife corridor must be wide enough, provide adequate vegetative cover, not be too steep, and be far enough from human development and activities for the most wary wild animal to use it" - Karsten Heuer <http://y2y.net/news/updates-from-the-field/canmores-three-sisters-corridor#sthash.JI1PP0ZQ.dpuf>

Our proximity to the Foothills/Banff/Canmore region must not be ignored as these animals often travel between the protected areas as part of their natural range. Developing this slope cuts this wildlife corridor, creates isolated islands of park space, and puts wildlife populations in danger.

This is an already as problem for communities surrounding the slopes, where deer and other wildlife frequent city homes and streets. I was witness to this on my way to the June 29 open house at the International school as I was detoured past a police truck that was clearing a dead deer from the road.

I understand that the city may be looking at the development as a way to increase revenue, but what about the increased costs of dealing with wildlife-vehicular collisions? Studies have put the cost of hitting a single deer (including health/car insurance payouts, police attendance and investigation, towing costs and carcass removal)

at around \$7800. (Huijser et al.2009). If we leave this corridor as a protected space, we can help contribute to the sustainability of a number of different wildlife populations, by retaining access to valuable wildlife corridors, and help minimize the financial and environmental cost of dealing with the displaced wildlife.

I am asking that you consider all the facts and issues associated with this development, and on July 20, vote “No” to the Trinity Development on the Paskapoo slopes.

Sincerely

Andrea Murphy

Suggested reading for more information:

<http://y2y.net/news/updates-from-the-field/canmores-three-sisters-corridor>

Huijser, M.P, J. W. Duffield, A.P. Clevenger, R.J. Ament & P.T. McGowen. 2009. Cost-benefit analyses of mitigation measures aimed at reducing collisions with large ungulates in North America; a decision support tool. Ecology and Society 14(2): 15. [online] URL: <http://www.ecologyandsociety.org/vol14/issue2/art15/>.

Huijser, M.P., P. McGowen, J. Fuller, A. Hardy, A. Kociolek, A.P. Clevenger, D. Smith and R. Ament. 2007. Wildlife-vehicle collision reduction study. Report to U.S. Congress. U.S. Department of Transportation, Federal Highway Administration, Washington D.C. <http://environment.fhwa.dot.gov/ecosystems/wvc/index.asp>

Albrecht, Linda

From: Andrea Murphy [murphy.family@shaw.ca]
Sent: Wednesday, July 08, 2015 8:08 PM
To: Sutherland, Ward
Cc: Albrecht, Linda
Subject: Trinity Hills Development at Paskapoo Slopes File ## LOC2014-0080

RE: File # LOC2014-0080

To: cityclerk@calgary.ca

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Sincerely

Andrea Murphy

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<http://y2y.net/news/updates-from-the-field/canmores-three-sisters-corridor>

Huijser, M.P, J. W. Duffield, A.P. Clevenger, R.J. Ament & P.T. McGowen. 2009. Cost-benefit analyses of mitigation measures aimed at reducing collisions with large ungulates in North America; a decision support tool. Ecology and Society 14(2): 15. [online] URL: <http://www.ecologyandsociety.org/vol14/issue2/art15/>.

Huijser, M.P., P. McGowen, J. Fuller, A. Hardy, A. Kociolek, A.P. Clevenger, D. Smith and R. Ament. 2007. Wildlife-vehicle collision reduction study. Report to U.S. Congress. U.S. Department of Transportation, Federal Highway Administration, Washington D.C. <http://environment.fhwa.dot.gov/ecosystems/wvc/index.asp>

Albrecht, Linda

From: nicole muzechka [nicolemuzechka@gmail.com]
Sent: Thursday, July 09, 2015 9:46 AM
To: Albrecht, Linda
Subject: LOC2014-0080

Hello,

I am writing this in concern to the proposed development to Paskapoo Slopes, in our wonderful city. Please reconsider the development to the slopes as there are many reasons we should keep the landscape natural. Here are just a few:

- it will affect our physical being,
- it is a beautiful place for families to reconnect with nature, right within the city.
- the natural landscape becomes a city 'park' which allows fellow citizens to meet, connect, and thrive. Parks help to create vibrant, prosperous communities.
- historic significance on the site
- connects our communities through active participation
- Paskapoo slopes helps to create a respect for our natural environment, which is essential for sustainability, something our city could improve upon.

If there is any development at Paskapoo, it should be a means in which pedestrians and bikers are able to safely get to the park.

So, please, help our city by preserving Paskapoo slopes. It will reconnect our communities!

Regards,
-nicole muzechka
concerned calgarian

RECEIVED
2015 JUL -9 AM 9:50
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Barry N [barry.nag@gmail.com]
Sent: Monday, July 06, 2015 4:20 PM
To: Albrecht, Linda
Subject: Trinity - East Paskapoo Slopes

A note against the Land Use Amendment for Paskapoo slopes. I am not in favour of development of this area and do not believe it is reflective of a strong long term vision for a better Calgary.

Barry

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2015 JUL -6 PM 4:26

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: James Nudd [jnudd@albertacorp.com]
Sent: Monday, July 06, 2015 11:08 PM
To: Albrecht, Linda
Cc: Sutherland, Ward; Pootmans, Richard; Couroux, David; cameronw@thecatalystgroup.ca
Subject: The Trinity Hills Development Proposal

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Email address – cityclerk@calgary.ca

RECEIVED
2015 JUL -7 AM 8:20
THE CITY OF CALGARY
CITY CLERK'S

July 6, 2015

ATTENTION: Mayor Nenshi and Members of City Council

Dear Sirs:

RE: The Trinity Hills Development Proposal-LOC-2014-0080

I am a resident of Calgary living at 208 Pump Hill Rise SW. I also own property in the Community of Palliser. I have lived and been in business in this city for over 50 years.

I have reviewed the plans for the proposal, captioned above, and would like to offer my endorsement of the plan. This property is in a strategic part of the city and serves as a primary introduction of the city to visitors and travellers arriving from the west. The fact that there is about 160 acres provided for parkland that includes sensitive slope areas impresses me.

Thank you for considering my comments.

Yours very truly,

James A. Nudd

cc. Ward 1 Councillor Ward Sutherland
Ward 6 Councillor Richard Pootmans
City Planner, David Couroux
Cameron Wallace

Edworthy Park Heritage Society

July 2nd, 2015

Re: LOC 2014-0080

**Public hearing proposed land use amendment and Area Structure Plan
Amendment, Canada Olympic Park and Adjacent Lands Area Structure Plan**

Your Worship Mayor Nenshi and Members of Council:

The Edworthy Park Heritage Society is pleased to attach a written submission of the Society's concerns about specific issues arising from the proposed amendment to the Canada Olympic Park and Adjacent Lands ASP. We are limiting our comments to particulars because undoubtedly the grassroots' love for the area will be expressed adequately in other presentations.

In the attached we provide background considerations and reasons for suggested amendments to the plan. These respectfully suggested amendments may be summarized as:

- amend section 1.7 of the Archaeological Resource Information to include the Shaganappi escarpment/Edworthy Park area as a third focus of bison killing and processing, and add a policy that Paskapoo Slopes and Shaganappi escarpment/Edworthy Park shall be considered as one archaeological unit;
- require wildlife overpass(es) and possibly underpasses (for wildlife only) in the plan to preserve access to natural habitat to the east, to preserve genetic diversity of species, to preserve connectivity of habitat and to ameliorate the effect of the concentration of wildlife upslope because of development on the lower third of the slopes ;
- require that the developers of the COP lands and the rest of the plan area contain silt and pollution on the site of the proposed development – within the plan area – so that it does not negatively affect the Bow River and environs in Bowness, including Bowness Park, Bowness Lagoon and Wilson Gardens;
- require environmental impact assessments on the impact of stormwater discharges into the Bow consistent with the Bowness Area Redevelopment Plan and to minimize impacts on the river, the lagoon and fish spawning areas.

Thank you for your consideration of the Society's concerns.

Yours truly,


Jerry Osborn,
on behalf of the Board.

THE CITY OF CALGARY
CITY CLERK'S

2015 JUL -7 AM 10:37

RECEIVED

Edworthy Park Heritage Society

July 2, 2015

LOC 2014-0080

Re: Public Hearing (East Paskapoo Slopes) Amendment to the Canada Olympic Park and Adjacent Lands Area Structure Plan, July 20th, 2015

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

2015 JUL -7 AM 10:37
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

Your Worship Mayor Nenshi and Members of Council:

The Edworthy Park Heritage Society (EPHS) submits the following concerns regarding the proposed amendment to the Canada Olympic Park and Adjacent Lands Area Structure Plan.

Archaeology

The EPHS values the distinct and complex pattern of the bison jump in Paskapoo Slopes arising in part from the presence of land benches within the Slopes. We recognize that the preservation of archaeological sites of regional or high regional significance is partially achieved on an individual site-by-site basis by this proposed amended plan. We commend the City for consulting with the Blackfoot Elders regarding their culture and history. We note, however, that the section on Archaeological Resources Information in the proposed amendment is incomplete. Reference is made in subsection 1.7 Archaeological Resources page 114 to:

Two geographic foci for bison killing and processing exist in west Calgary. One focus associates with the Paskapoo Slopes between Broadcast Hill and Canada Olympic Park. The second focus lies at the northwest end of the Paskapoo escarpment, three km west of COP... ..located in the Valley Ridge and Crestview Estates subdivisions. The great majority of these sites have or will be removed in subdivision development.

This description is incomplete because it overlooks the geographic focus of bison killing and processing to the east in the Shaganappi escarpment/Edworthy Park area. In contrast to the extensive sites that used land benches and pounds (corrals) at Paskapoo, the sites in the Shaganappi escarpment/Edworthy Park area with its more perpendicular, precipitous cliff are part of a bison jump with few if any benches. The Paskapoo and the Shaganappi escarpment/Edworthy Park archaeological sites, although different in style, terrain and possibly age, are

complementary bison killing and processing sites and historic cultural areas.

Almost certainly, the First Nations used both sites in an alternating fashion. Although the Shaganappi escarpment/Edworthy Park area bison jump is not documented by extensive archaeological digs as at Paskapoo, it is well documented historically. For example, in 1883, Charles Aeneas Shaw, a surveyor for the Canadian Pacific Railway, noted in his diary:

The only other difficult place was Shaganappi Point, about 5 miles West of Calgary, a perpendicular bluff some three hundred feet high, between the foot of which and the river there was only a narrow margin. The Indians for generations had used this cliff as a pound, driving buffalo over it, killing hundreds of them at a time...; there was a large pile of bones the full length of the cliff.

The reference to the river locates this without doubt in the Shaganappi escarpment/Edworthy Park area. Although the bones referred to by Shaw were probably carted away by the C.P.R. for use as fertilizer, as was the habit in those days, much evidence still exists of the bison jump in this area.

Other sources confirm the Shaganappi escarpment/Edworthy Park area as an important archaeological and cultural resource. For example, Dr. Michael C. Wilson, an expert on archaeology of the Calgary area, has documented the historical presence of tree-platform burial sites along the Shaganappi escarpment.

We request Council amend the information section quoted above to include a reference to Shaganappi Escarpment/Edworthy Park as a geographic focus for bison killing and processing, and to incorporate a policy of treating Shaganappi Escarpment/Edworthy Park and East Paskapoo Slopes together as one archaeological unit.

Nature/Biophysical Impact Assessment

EPHS recognizes that transplantation of native grasses is better than destruction, but preservation would be still better. Transplantation is predicated on ultimate survival, which may or may not be the result. Although the proposed plan accomplishes preservation of some environmentally significant areas, and although it achieves the partial preservation of different habitat types in certain areas, it falls short of realizing the policies of the City's Biodiversity Strategic Plan. In general, the Society cannot support the destruction of fescue and other native grasses and vegetation. Such habitat is an essential part of local biodiversity.

Density of Development and Effect on Nature

Although it is now a policy of the City to densify developments, we suggest that densification is not appropriate for all locations. In this specific case and at this

planning stage, it is difficult to determine the precise impact of the built form on the natural environment. In general, the EPHS does not support having tall buildings in close proximity to natural areas, especially within the migratory bird corridor.

Provision of a Wildlife Overpass and Passages across Sarcee Trail

Because the proposed plan removes some wildlife habitat by the proposed development of the lower third of the slopes, the plan does not provide for the preservation of the diversity of species. Wildlife will be concentrated on the remaining open space upslope with no access to natural areas to the east such that the diversity of the genetic pool may be compromised.

In East Paskapoo Slopes, an east-west area within the development plan near its southern border has previously been identified as a zone of passage for some species. With the loss of habitat downslope by the proposed development, this east-west corridor will become more bottlenecked than it is now, creating a need for passages across Sarcee Trail. The proposed plan does not meet the policies of the Biodiversity Strategic Plan, the Open Space Plan or the Municipal Development Plan (section 2.6) in part because it fails to provide for passage of wildlife between the two natural areas on either side of Sarcee Trail.

Research has indicated that passages designed to be shared by wildlife and humans are ineffective, as wildlife avoids passages which humans use. (see: "Factors Influencing the Effectiveness of Wildlife underpasses in Banff National Park, Alberta, Canada", by Anthony Clevenger and Nigel Waltho). Underpasses intended to jointly serve humans and wildlife are functionally precluded not only because human use will reduce wildlife use, but also because of potential human-wildlife conflicts. Hence, we strongly urge Council to require the provision of a wildlife-only overpass across Sarcee Trail similar in style to those in Banff National Park.

Impact of COP Development on the Natural Features of Bowness Lagoon

We express our concern about the stormwater sewers at COP, some of which we understand drain into the Bowness Lagoon with its natural features. Although the Trinity portion of the plan is subject to controls of oil and other pollutants through traps, it seems as if COP is not required to do similarly.

If so, we request an amendment to the plan which provides for containment of siltation and pollutants on the COP and all other lands within the plan area, to prevent any negative impacts such as siltation and pollution on the Lagoon which arise from proposed development. We also request an amendment of the plan to require Environmental Impact Assessments on discharges of stormwater from the proposed developments into the Bow River including the Bowness Lagoon. The Bowness Area Redevelopment Plan clearly indicates the desire for such assessments of stormwater discharges into the Bow River at Bowness Park

(including the lagoon) and Wilson's Gardens resulting from new developments.

In recent history, the Bowness Lagoon has had to be dredged because of siltation, presumably caused by different COP projects. Dredging is hard on aquatic plants that support fish. Siltation also affects fish, especially during spawning. Dredging should be avoided by containing the siltation and pollution on-site. Problems arising from this site should not be exported to the Bowness Lagoon or Bow River. Special attention should be given in this plan to avoid negative impacts on the River and the lagoon both during and after construction.

Conclusion

Because of the particulars stated above, the EPHS cannot support the proposed plan as currently presented to Council. We thank Council for considering our concerns and suggested amendments.



Jerry Osborn

on behalf of

Edworthy Park Heritage Society

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2015 JUL -6 PM 1:26
THE CITY OF CALGARY
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July 6, 2015

Tara Payment
31 Cougar Ridge Manor SW
Calgary AB T3H 0V3

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
Sent via e-mail: cityclerk@calgary.ca

Subject: Trinity – East Paskapoo Slopes

I am writing to express my strong objection to the proposed development on the eastern Paskapoo Slopes. I oppose development on the East Paskapoo Slopes for the following reasons:

- **Public Interest** – This development is not in the public interest; it is strictly in the self-interest of the developer. The neighbouring communities do not want and certainly do not need more shopping malls and condos. We want and need natural landscapes within our communities. Many families, including my own, selected their community in part due to the proximity to this beautiful natural area. Not a single person I have spoken to supports this development. Trinity has made substantial donations to City Council candidates' political campaigns in the past, but this should not influence the decision on this matter nor outweigh the electorate's interests.
- **Natural and Cultural Value** – To rezone the slopes to allow development will destroy the wildlife habitat, history, recreational enjoyment and pride that the slopes provide. Yes it is private land, but a conscious decision was made to zone this area Environmental Reserve to serve a conservation function in addition to providing recreational opportunities for Calgarians. Why is this less of a priority now?
- **City Commitments** - *The City of Calgary Action Plan 2015-2018*, under the Priority "A healthy and green city", includes the strategic action (H5) "Protect and enhance our urban forest and natural landscape throughout Calgary". Approving this development would be a clear contradiction of the City's commitment to Calgarians.
- **Traffic and Aesthetics** - Once all the approved development west of Canada Olympic Park is realized, traffic on 16 Avenue is going to be even more horrendous than it already is, and Calgary's entrance from the west will be as ugly as Edmonton's is from the south. The natural beauty of the slopes is visible not only from 16 Ave but also from

Bowness Road, from Stony Trail and beyond. That view is admired by people all over the city.

- **Economic Impact** - Trinity is an Ottawa developer with no ties to the local environment or communities that it will impact. Revenue will flow out of province.
- **Hydrology** – The Trinity development is certain to have issues with drainage due to all the creeks flowing through the site. In the wake of the flood, the City of Calgary should exercise heightened caution with respect to hydrology.
- **Reputation and Integrity** – I lived in three other major cities across Canada before settling here; I love Calgary but we have the unfortunate reputation as being the “Wild West” and lacking environmental integrity. Permitting development in such a valuable natural area would be consistent with those views.

I would also like to point out that if the dates of the latest Trinity open houses had not been scheduled to coincide with the most popular vacation week of the year, there would have been an even bigger turnout of opponents.

On July 20, I respectfully ask you to vote according to the wishes of Calgarians and to uphold the City Council’s commitment to protect our natural landscapes for future generations to enjoy.

Sincerely,



Tara Payment

Smith, Theresa L.

From: Sabrina Peric [speric@ucalgary.ca]
Sent: Tuesday, July 07, 2015 12:35 PM
To: Woolley, Evan V.
Cc: Albrecht, Linda
Subject: Letter for July 20 City Council Meeting

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2015 JUL -7 PM 12:43

THE CITY OF CALGARY
CITY CLERK'S

Dear Councillor Woolley,

Though I follow city events and politics, I have rarely written in and actively voiced my opinion in city planning decisions. However, with the recent proposed Trinity Corp development of the Paskapoo Slopes, I have decided to voice my opposition to this plan. I am a recent arrival to Calgary (I have only lived here for 3 years, most of those 3 years in the Mission neighbourhood), but I have constantly been struck by the liveability of this city, and most of all, its green spaces and natural areas. Unlike any of the cities I have lived in before, Calgary has constantly drawn me in to explore it and enjoy it. It is the urban green spaces and parks that have helped me cement my decision to stay, live, work and play in Calgary.

I value the importance residents and city councillors alike have placed on balancing residential development with the growing demand and need for outdoor recreation. The Paskapoo Slopes are unique in Calgary - both a natural wildlife corridor, an example of urban biodiversity and system of mountain biking trails I am always stoked to explore. If the city truly values sustainability and wellness - in every sense of the word, human, natural and urban - then it should not allow the development of this private land as outlined by Trinity Corp. Though the proposal includes an urban park plan, it is clear that the building of a 100 acre, 5000-person residential area would completely change the area's ecosystem, wildlife habitat and recreational possibilities (including the levelling of the majority of the trails on the lower slopes).

When voting on this development proposal, I urge you, Councillor Woolley to vote no. I learned to mountain bike on these slopes, so did my family, and I hope that generations to come will as well.

All the best,
Sabrina Peric

Sabrina Peric, PhD
Assistant Professor, Department of Anthropology and Archaeology
CDFAI Chair in Civil-Military Relations
University of Calgary
2500 University Drive NW, ES 602D
Calgary, Alberta T2N 1N4 Canada
speric@ucalgary.ca

Albrecht, Linda

From: MorningStarre Perdue [m-creations@shaw.ca]
Sent: Tuesday, July 07, 2015 5:29 PM
To: Albrecht, Linda
Subject: proposed development Trinity

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2015 JUL -8 AM 9:30

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary:

Proposed LOC2014 – 0080 Trinity

Proposed Bylaw 120D2015, 121D2015, 122D2015, 123D2015, 124D2015, 125D2015, 25P2015, 9C2015

The proposed transportation designs and traffic measures are inadequate to facilitate the proposed volumes of traffic accessing/egressing the proposed Trinity development. The density of the proposed development will generate high volumes of traffic, particularly during peak hours. The proposed traffic design to link Sarcee Trail and Trans-Canada Highway will create traffic problems, congestion, and gridlock. The Bowfort Road Interchange will enable large volumes of traffic from the proposed Trinity development access to existing roads and bridges that can only carry a limited number of vehicles. The proposed high density development of Trinity will have negative impacts on Bowness, the neighboring areas, and commuter traffic.

There is existing heavy traffic going SOUTH on Sarcee Trail and EAST on Trans-Canada Highway during peak commuting hours. Sarcee Trail SOUTHBOUND is on a steep incline and can be difficult in winter conditions. Merging the proposed Trinity development traffic into other lanes of traffic, while accelerating, will increase traffic congestion and dangerous situations.

The existing NORTHBOUND Sarcee Trail exit ramp to the merging lane on to Trans-Canada Highway has difficulty accommodating volumes of traffic going EASTBOUND to the City Center. There are only two lanes of traffic going EAST on Trans-Canada Highway and within a short distance there is the bridge on the Bow River. The proposed plan to add a second merging lane would require widening Trans-Canada Highway, as well as the bridge on the Bow River. There are existing concerns when NORTHBOUND traffic exists from Sarcee Trail to merge EAST onto Trans-Canada Highway. The second proposed Trinity development merge lane will cause safety problems and traffic congestion.

NORTHBOUND traffic on Sarcee Trail must be in the right lane to turn onto the exit ramp to go WEST on Trans-Canada Highway. Presently, traffic backs up the hill on Sarcee Trail. Adding another lane from proposed Trinity to access the WESTBOUND exit ramp will create safety problems and traffic difficulties. At that location, there is the left lane that enters the Bowness community going WEST, and the right lane turns to the exit ramp to go WEST on Trans-Canada Highway or turns EAST on a community road.

The proposed high density development of Trinity and the proposed traffic designs will encourage traffic shortcutting through Bowness. The Community of Bowness was instrumental in lobbying for the construction of Stoney Trail, because of extreme volumes of shortcutting traffic. The 85 Street Bridge has a limited capacity for traffic. The City instituted four way stop signs, road closures, etc. in an effort to discourage shortcutting traffic and to ensure the safety of our community streets. Bowness is an older, established, residential community that should not have to now tolerate excessive shortcutting traffic from the proposed Trinity development.

The Bowfort Road Interchange will encourage shortcutting traffic through Bowness, and it will facilitate high volumes of traffic on to Trans-Canada Highway going EAST to the City Center and SOUTH on Sarcee Trail. Presently, the exit ramp to the merging lane from Trans-Canada Highway to Sarcee Trail SOUTH is backed up with heavy traffic, especially in peak hours. There are existing traffic congestion issues and problems on Trans-Canada Highway EASTBOUND to the City Center, the Foothills Hospital, 16 Avenue, Memorial Drive, etc.

The large volumes of traffic generated by the proposed high density development of Trinity will access Sarcee Trail SOUTH by Trans-Canada Highway and by the EAST egress/access of the proposed Trinity development – both causing severe traffic problems and potentially gridlock on Sarcee Trail.

Trans-Canada Highway and Sarcee Trail do not have the capacity to accommodate the high volumes of traffic from the proposed Trinity development. Major improvements, upgrades, and expansions will be required for Trans-Canada Highway and Sarcee Trail at the City taxpayers expense.

Public safety is a concern with regard to development adjacent to Canada Olympic Park facilities. A Study by experts [I have a copy] was commissioned in the past to determine the impact that a leak of the Ammonia stored at Canada Olympic Park would have in different weather conditions on the surrounding areas. Given the limitations for traffic access/egress on the lands EAST of COP, there are difficulties evacuating the area. The Public deserves to have an awareness and knowledge of the potentially dangerous facilities containing large amounts of Ammonia at COP. Terrorism and security are a concern. The City needs to consider the potential threats that exist and resolve the situation by the City purchasing the land and designating it as Park. In the past, City Council permitted the construction of facilities containing large amounts of Ammonia within the City and it was not in the public interest. In today's climate of violence and terrorism, allowing high density development in the area EAST of the COP Ammonia facilities would not be responsible. Protecting and safeguarding the citizens of Calgary is the priority for the City and in the planning of proposed developments. In the event of a terrorist attack or accident, the City of Calgary would be held legally liable, because the City Mayor, the City Councillors, and the City Planners are aware of the Ammonia stored at Canada Olympic Park and the potential hazards. There must be legal full disclosure to all potential property owners, lease holders, etc. of the proposed development of Trinity about the COP Ammonia storage and facilities and possible dangers and/or consequences.

There has been an Ammonia leak incidence in the past in the area. My friends and I called the City, after experiencing caustic fumes and haze while walking in the eastern part of Bowness Park. Emergency and Hazardous Materials units were sent to COP and the eastern Bowness Park Lagoon, which was contaminated by the Ammonia spill and wildlife was killed. I have samples of fish that died of Ammonia poisoning. Ammonia fumes affected the adjacent residents and area. The source of the Ammonia contamination was found to be at a private company on Bowfort Road. The City's response to my call was to immediately dispatch Emergency and Disaster vehicles to COP. I was curious about their concerns, and I discovered that tons of Ammonia is stored at COP, and is being used in refrigeration plants and facilities. The 1988 Olympic Games needed to guarantee that the facilities for Bob Sled, Luge, etc. would function at low temperatures, in case there was a Chinook or warm weather.

The proposed development of Trinity includes structures that will have a very negative visual impact on the community of Bowness. A proposed development adjacent to an established community, needs to respect and consider visual impact, privacy, etc. in the planning process.

The properties in Wilson Gardens, within the Bowness Community, rely on wells for their water source. The aquifers in the lands of the proposed development of Trinity feed their wells. If the aquifers are interfered with in any way, property owners in Wilson Gardens may have their water supply interrupted or lost.

Noise pollution from Canada Olympic Park is an existing problem for the Bowness Community. Because of the acoustics [Bowness is in a valley], COP announcements, concerts, activities, music, competitions, fireworks, snowmaking machines, etc. are clearly and loudly heard by Bowness residents [even with closed windows]. The proposed Trinity development will aggravate the levels of noise and increase the noise pollution for the Bowness Community.

I strongly **oppose** the proposed development of Trinity.

Your sincerely,
MorningStarre Perdue
8143 48 Avenue, N.W.
Calgary, Alberta
T3B 2A8

Albrecht, Linda

From: Matthew Peterson [matt@truenorthaccounting.com]
Sent: Wednesday, July 08, 2015 12:08 PM
To: Albrecht, Linda
Cc: Sutherland, Ward; Pootmans, Richard; Couroux, David; Cameron Wallace
Subject: The Trinity Hills Development Proposal LOC-2014-0080
Attachments: SKMBT_C28015070811060.pdf

Dear Sirs,

Please see attached my letter of support for the above mentioned Development Proposal.

Thank you,

Matthew Peterson, CA

T: (403) 938-4064 C: (403) 870-2575

matt@truenorthaccounting.com

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2015 JUL -9 AM 7:51
THE CITY OF CALGARY
CITY CLERKS

Matthew Peterson
2112 Langrville Drive SW
Calgary, AB T3E 5G7

July 8, 2015

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email: cityclerk@calgary.ca

Attention: Mayor Nenshi and Members of City Council
Re: The Trinity Hills Development Proposal-LOC-2014-0080


Dear Sir;

I am a Calgarian and I own property at 2112 Langrville Drive SW in the Community of North Glenmore Park.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Yours truly,



Matthew Peterson

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Albrecht, Linda

From: Nancy Plato [st.cyr5@telus.net]
Sent: Wednesday, July 08, 2015 3:51 PM
To: Albrecht, Linda
Subject: No to Paskapoo development

I am writing to submit some comment about the Paskapoo Slopes development. We live in West Calgary and have enjoyed using the green space there for biking, hiking and snowshoeing. I often hear City Council talking about things that make Calgary special...like the Peace Bridge. However, our green space and natural habitat are also important factors that make our city a great place to live and give our city character. Once developed, these spaces are gone forever.

It is for this reason that I oppose development of the Paskapoo Slopes.

Regards,

Nancy Plato
220 Coach Light Bay SW

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2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Dawn Rault [dawnrault@me.com]
Sent: Thursday, July 09, 2015 8:29 AM
To: Albrecht, Linda
Subject: LOC2014-0080-Save the Slopes Letter To council

Good Morning Council

My name is Dawn Rault, I'm a born and raised Calgarian who is writing today to express my concern over the proposed development of Paskapoo Slopes. My relationship with the slopes started years ago when, as a young Mountain bike guide and instructor I would take riders through the slopes, help build trails, and race on the odd occasion. Besides being an amazing place to enjoy nature on your bike, with your dog, or on foot, the slopes are a place of cultural and archeological significance, Did you know First Nations People used to hunt buffalo on the slopes, similar to Head Smashed in Buffalo Jump? Are you aware you can meditate near a Buddhist Stupa in silence and solitude? Have you seen the infamous moose or the turtle pond before their habitat was destroyed? I did, and I want my children to be able to enjoy this space.

I appreciate the pressures council feel to approve this development, but once approved, we can never get it back. There are hundreds of peer-reviewed academic papers supporting the fact that green spaces are important for our physical, social, spiritual and emotional well being. When I spend time in the slopes I feel peaceful and renewed. A strip mall with another Starbucks and Subway will not quench my thirst for green space!

Calgary is a progressive city that values its green space, let's set precedent and show the city what we really care about.

Thank-you for your consideration,

Dawn Rault

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2015 JUL -9 AM 8:28
THE CITY OF CALGARY
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Albrecht, Linda

From: judy reside [judyreside@yahoo.com]
Sent: Thursday, July 09, 2015 9:21 AM
To: Albrecht, Linda
Subject: Paskapoo slopes - LOC2014-0080

I am deeply concerned regarding plans to commercialize this area. We need green space in this city, certainly not another strip mall!!

Please consider leaving this area in its natural state - perhaps, instead, the city should think about revitalizing 16th Avenue and its aging infrastructure and leave the COP slopes alone.

LOC 2014-0080 - leave our green space, please!

Judy Reside
13816 Deer Ridge Dr.
Calgary
403-271-5958

RECEIVED
2015 JUL -9 AM 9:20
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: N. Robyn Reside [nrreside@firstenergy.com]
Sent: Thursday, July 09, 2015 8:52 AM
To: Albrecht, Linda
Subject: Citizen concern - File number LOC2014-0080

Hi there,

I'm writing today to please ask that you reconsider the Trinity development plan, regarding file number LOC2014-0080. I sincerely believe that this would not be in the best interest of the city. As someone with a bachelor of commerce, I do understand and support business development; however, that area of the city in particular, is already littered with strip malls, many of which are currently becoming decrepit due to lack of support from customers and thus lowered investment. It would make considerably more sense if the city incentivized redevelopment of these areas, particularly those on 16th avenue, which is a major artery for through traffic for the city. It would make sense that this area not look run down, so as not to give the impression to those driving through the city that the city is derelict. Having the additional green space near this artery would also ensure those passing through saw the beauty that our city has to offer.

Finally, there is an overarching environmental issue that should be addressed with regards to strip malls in general. This may sound like a strange argument coming from an energy investment banker, but I do believe it's the little things like this that make a difference. In a city like Calgary, where everyone and their dog owns a larger vehicle, it's easy to simply drive from store to store in a strip mall (particularly when it's -30) rather than walk the 50 feet to your next store. The marginal consumption of fuel from each time this scenario plays out starts to add up, particularly when more and more strip malls keep being added.

Thank you for considering my concerns, and please feel free to reach out if you have any questions.

Regards,

Robyn Reside



FirstEnergy Capital Corp. | N. Robyn Reside | Analyst, Corporate Finance | Direct +1.403.262.0600
+1.403.262.0600

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2015 JUL -9 AM 9:05
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Tish Resta [tishresta@gmail.com]
Sent: Wednesday, July 08, 2015 2:20 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes Development

To whom it may concern,

I am writing today to express my concern and opposition over the proposed development of the East Paskapoo slopes. I am a born and raised Calgarian and the Paskapoo slopes is one of the iconic symbols of our city. Entering Calgary from the West this wild parkland provides a picturesque entryway into our city. With the amount of development already in progress or proposed along Highway 1, I find it unacceptable that we can't leave this precious area untouched. I have spoken to many people about this issue and have attended one of the recent open houses concerning this project. What I am hearing repeatedly is the question 'why do we need another mall/big box complex/etc.' when there are already so many of these generic, homogeneous developments?

Please recognize that although this project may have financial benefits to the City, they don't outweigh the larger, long term consequences of not providing adequate natural spaces for our citizens to 'play'. When I utilize this area I see people hiking, cycling, trail running and essentially enjoying a sense of being removed from the hustle and bustle of city life. It is a place to be unplugged and to just 'be' in nature which is becoming more important (especially for youth) in our increasingly connected lives. For kids it is a natural space to explore and to connect with their natural world.

The citizens of Calgary need your help in keeping Paskapoo slopes wild. Please let that be part of your legacy. I appreciate your consideration in this important matter.

Regards,

Tish Resta
45 Wentworth Mews SW
Calgary T3H 5K3

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2015 JUL -9 AM 7:54
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Breanna Richard [breanna.n.richard@gmail.com]
Sent: Thursday, July 09, 2015 9:28 AM
To: Albrecht, Linda
Subject: LOC2014-0080 - Paskapoo Slopes

Good morning,

Please accept this short note as consideration for file number LOC2014-0080 relating to the development of the Paskapoo Slopes.

Green space in Calgary is what makes our city unique and sets us apart from major metropolitan centres such as Toronto. I am strongly opposed to the development of the Paskapoo Slopes area along 16th Avenue and COP/Sarcee Trail as the space is a continuation of the River Valley and a symbol of Calgary. It is my civic responsibility to voice this concern and I trust all concerns will be considered.

Best,
Breanna

--
Breanna N. Richard
breanna.n.richard@gmail.com
c: 403.813.1557

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2015 JUL -9 AM 9:48
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

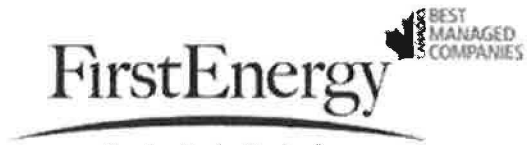
From: Kyle B. Rookes [kbrookes@firstenergy.com]
Sent: Thursday, July 09, 2015 8:49 AM
To: Albrecht, Linda
Subject: Paskapoo slopes (File#: LOC2014-0080)

Hello, I am writing you with respect to the proposed commercial development for the East Paskapoo Slopes. This is one of the few expansive recreational spaces remaining in Calgary and it would be an absolute shame to utilize it for commercial development.

Thousands on Calgarians make use of this area on a regular basis. Please consider the years of enjoyment that will be lost if this area is commercially developed. Let's keep commercial development to the areas that are already developed or areas that aren't being enjoyed by all as they currently stand.

Respectfully,

Kyle Rookes



FirstEnergy Capital Corp. | Kyle B. Rookes | Vice President, Corporate Finance | Direct +1.403.444.4885 | Main +1.403.262.0600

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2015 JUL -9 AM 9:04
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Connor M. Ross [cmross@firstenergy.com]
Sent: Thursday, July 09, 2015 8:36 AM
To: Albrecht, Linda
Subject: Save the Slopes

Dear City of Calgary,

Nature gives chances, not to miss it but to take advantage. Calgary is home to over a million people, and many of them love to enjoy vast amount of parks, rivers, forests, and natural resources which are not seen anywhere else in the world.

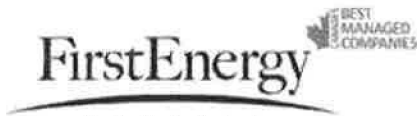
Many people take nature for granted and do not realize that they cannot just reap from it. The Earth needs to be nourished in return, so it can catch up with the people's requirements as well as enjoyment. Everyone should assist in preserving nature because someday it may start to vanish.

So please understand that the expense of nature between Canada Olympic Park and Sarcee Trail South is not the right move due to the tens of thousands of people who enjoy this urban area. So please make the right decision and reject this project and help preserve nature in Calgary.

Nature has always been important to everyone and everything in the world. It provides nourishment and beauty for life. Simple changes can be made to better Mother Earth, so start taking responsibility to make a difference or else it may descend into nothing.

Thank you,

Connor



FirstEnergy Capital Corp. | Connor M. Ross | Student Analyst, Corporate Finance | Direct +1.403.262.0634 | Main +1 403.262.0600

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Albrecht, Linda

From: Jana Rust [jrust@wkc.org]
Sent: Thursday, July 09, 2015 10:09 AM
To: Albrecht, Linda
Cc: Sutherland, Ward; Pootmans, Richard; Couroux, David; Cameron Wallace
Subject: Trinity Hills Development - letter of support
Attachments: Trinity Hills - support letter.pdf

To Whom It May Concern:

Please see a letter of support for the Trinity Hills Development Proposal attached to this email on behalf of Bobby Thirsk, Lead Pastor of Westside King's Church.

I would be happy to answer any questions you may have.

Sincerely,

Jana Rust

Executive Assistant
Westside King's Church
403.777.0800 x5235
/ jrust@wkc.org



RECEIVED
2015 JUL -9 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

SaveTheSlopes.org



July 8, 2015

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

RECEIVED
2015 JUL -9 AM 9:23
THE CITY OF CALGARY
CITY CLERK'S

Dear City Councillors and The Mayor,

In the matter of: File No. LOC2014-0080

Save The Slopes, a local citizens group, represents a large following of Calgarians in pursuing the preservation of the East Paskapoo Slopes between Bowfort Road NW and Sarcee Trail South. Organized in the fall of 2014, Save The Slopes has had two main goals: (1) raise awareness of the proposed development for the East Paskapoo Slopes, and (2) garner public support for the preservation of the East Paskapoo Slopes.

We at Save The Slopes believe that the East Paskapoo Slopes is of far greater value to The City of Calgary and its citizens if left in its natural state. We believe in the importance of biodiversity in the urban setting and in the intrinsic benefits that nature offers to urban dwellers. We believe that this unique space in Calgary, steeped in historical richness and archeological treasures, deserves to be honoured in a truly magnificent way. We believe in creating a legacy for future generations of Calgarians who will reflect back on this era and commend the decisions that were ultimately made.

The importance of the natural environment in the urban setting is a consistent theme in documents authored by The City of Calgary. This theme runs from the City's overarching corporate documents, like *Imagine Calgary*, the *Calgary Metropolitan Plan* and the *Municipal Development Plan*, all the way through to Parks specific documents, like the *Biodiversity Report 2014* and *Our BiodiverCity, Calgary's 10-Year Biodiversity Strategic Plan*. The resounding message in all of these documents is clear: the natural environment is important to the City and its residents, and it deserves to be preserved and protected in the urban fabric.

That the East Paskapoo Slopes is an area worthy of preservation and protection under the City's policy and planning documents is underscored by a multitude of natural or naturally occurring features that characterize the Slopes. These features can be categorized as follows:

1. Wildlife – As part of a wildlife corridor, the East Paskapoo Slopes is home to deer, coyotes, porcupines, various bird species and moose.
2. Plants – A native fescue grassland ecosystem, becoming increasingly rare in North America, occupies the lower Slopes alongside rare vascular plants.
3. Natural habitats – The escarpment is characterized by unique stands of aspen and balsam poplar, dense dogwood and riverine tall shrub communities.
4. Archeology – Archeological exploration over the years has uncovered a significant number of First Nations' artifacts and sites.
5. History – First Nations practiced a complex and unique method of hunting bison specific to the topography of the East Paskapoo Slopes. A large glacial erratic was also deposited on the Slopes 15,000 some years ago.
6. Topography – The East Paskapoo Slopes is characterized by an abundance of ravines, gullies, coulees, drainage channels and benchlands. It is also recognizable by, and known for, its prominent escarpment.
7. Hydrology – Most (if not all) of Calgary is part of the Bow River watershed. The East Paskapoo Slopes is even more so. It is infused with natural streams and springs and, until a few years ago, a massive aquifer.

These natural features make the East Paskapoo Slopes a very unique geographical area in Calgary let alone Canada. The area becomes even more special when the following socio-economic factors are considered:

1. Numerous other major development projects are slated along the Highway 1 corridor west of COP.
2. The East Paskapoo Slopes borders the TransCanada Highway, the main entranceway into the city from the Rockies. As such, this iconic piece of land deserves much more than what is offered in the current proposal.
3. The continual fragmentation of the Paskapoo Slopes over the last 25 years has resulted in this parcel being the last significant, intact piece of the Paskapoo Slopes.
4. As Calgary's population grows, so does the need for quality green space.
5. Thousands of people avail themselves of the recreational opportunities in the East Paskapoo Slopes. This area literally is K-Country in the city.
6. Calgary's natural green space is often cited as a reason for why people stay, visit and move here.
7. There is a growing body of evidence on the health benefits of being in nature – physical, mental and spiritual.
8. The proposed development would put significant environmental stress on the upper Slopes, its natural inhabitants and its operation as a watershed.
9. The practice of Smart Growth principles and like paradigms is garnering attention and adherence at all levels of government all over the world. From our preliminary review, the proposed development does not adequately meet modern community standards (Attachment 1).
10. It has been stated that this development would generate annual tax revenues of \$10 to \$15 million. That is laudable from a fiscal responsibility perspective, but how does one put a price tag on the loss and impairment of a valuable, natural environment that once gone is gone forever?

11. As part of the proposal, the applicant is funding a traffic circle interchange at the bottom of Sarcee Trail South. The only purpose of this interchange is to facilitate the approval of the proposed development. There is no need for the interchange in the absence of the development.
12. The only pedestrian access to this proposed community would be Bowfort Road. The only pedestrian access right now to the area (minus the current construction) is Bowfort Road. The proposal provides no additional pedestrian access and remains a car-centric development.

Having made a case for the preservation and protection of the East Paskapoo Slopes, we are fully cognizant of the fact that the East Paskapoo Slopes is private land. Private land ownership, of course, does not mean unrestrained discretion. It means submitting a development application to the proper authorities as the owner of the East Paskapoo Slopes has done.

In the normal course of business, The City of Calgary Administration has processed the current development application for the East Paskapoo Slopes. Administration has also taken the additional step of public engagement. It has done so as a matter of prudence – and rightly so. The iconic East Paskapoo Slopes has been the source of contentious development applications over the last 30 years.

We question though how effective that public engagement has really been. In talking to Calgarians over the last eight months, we have repeatedly heard the words, “It’s a done deal.” Feedback of this nature conflicts with the policies set out in the *Municipal Development Plan*, like section 2.3.7.c which states, “Provide for effective community consultation and participation in projects of significance to The City and local communities.”

We can debate the efficacy of the public engagement process. We can get mired in high level dialogue, like rationalizing environmental reserve dedication or the merits of trading land on the upper slopes for land on the lower slopes. We can get caught in low level banter. None of those discussions affect the bottom line – people don’t want development on the Slopes.

Throughout the Save The Slopes campaign, we have asked Calgarians to voice their opinion. They have – in the petition, through Card-A-Councillor postcards, online, in letters written to Councillors. What we have heard over and over again is that people do not want development on the East Paskapoo Slopes.

Members of Calgary City Council – we now respectfully ask you, collectively as the main governing and legislative body for The City of Calgary, individually as the representatives of the citizens of The City of Calgary, to hear the people who have spoken. City Council has the power to act on behalf of Calgarians. City Council has the opportunity, now, to be the Council that recognizes what makes Calgary special and to create a true legacy out of the East Paskapoo Slopes for its citizens and for future generations.

City Councillors and Mr. Mayor – we respectfully request that you deny this application for the following reasons:

1. The significance of the East Paskapoo Slopes on so many levels including, but not limited to, history, archeology, wildlife, vegetation, topography and recreation.
2. A public engagement process that did not adequately meet the requirements as set out in the *Municipal Development Plan*.

TRINITY PASKAPOO PROPOSED DEVELOPMENT for EAST PASKAPOO SLOPES

Evaluation with respect to Smart Growth Principles: by Save The Slopes

according to Calgary Municipal Development Plan September 2009

The Sustainability Principles for Land Use and Mobility from City of Calgary's MDP	Comparable BC Smart Growth Principles (smart growth.bc.ca)	Save The Slopes Critique of Proposed Trinity Hills
1. Create a range of housing opportunities & choices. 2.2.4 Complete communities are vibrant, green and safe places, where people of varying ages, incomes, interests & lifestyles feel comfortable and can choose between a variety of building types and locations in which to live, and where daily needs can be met. - supports diversity to ensure a range of community retail and services, elementary schools, recreation facilities and community associations are more viable and accessible.	- Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.	- Trinity Hills (TH) appears to include only high end housing: condos, town homes; - Adult oriented housing: no schools, playing fields etc even though the community is beside COP and Paskapoo Slopes; heavily used by children and teens. - People working retail jobs in TH will not likely be able to afford TH housing; residents affording TH housing will mostly likely work professional jobs elsewhere.
2. Create walkable environment	- (see transportation choices below.)	- No pedestrian bridge to Bowness over 16 th Ave NW near Sarcee Tr S. Therefore, walkable WITHIN the immediate community, but not easily walkable to neighbouring communities of Bowness, Montgomery, Patterson or Cougar Ridge.
3. Foster distinctive, attractive communities with a strong sense of place	- Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse and inclusive.	- Community is isolated from surrounding communities due to physical barriers of COP, 16th AveNW, Sarcee Tr South and upper Paskapoo Slopes. - "Island" communities do not foster strong sense of 'place' in a city. - Number of residents alone appears to not be large enough to sustain the retail and commercial sq footage. - Amount of specific TH community events will be limited due to unavailable facilities. Therefore, residents will have to leave TH to attend events and certain facilities (http://www.highdensityliveability.org.au/community_sense_of_community.php).
4. Provide a variety of transportation options	- Provide a variety of transportation choices. Neighbourhoods are attractive and have safe infrastructure for walking, cycling, and transit, in addition to driving.	- Heavily car dependent especially for accessing schools and areas outside TH community. - No pedestrian overpass over 16th AveNW near Sarcee Tr S. - Accessed by one bus to NW; no bus access up to Cougar Ridge. - Not near any LRT station.
5. Preserve open space, agricultural land, natural beauty and critical environmental areas	- Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural landscape features and has higher aesthetic, environmental, and financial value.	- Existing East Paskapoo Slopes not preserved in its entirety. - TH community of 5,000+ residents will add significant environmental pressure to the remaining sensitive upper slopes. - Natural Beauty of city's western gateway will be diminished and the remaining iconic view of the Slopes largely obscured.
6. Mixed land uses	- Mixed land uses: each neighbourhood has a mixture of homes, retail, business and recreational opportunities.	- TH appears to have only higher end housing choices. - Recreational opportunities are limited to paid recreation at COP and use of Paskapoo Slopes. No soccer fields or playgrounds are provided. - TH is not a child friendly community.
7. Strategically direct and manage redevelopment opportunities within existing areas.	- Encourage growth in existing communities. Investments in infrastructure are used efficiently, and developments do not take up new land.	- Only a small portion of the TH development, at the west end, is on, or close to, existing developed areas (COP development).
8. Support compact development (2.6.2.... minimize the conversion of open land to urbanized uses & maximizes retained natural habitat. Reduce the disruption and fragmentation of natural habitats ...retain greater amounts of us disturbed land in order to promote biodiversity...)	- Build well-designed compact neighbourhoods. Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.	- Natural habitat already fragmented and disturbed due to Patterson Heights developments, and residences in SW corner. - does not maximize natural habitat. - does not minimize conversion to urbanized uses. - endangers critical biodiversity. - does not support compact development. -Development should be limited to the 8-10 acres west of Bowford Rd NW.

The Sustainability Principles for Land Use and Mobility from City of Calgary's MDP	Comparable BC Smart Growth Principles (smart growth.bc.ca)	Save The Slopes Critique of Proposed Trinity Hills
9. Connect people, goods and services locally, regionally and globally.	- (see above)	<ul style="list-style-type: none"> - Isolated 'island' community cut off from easy access to surrounding communities. - People working the retail jobs in TH will not likely be able to afford a residence there, so will have to commute in. - People who can afford to live in TH will likely have high paying jobs elsewhere in the city and will drive out of TH.
10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens.	- (see above)	<ul style="list-style-type: none"> - Bus, bike or walking access to Cougar Ridge and Bowness is limited, unsafe and inefficient.
11. Utilize green infrastructure and buildings (2.6.1: i) support the ecosystem FIRST - conserving the natural green elements is the priority.)	<ul style="list-style-type: none"> - Utilize smarter, and cheaper infrastructure and green buildings. Green buildings and other systems can save both money and the environment in the long run. 	<ul style="list-style-type: none"> - Does NOT support the ecosystem first. Sensitive ecosystem of Paskapoo Slopes will be heavily impacted. - Development requires cut and fill of natural terrain. - Construction of Sarcee Tr S traffic circle needed due to 2,000+ residences. - Surrounding NW and SW communities will have increased traffic issues during construction of traffic circle. - Traffic through Cougar Ridge via COP road will significantly increase to access schools, retail, and SW areas, threatening possible closure of the COP road. - Increase in traffic collisions, noise, light and air pollution to surrounding communities.
see 5 above	<ul style="list-style-type: none"> - Protect and enhance agricultural lands. A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment and habitat, and is maintained as an urban containment boundary. 	Not applicable.
2.3.7 : a) Recognize that community planning processes are critical implementation tools for refining & realizing the vision of MDP. b) Work with the broad public and local community groups in planning for the future of local neighbourhoods. c) Provide for community effective consultation & participation in projects of significance to The City and local communities. d) Local planning studies will ensure the necessary resources & timeframes to undertake community planning projects in a manner that is responsible, thorough, transparent & includes participatory community planning and consultation.	<ul style="list-style-type: none"> - Nurture engaged citizens. Places belong to those who live, work and play there. Engaged citizens participate in community life and decision-making. 	<ul style="list-style-type: none"> - Limited, ineffective citizen engagement by the City of Calgary and surrounding community associations over the past 5 years, and particularly over the past 2 years, with respect to planning a project on such a regionally historical, and significant natural area as East Paskapoo Slopes (EPS). - "Broad public" not engaged in initial planning of goals and outcome for EPS. - Engagement not transparent. - Calgary city goals and planning, and worldwide city planning guidelines have changed drastically since 2005 when the EPS ASP was developed, realizing a much greater benefit of preserving natural areas. Hence the 2005 ASP for the EPS is out of date and needs to be reviewed.
Nothing similar included in the Calgary MDP.	<ul style="list-style-type: none"> - Position on GREENFIELD development: A "greenfield" development may be consistent with smart growth if the location of the development is contiguous to an existing developed community, and it's development extends, augments, enhances and completes the community. 	<ul style="list-style-type: none"> - TH is a greenfield development that is NOT contiguous to any existing developed community: Bowness, Cougar Ridge or Patterson. - TH does not augment, enhance or complete any of these three surrounding communities. - TH is therefore NOT consistent with smart growth principles. - TH would be consistent with smart growth principles if it was located on land contiguous with an existing community.

The world's largest and most effective online campaigning community for change

City of Calgary, Mayor Nenshi: Please Keep Paskapoo Slopes Wild!



8,546

8,546 signers. Let's reach 10,000

Why this is important

The Paskapoo Slopes area is an instantly recognizable and unique area of Calgary. It offers so much more to our City than any development could hope to offer. Developments come and go but once a natural area is gone, it is gone forever. As our city continues to grow, so does the need for natural environments. Natural areas contribute to the health and well being of both young and old and to a city's character. We owe it to not only current

Created by
Ken B.
Canada

SIGN THE PETITION

“ STOP all development

Enter your email address:

Email

Why this is important to me

Avaaz will protect your privacy as posted about this and similar campaigns

☒ Share this campaign on your Facebook

This petition has been created by 1 of the Avaaz community.

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12 minutes ago		Kan
one hour ago		Jeff
one hour ago		Bob

6:06 AM
7/9/2015

1

**To the CITY OF CALGARY COUNCIL: Please STOP
DEVELOPMENT on, and KEEP PASKAPOO SLOPES Wild,
2015**

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THE CITY OF CALGARY
CITY CLERK'S

Petition summary and background	Please stop all future development on the Paskapoo slopes, from the COP entrance to Sarcee Trail South. As per the City of Calgary's Biodiversity Action Plan (BAP) and Open Space Land Use Policies document, this area, rich in environmental significance, recreation use, and archaeological sites, requires protection as an Environmental Open Space in order to ensure that this rich, biodiverse area is conserved for the present and future generations of Calgarians.
Action petitioned for	We, the undersigned, are concerned citizens who urge our City of Calgary Councillors to act now to explore all possible means of acquiring this key environmental parcel of land to be preserved as a Regional Park. We also urge City Council to reject the proposed Trinity Hills development plan, if it comes to Council for a decision, as having an inappropriate density, intensity and development footprint for the context of the area.

A PETITION CONTAINING 509 NAMES

WITH RESPECT TO REPORT

POLICY AMENDMENT, ROAD CLOSURE & LAND USE AMENDMENT,
RESIDUAL SUB-AREA 6, CANADA OLYMPIC PARK, (WARD 1 AND
WARD 6), SOUTH OF TRANS-CANADA HIGHWAY BETWEEN COP AND
SARCEE TRAIL SW, BYLAWS 25P2015, 9C2015, 120D2015, 121D2015,
122D2015 123D2015, 124D2015 AND 125D2015, CPC2015-124

IS AVAILABLE FOR VIEWING AT CORPORATE RECORDS

Albrecht, Linda

From: darcy@calgaryheatingcooling.com
Sent: Wednesday, July 08, 2015 4:27 PM
To: Albrecht, Linda
Cc: 'Cameron Wallace'
Subject: FW: Trinity Hills land use proposal

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2015 JUL -9 AM 7:55

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email cityclerk@calgary.ca
July 8, 2015

Attention: Mayor Nenshi and Members of City Council
Dear Sirs and Madams
Re: The Trinity Hills Development Proposal-LOC-2014-0080

My name is Darcy Schumann and I own a business named Calgary Heating & Cooling Ltd located at A7, 624 Beaver Dam Road NE in Calgary.

I have reviewed the information on Trinity Hills development proposal and the plans for its mixed commercial, residential and parkland uses. The plan calls for the vast majority of the land to be preserved as a natural refuge. This fact makes the project very appealing to me as it combines the mixed development within a park like preserve. Keeping this area as natural as possible while enabling responsible development is important to me. This development meets those objectives.

I would like to state my support for this project based on the above facts.

Thanks you for considering my opinion on this development and I hope that council approves this project.

Your truly,
Darcy Schumann
President
Calgary Heating & Cooling Ltd.

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Albrecht, Linda

From: NANCY S [nancys1@shaw.ca]
Sent: Wednesday, July 08, 2015 11:26 AM
To: Albrecht, Linda
Cc: Nancy Shamanna
Subject: PASKAPOO SLOPES

To the Office of the City Clerk,

I am writing to express my opinion about the development by Trinity Corp. about Paskapoo Slopes.

After attending an open house last week at the Calgary French School, I learned that the upper one third of the area would be gifted to the City of Calgary as parkland. In my opinion, this is good, since not only is there 'environmental reserve' land there, but also some 'fingers' of land that could be developed but will now not be developed as housing, with the attendant necessary access roads. Citizens would be able to walk on the land without trespass.

At the base of the hill, a development of 2200 housing units potentially, sounds like a lot! If the development could be less than that, it would help the wildlife above in the 'wildlife corridor' proposed.

Thanks for listening to my concerns. Yours sincerely, Nancy Shamanna

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2015 JUL -9 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: C. Nicole Sillito [cnsillito@firstenergy.com]
Sent: Thursday, July 09, 2015 8:31 AM
To: Albrecht, Linda
Subject: File Number LOC2014-0080

I am opposed to the Trinity Corp. development of the East Paskapoo Slopes on the basis of having an inappropriate density, intensity and development footprint for the context of the area.

I urge you to reject the Trinity proposal, if it comes to Council for a decision, and to explore all possible means of acquiring this key environmental parcel of land to be preserved as a regional park.

Sincerely,
Nicole Sillito



FirstEnergy Capital Corp. | C. Nicole Sillito | Senior Corporate Finance Assistant | Direct +1.403.444.4889 | Main +1.403.262.0600

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T O M S I N D L I N G E R



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2015 JUL -6 PM 1:34

THE CITY OF CALGARY
CITY CLERKS

July 6, 2015

Office of the City Clerk
The City of Calgary

Re: Trinity Development – East Paskapoo Slopes: Public Hearing of Council

Dear Council

Attached for your consideration at the July 20th Public Hearing on the East Paskapoo Slopes is my submission titled:

PASKAPOO CONSERVATION AND RECREATION CORRIDOR

This submission makes two points:

1. Paskapoo Slopes should not be developed because it is a precious non-replaceable asset, and it is not supported by a cumulative environmental impact assessment; and
2. There is a better, alternate use to development that meets the needs of the public and the landowner.

I believe there is a viable way the private land owner can realize the value of the land while at the same time enabling the public to conserve the landscape. We look forward to exploring this unique opportunity for Calgary.

Yours truly

Tom Sindlinger
Economist, Former MLA



Paskapoo Conservation And Recreation Corridor

"A Banff-like legacy"

**A NATURAL, INNER-CITY REFUGE
FROM OVERWHELMING URBANIZATION**

BOUNDED ON THE WEST BY CANADA OLYMPIC PARK
AND ON THE EAST BY WEST VILLAGE + FLAMES CITY

TOM SINDLINGER
ECONOMIST, FORMER MLA

TOM@SINDLINGER.CA
WWW.SINDLINGER.CA

Paskapoo Conservation and Recreation Corridor

*... a natural, inner-city refuge
from overwhelming urbanization ...*

Development of Paskapoo Slopes is as inappropriate as it would be for a similar development in the wilds of BANFF NATIONAL PARK OR KANANASKIS COUNTRY!

Banff and Kananaskis are natural areas that exist for our pleasure because Canadians recognize their responsibility to protect them. Now, we have the same responsibility to protect the natural area that is Paskapoo Slopes.

This submission to Calgary City Council suggests a concept that would enable civic Leaders to meet their “Banff-like” responsibility to protect Paskapoo Slopes, while enabling private owners to realize the value of their property!

Please give Calgarians the time to seek written expressions of interest in exploring the potential of a Paskapoo Conservation and Recreation Corridor.



Would Council Please Consider

A. DISMISSING OR POSTPONING TRINITY'S REZONING AND ASP AMENDMENTS FOR PASKAPOO SLOPES ...

- | | |
|--|---|
| 1. <i>Urban refuges are disappearing</i> | Paskapoo is one of the last natural areas in the city's Bow River Valley. It is not an appropriate site for development. (page 4) |
| 2. <i>Paskapoo already zoned with City's interests in mind</i> | The land was bought with the knowledge of current zoning. From the City's point of view, there is no need to rezone. (page 6) |
| 3. <i>Long-term capacity of the Bow River needs to be identified</i> | An assessment of the accumulated environmental impact of the Trinity proposal and future projects (including a possible arena) on the Bow River should be completed. (page 7) |
| 4. <i>A more meaningful public consultation process is needed</i> | Development proposals should include a written record of the project assessment made by affected communities. (page 8) |
| 5. <i>What's "in it" for the Citizens of Calgary?</i> | A cost/benefit analysis should be completed to clearly show that it is in the City's best interest to rezone. (page 11) |

B. ... IN ORDER TO EXPLORE THE BENEFITS OF A PASKAPOO CONSERVATION AND RECREATION CORRIDOR

- | | |
|------------------------------|--|
| 6. <i>A Long-Term Vision</i> | Trade public land recently purchased by the City at the GSL site, for private land on Paskapoo Slopes. (page 12) |
| | Rezone the former GSL site for the Trinity project and a Flames professional and amateur city. |
| | Designate the area between COP and West Village as PASKAPOO CONSERVATION AND RECREATION CORRIDOR (as the Edmonton River Valley). |

A. DISMISSING OR POSTPONING TRINITY'S REZONING AND ASP AMENDMENTS FOR PASKAPOO SLOPES

1 URBAN REFUGES ARE DISAPPEARING

Development of Paskapoo Slopes is as inappropriate as if the development were proposed for the wilds of **BANFF NATIONAL PARK** or **KANANASKIS COUNTRY**!

Banff and Kananaskis exist because they are esthetically appealing and ecologically sensitive areas, and those before us recognized their responsibility to protect them for us. For the same reasons, we have an obligation to protect Paskapoo Slopes.

Paskapoo is our civic Leaders "Banff-like" responsibility!



Plan B: Stagnant or decreasing population levels in Calgary

The era of unbridled population growth in Calgary is over! That growth was fueled by construction in the oilsands, construction which is now being shut down. By its nature, it cannot be restarted with the flip of a switch. The lead time is too great.

It unlikely that there will be favourable changes in world market conditions; or that international environmental pressure to stop “tar sands oil” and new pipeline construction will ease¹.

City Planners must face the possibility of stagnant population growth, if not decreases. This means consolidating what exists, not expanding. Therefore, the risk is too high of a public fiscal and financial investment in the Trinity project and the application should be dismissed.

However, investment in a PASKAPOO CONSERVATION AND RECREATION CORRIDOR (including a Flames City) makes sense as a social investment when it is viewed as a public works project creating jobs during a period of rising unemployment.

¹ Alberta's limitation to economic growth has always been that it is land locked. World markets that cannot be reached and which now have new abundant, lower cost energy supplies, no longer depend on Alberta oil, regardless of the world price of a barrel.

2 SLOPES ALREADY ZONED WITH CITY'S GOALS IN MIND

In support of rezoning applications, it is often said that the property is private and therefore the owner of the property has the right to do what they want. This should be respected, but within the limits of the zoning regulations already in place, not for those which are being applied. The City has no obligation, moral or legal, to change zoning simply because a property owner applies for rezoning. There must be a strong argument made that rezoning is in the public interest, and not just in the property owner's interest.

This is the case with Paskapoo Slopes. The private land on the Slopes has long been zoned in the public's interest. To change the zoning, it must be demonstrated that such a change will be an improvement for the general public.

The applicant has maintained that the public interest will be served by building more residences and offices. This may have been the case several years ago when there was a residential boom caused by the construction of many oilsands plants. However, demographics are changing with a stagnant or decreasing population. The need for new space should be reassessed in light of these new demographics.

Furthermore, the applicant has maintained that the development will be of such high architectural quality that it will be an illustrious "gateway" to the western driving approach to Calgary. Notwithstanding the peril of claiming absolutes in regard to such a subjective matter, it is highly unlikely more than a small minority would claim a cluster of buildings offers a more desirable vista than the existing natural area.

This is easily measured. There are 8,232 petitioners (among many others) saying Save the Slopes; but only one applicant saying construct more buildings!



3 LONG-TERM CAPACITY OF THE BOW RIVER NEEDS TO BE IDENTIFIED

At the Calgary Planning Commission hearing that considered the Haskayne Park development, which is just upstream of Paskapoo Slopes, a Commissioner asked if the water from the Park would be drained into the Bow River. The answer was yes, without much elaboration or follow-up.

This question was a reminder of what happened with the development of the oilsands plants near Fort McMurray. Each plant had an environmental assessment, and was passed. However, the sum, or accumulated environmental impact, of all the plants was not considered, and this total impact has now reached a disputed level.

This is a caution that it would be prudent to consider the cumulative environmental impact of developments on the Bow River. For example, maps show prospective developments just to the west of Canada Olympic Park; there is the future West Village, which may include a new professional sports facility; and, the developments in the Bow Valley in downstream Calgary.

It would not be unreasonable for those living in Siksika, Brooks, and Medicine Hat downstream to ask what Calgary is sending their way. We must give them a responsible, and credible, response. Consideration of rezoning applications must include a cumulative environmental impact study. The Trinity development does not.



**CUMULATIVE
ENVIRONMENTAL IMPACT
ON THE BOW RIVER
MUST BE CONSIDERED**

4 A MORE MEANINGFUL PUBLIC CONSULTATION PROCESS IS NEEDED

Where are our Tsuut'ina neighbors?

The importance of public consultation was underlined at the Calgary Planning Commission hearing on the rezoning of Paskapoo Slopes when a Commissioner lauded the applicants for consulting with First Nations. Indeed, the applicant's information shows consultation with the Kainai, Peigan, and the Siksika, all of which are remote from Paskapoo.

It begs the question of why the Tsuut'ina, only minutes from Paskapoo, and the Stoney just west at Morley, were not consulted² and weakens the credibility of the entire consultative process.

Community Organizations

Council recognizes the importance of community input in decisions about major development, and that is why the *Joint Advisory Committee* was formed. However, establishing such a body is one thing, giving its role meaning is another.

For example, consider the following comments by PASKAPOO SLOPES PRESERVATION SOCIETY, members of the *Joint Advisory Committee*:

*"We have also not received responses to numerous requests for information concerning the proposed changes to the ASP"*³

The City, in establishing such consultative processes, should also define the protocols for submitting, discussing, and reporting (among other things). As it is, there is no evidence in support of anything the committee has deliberated or recommended. For example, no minutes are kept of committee meetings, nor even of who attended or of the views expressed.

This, of course, is not the fault of the applicant. The applicant has participated in the meetings, and has held numerous, open and advertised public information sessions that were conveniently sited in areas around the development area. Laudatory as this is however, the failure is that the communication is one way; that is, from the applicant out, with no meaningful apparent means of reciprocation. The perception exists consultation is not meaningful, while at the same time the applicant maintains that consultation has occurred as required.

To demonstrate consultation has occurred, or that public expressions of positions on development are heard, it would be helpful if developers were required to obtain certificates from affected communities. Certificates could be simple expressions of community feelings, like that illustrated (for discussion purposes only), on page 10.

² "We were not consulted", Tonya Crowchild, Consultation Director, Tsuut'ina Nation, in a meeting with Tom Sindlinger June 25, 2015 at the Nation Administration Building.

³ Letter May 22, 2015 from *Paskapoo Slopes Preservation Society* to *City of Calgary Land Use Planning and Policy*.

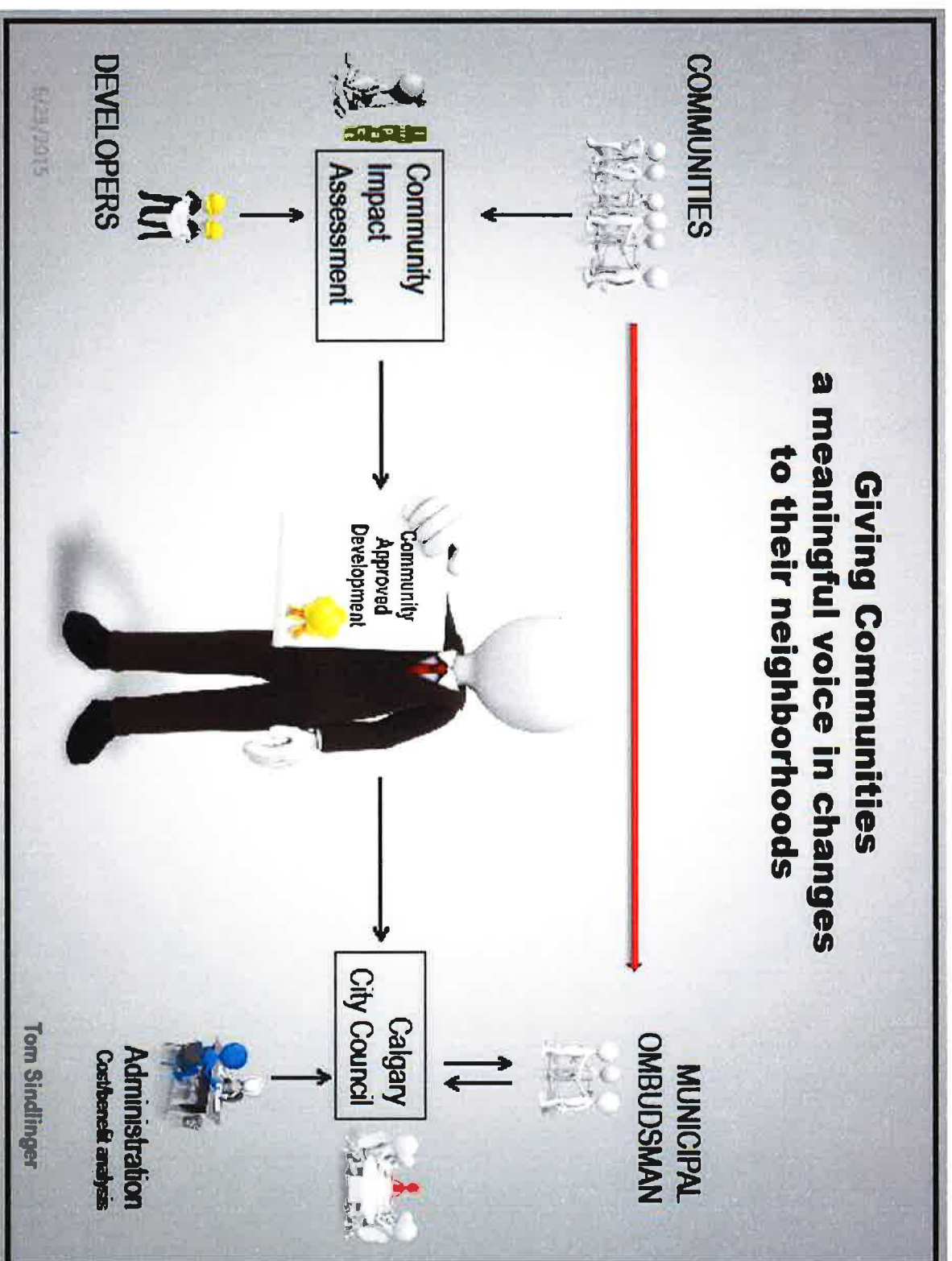
Protection of ecosystem trumps architectural merit of a development

In considering the Trinity application, several times members of the Calgary Planning Commission noted the development was a “good project”. The Commission, however, did not raise the question of whether or not there was a public desire to develop Paskapoo slopes in the first place! That is, it was said that if it were built, it would be a “good build”, but they never addressed the question of ***if it should be built***.

It is our position that it should not be built. Development of Paskapoo Slopes would be as inappropriate as development in the wilds of BANFF NATIONAL PARK or KANANASKIS COUNTRY. These natural areas exist for our pleasure today because Canadians recognize their responsibility to protect them. We have the same responsibility to protect the natural area that is Paskapoo Slopes.



**GOOD PROJECT MAYBE
BUT WRONG PLACE!**



5 WHAT'S "IN IT" FOR THE CITIZENS OF CALGARY

A cost/benefit analysis is a good starting point for any investment. This was done by the Trinity project investors. It should be done for tax payers as well, but there is no evidence it has been done.

Due diligence has been done by City administration to ensure that proposed development plans of Paskapoo Slopes complies with generally accepted development practices and regulations; and we assume that due diligence has been done by provincial wildlife officials; and, that due diligence has been done by the federal departments responsible for waterways.

But there are no public documents combining these "due diligences" to which neither the public nor the Council can refer to make a responsible decision about the Paskapoo Rezoning application.

The onus to inform the public is on the applicant.

There is a social cost⁴ to the public of development of this magnitude. They include expenditures for water, sewage, and electricity services. They include costs for police and fire service; for roads and public transit. These costs can be estimated, but have they, and what are they? Are they covered by the annual amount of revenue the City can expect from the development?



The public needs to know this equation between costs and benefits in order to make a responsible assessment of the development. More importantly, the public has a right to know!

⁴ "Developers paying less for cost of city growth than council thought: Mayor Naheed Nenshi says numbers revealed Monday are shocking", CBC News June 22, 2015.

B ... IN ORDER TO EXPLORE THE BENEFITS OF A PASKAPOO CONSERVATION AND RECREATION CORRIDOR

6 A LONG-TERM VISION

PASKAPOO CONSERVATION AND RECREATION CORRIDOR

There are two competing but equally valid goals in regard to Paskapoo Slopes. They are the:

1. Private landowner's right to realize the commercial value of the land; and
2. Public's desire to conserve an ecologically and culturally sensitive area.

The two goals appear mutually exclusive. On the other hand, the private investment in the land is liquid and can be moved elsewhere. The public investment is not—the land's natural landscape is gone forever once buildings are constructed on it.



**CONSERVING LAND
WHILE REALIZING
ITS MARKET VALUE**

However, there is a viable way to accommodate both — enabling the landowner to realize the commercial value of the land while enabling the public to conserve it. There is a policy tool “used for preserving ecologically sensitive areas while permitting the development potential” ... of the area. It is the *Transfer of Development Credits*⁵, for which the authority is the ALBERTA LANDS STEWARDSHIP ACT (2009).

⁵ Transfer of Development Credits:

“Transfer of development credits (TDCs) is an enabling tool that helps address urban growth pressures on the land by offering an incentive to redirect development away from specific landscapes to protect open spaces.

“It can be used by municipalities to move development away from areas they want to conserve for agricultural or environmental purposes. This allows development to happen at the same time as conservation, and allows the owners of developed and undeveloped land to share in the financial benefits of development. Relocating urban or industrial development could help protect prime agricultural land or wildlife habitat, while still allowing growth.

“A TDC program can be used to designate an area of land as a conservation area with one or more of the following purposes:

- the protection, conservation and enhancement of the environment;
- the protection, conservation and enhancement of natural scenic or aesthetic values;
- the protection, conservation and enhancement of agricultural land or land for agricultural purposes;
- providing for all or any of the following uses of the land that are consistent with the following purposes: recreational use, open space use, environmental education use, or use for research and scientific studies of natural ecosystems; and
- designation as a Provincial Historic Resource or a Municipal Historic Resource under the *Historical Resources Act*.”

For Paskapoo Slopes, this would facilitate a land exchange: the private land at Paskapoo would transfer to the City for use as a park in exchange for land to the current Paskapoo land owner of land of at least equal value elsewhere, say, the proposed West Village. This would be of interest to the Paskapoo investor, especially if the West Village were to include, or be contiguous to, a possible *Calgary Flames City*.

A *Calgary Flames City* at West Village and *Canada Olympic Park* to the west of Paskapoo Slopes would make the connecting corridor in between a world-class conservation and recreation corridor.

Therefore, it is asked that the Trinity application be dismissed or postponed in order to obtain written expressions of interest from stake holders in exploring the possibility of a land exchange to save Paskapoo Slopes.



Photo by Suzie Thompson⁶

TOM SINDLINGER is an international Economic Analyst with a focus on marketing of natural resources and transportation; and governance.

He has successfully completed 18 international projects in 12 countries for both private and public entities, such as the:

- Canadian International Development Agency
- National Democratic Institute in Washington
- Petroleum Institute of Thailand in Bangkok
- Canadian Superior Oil in Thailand
- Jimmy Carter Center in Atlanta
- Canadian Executive Service Organization in Siberia

He served in the Alberta Legislative Assembly where he was a select committee member of the Heritage Savings Trust Fund.

The Alberta and the Lethbridge Sports Halls of Fame inducted him in recognition of his Alberta and Canadian basketball championships.

Please email at Tom@Sindlinger.ca
Sindlinger.ca

⁶ An apology. The photos of Paskapoo Slopes were poached from the web. I tried to determine the source for them, but was unsuccessful.

Albrecht, Linda

From: Nadine Shenher [nadineshenher@gmail.com]
Sent: Wednesday, July 08, 2015 5:13 PM
To: Albrecht, Linda
Subject: The Trinity Hills Developement

RECEIVED

2015 JUL -9 AM 7:56

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
June 30, 2015

Attention: Mayor Nenshi and Members of City Council
Dear Sir
Re: The Trinity Hills Development Proposal-LOC-2014-0080

I am a Calgarian and I own property at 45 Skyview Springs Common NE in the Community of Skyview Ranch.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Yours Truly,

Nadine Shenher

RECEIVED
15 JUL -8 AM 9:28
CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
July 7, 2015

Attention: Mayor Nenshi and Members of City Council
Dear Sir
Re: The Trinity Hills Development Proposal-LOC-2014-0080

I own a business named Chesapeake Uncommon Design in the City of Calgary located at #27, 5080 - 12a ST SE. I have been active in the design and construction industry in Calgary and area for over 30 years. I am very familiar with the Paskapoo area since I grew up nearby.

I look forward to the proposed Trinity Hills development. I like the sustainable design approach to integrate multiple uses consisting of retail, office and residential. This will result in a very desirable neighbourhood in which to live and thrive.

I wish to record my support of this project based on thoughtful design of mixed development next to a natural area that is to be preserved.

I appreciate City Council considering my voice.

Yours truly,



Ken Staves

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca



27, 5080 - 12a Street S.E.
Calgary, AB T2G 5K9

* T 403 271 8333 ext. 22
* F 403 233 8222
* E kens@chesapeakeud.ca

www.chesapeakeud.ca

RECEIVED

Sophie Stocking, BA AT
7935 33 Ave. N.W.
Calgary, Alberta
T3B 1L5
(403) 651-1745

2015 JUL -9 AM 8:37

THE CITY OF CALGARY
CITY CLERK'S

July 6, 2015

**Office of the City Clerk
City of Calgary**

700 McLeod Trail S.E.

PO Box 2100 Station M

Calgary, AB T2P 2M5

Via email: cityclerk@calgary.ca

RE: File No. LOC2014-0080 Paskapoo Slopes Area Rezoning Proposal

Dear Sir or Madam:

I am writing in regards to the proposed zoning changes to the land east of Canada Olympic Park, or the Trinity Development Proposal.

My opposition to this Trinity Development is multi faceted, passionate, and as follows:

- 1) This development will destroy undisturbed prairie grasslands that are every bit as beautiful and worthy of protection as the higher wooded slopes. **Nose Hill is proof of how beloved and valuable a wild prairie park can be in an urban setting.** Several ancient tee pee rings, and every sort of prairie wild flower make this land increasingly rare and worthy of preservation. Instead you want to "cut and fill" these lovely rolling hills and plant generic box stores on top of them? While I am in favor of "densification" versus urban sprawl, the denser a city becomes the more pressing is the need for wild areas for residents to retreat to.
- 2) **This land is our BOWNESS heritage!** Generations of Bownesian kids have hiked, biked, built forts, and picked Saskatoon berries here. Families still picnic and hike here on a daily basis, it provides a wild escape right in the heart of the City. If Bowness is now termed "inner city", then this is a gem indeed, **a wild inner city park!** Many Bownesians including myself marched in the Bowness Stampede Parade on July 4th, to "Save the Slopes". The response from the crowd was overwhelmingly anti Trinity. Time and time again people on the sidewalk cheered and thanked us; over and over the sentiment was repeated that we didn't need another mall, and that this community mourned the loss of a beloved wild place. Ward Sutherland, who is pro Trinity, seems to totally disregard the heartfelt opinion of the majority of his Bowness constituents. He would do well to realize that creating the legacy of a wild urban park would take him much further politically, (might even get him elected in Bowness next time), than would his clear siding with developers against the wishes of residents.

- 3) This development in no way creates an environmentally sustainable “walkable” community. **This would be a drive-to shopping destination only.** As there are no schools here, and this pocket of land is cut off from surrounding communities, no families will move in. The high-end condos will only be affordable for professionals, certainly not for the retail staff that will work in the area. There is no connection to the C Train for this development; there is no pedestrian walkway across 16th Avenue. Thus we will get an increase in traffic as residents and staff commute to their work in both directions. This development only detracts from the surrounding communities: It destroys a wild recreational sanctuary, it obstructs the view of the escarpment, and it creates a real nightmare of traffic. This section of the city is all ready well supplied with malls in every direction (Market Mall, Crowfoot Mall, and West Hills to name a few). Why create another, when malls are already struggling to survive due to the increasing preference for online shopping?
- 4) **Mountain bikers use this area extensively three seasons of the year.** What a unique feature and tourist attraction for Calgary to boast of! Paskapoo Slopes provides the perfect environment for beginner mountain bikers to practice their skills. The rolling hills with their less technical pathways are extensively used by families and less aggressive bikers, and can’t be replaced by Trinity’s promise to provide more pathways in the steeper wooded hillsides.
- 5) These rolling hills prevent flooding by absorbing and spreading the runoff from the numerous springs in the higher slopes. **Surely Calgary has had enough of flooding and needs to be forward thinking?** Why destroy this natural sponge by paving it over, and later when the inevitable flooding occurs, have to build expensive storm retention ponds?

In conclusion, I urge City Council to seize this opportunity. Create a legacy! Designate Paskapoo Slopes a wild urban park for generations of future Calgarians to treasure.

Sincerely,



Sophie Stocking BA, AT

Smith, Theresa L.

From: Cliff Swadling [cliff.swadling@gmail.com]
Sent: Wednesday, July 01, 2015 11:47 AM
To: Albrecht, Linda
Subject: LOC2014-0080 Save the Slopes

Attention City of Calgary Council Members,

I am writing to oppose the planned development LOC2014-0080 on what is known locally as East Paskapoo Slopes. As a Calgary resident I have long taken for granted that the slopes would remain undeveloped as communities grew around them including Valley Ridge and Crestmont that were built West of the slopes prior to any proposal to build on East Paskapoo. There are many suitable areas to build around the Calgary perimeter that will not violate the natural area many of us have grown to see as part of the community. It is difficult to understand how the population and the city will benefit from constructing and developing more of the same (houses, buildings, streets and sidewalks) on what is a unique and natural area.

There is no dispute that the developer is following due process and making every attempt to be a good neighbor through infrastructure development projects and consultation that will very well benefit local residents. What we are failing to see, as a community of Calgarians, is that the slopes, once gone will never come back and that they, in present form, well benefit local residents along with providing an inspirational landscape to would be visitors. Our city has many unique landscapes that have been preserved to give us an iconic identity. East Paskapoo slopes is exactly that and I encourage you now to harden your resolve and take action in this defining moment to preserve what Calgary is for us and for those to come.

Regards,
Cliff Swadling
Resident - City of Calgary
8632 48th Ave NW
July 1st, 2015 - Canada Day

RECEIVED

2015 JUL -2 AM 7:43

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

July 7th, 2015

2015 JUL -9 AM 9:39

Dear Mayor Nenshi,

I am whole heartedly opposed to the development of the Paskapoo slopes. It is a heritage site for Calgarians and I wish this to continue for my children and theirs too.

THE CITY OF CALGARY
CITY CLERK'S

Calgary is a progressive City and I have been happily surprised by the sense of community, caring and future planning to help make Calgary a better City for all of us to live in. A very large part of this are the green spaces for Calgarians to come together and to use for recreation and to admire for their natural beauty. Paskapoo is one of these areas.

I have always thought that the area could be supported and preserved as a historic part of our culture for the environment, wildlife, as well as the culture that it holds. It has been used for over 3000 years in its natural state and it should continue as so.

I have just spent the evening going door to door around my crescent and I had 95% of neighbours pouring their support to stop all development. So many had personal stories of family time spent there, awe at seeing the deer in the area, amazement learning the history and archeological significance of the area and wanting to learn more, as well as telling me how important it is for that green space to stay as is, untouched for all current Calgarians and the generations to come.

One neighbour made me stop to think of our tourists as well. When you enter the City on 16th coming past the ski hill, that green space showcases Calgary for the beauty she is and holds. That green space reflects the values of Calgarians and makes the City more attractive to all. Do we really want towers and another development area to be there instead?

Also as a resident of Coach Hill and a user of Sarcee I am significantly concerned about the amount of new traffic and impact on our roads.

I strongly urge the City to see past the developers and the short term income this development can provide and instead remember the 100 year plan that the City had the vision to be part of. We do not need to leave another commercial and retail area. What we need is a place where Calgarians can come together in community to enjoy nature and to learn about the culture and history of the land. It deserves the same level of respect as Nose Hill Park, as well as the foresight for Calgary's citizens and global visitors.

I implore you to reconsider.

I include a quote from the Paskapoo Conservation Society as a reminder to the significance of this area and the importance of it to all of us.

"Paskapoo are part of a magnificent escarpment crisscrossed with several ravines. It covers approximately 2.5 miles along the south side of the TransCanada Highway. This area is an incredibly beautiful landmark as the City is entered from the west. Much of the area is covered with Aspen glades and Balsam Poplar woodlands, and is a breathtaking sight when viewed from the villages of Bowness and Montgomery.

Slopes has been studied by Calgary Parks and Recreation since 1991, and is considered to be environmentally significant. The features are all natural to the area and include ravines, gullies, streams, springs, glades of Aspen and Balsam Poplar, Dogwood and Riverene Tall Shrub. The slopes are part of the natural wildlife corridor. It is home to Deer, small mammals, Coyote, and a very large variety of migratory, and breeding, birds.

Resources Inventory and Assessment - East Paskapoo Slopes: Permit #98-038 makes reference to 49 individual sites, of archeological importance, found between Patterson Heights and Canada Olympic Park. Of note is the age of some of these 49 sites, and their significance. Of regional and provincial significance is the bison kill/processing camp pattern represented by 39 geographically discrete sites. In East Paskapoo slopes this pattern of similar complexities in moving bison herds to specific jump-offs has been documented at the Head-Smashed-In-Buffalo Jump (a Unesco World Heritage site; <http://www.head-smashed-in.com>) Boneyard Coulee and Old Women's Buffalo Jump along the Porcupine Hills."

<http://paskapoo.com/significance.htm>

I ask that the Paskapoo slopes remain a natural urban sanctuary for all to use. It is time for the citizens to be able to decide how the land is to be used around them, not the developers.

Sincerely,

Susannah Tawse
731 Coach Bluff Cr SW



Smith, Theresa L.

From: Barry Taylor [barryataylor45@yahoo.ca]
Sent: Sunday, July 05, 2015 1:15 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes Reference: File # LOC2014-0080

July 5, 2015

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

Reference: File # LOC2014-0080

For City of Calgary Council

The forested and grassland recreation areas of the Eastern Paskapoo Slopes are unique within the city and host a long and important history.

The land offers a convenient and accessible refuge from city life. The land fires the imagination of children and provides a valuable place to play. It is a recreation area used by all age groups for relaxation and escape from urban stress. Within the short elevation differential there is a rich assortment of plant species.

Paskapoo Slopes has been earmarked for recreational development for decades and is still on the list of Enmax Parks Projects for proposed recreational development sites worthy of protection. Enmax Park Projects is an excellent and valuable program.

Many hiking organizations use Paskapoo Slopes for recreational purposes. It is a popular site for cycling clubs, runners, hikers and individuals. The suggestion that the upper portion of Paskapoo Slopes will be preserved for recreation is a moot point. If proposed high density, commercial and residential development proceeds at the bottom of the slopes, saturated overuse will attract a different crowd and result in the upper forested area being compromised and potentially dangerous.

Residential development further east has been built on top of underground springs. Now those homes may be at risk and the city taxpayers have incurred a perpetually ongoing expense for continuing maintenance. Engineers thoroughly examine underground characteristics for safety. In spite of that, water is seeping out of the hill along and above Sarcee Trail. Perhaps recent maintenance has masked the problem. It is likely water will continue to seep from beneath ground and we will again experience a Grade 2 Waterfall Ice Climb beneath the homes built above on unstable ground. The homeowners have a right to be concerned. Further new residential development has been pushed west. I am concerned there is a good chance this oversight will be repeated.

The same situation exists on the Eastern Slopes. The ground is riddled with underground springs. The odds of containing and managing that water flow may be more unpredictable than the best efforts of engineers can predict with any reasonable percentage of certainty.

So, it becomes very important to avoid making mistakes. Other peoples lives may depend on our representatives exercising perfect due diligence. I understand there may be many pressures from many competing, self indulgent sources.

Please develop the Eastern Slopes, Paskapoo Slopes, as a magnificent and important recreational resource as originally intended. There is a huge opportunity to place interpretive information in place for current and new generations to discover the rich geological, ancestral and Calgary homesteading history.

RECEIVED
2015 JUL -6 AM 7:32
THE CITY OF CALGARY
CITY CLERKS

Calgary has done some impressive work in the areas of cultural and recreational development. I believe Paskapoo Slopes deserves to be preserved. There will be an economic impact. The Trinity Hills Corporation proposal has true merit and advantage for the city of Calgary. The average citizen can understand why placing it on Paskapoo Slopes is risky and unsatisfactory.

If we succumb to the monetary pressures created by land developers there would not be a Nose Hill Park and likely a good portion of Fish Creek Park would be missing as well.

Please find a way for the Trinity proposal to proceed on a different and appropriate site and figure out a way to develop Paskapoo Slopes as a recreational oasis for the citizens of Calgary who would really like to keep this valuable natural resource as an important and influential resource for future generations of Calgary citizens.

Thank you for taking your valuable time to read my letter.

Yours truly,

Barry A. Taylor

7915 – 43 Avenue NW

Apt 504

Calgary, AB T3B 4R6

Have a great day!

Barry

Blog: <http://hikingwithbarry.com>

Twitter: @hikingwithbarry

Facebook: www.facebook.com/hikingwithbarry



RECEIVED

2015 JUL -9 AM 9:47

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5

July 8, 2015

Attention: Mayor Nenshi and Members of City Council
Re: The Trinity Hills Development Proposal-LOC-2014-0080

Please be advised that the Tuscany Community Association has no objection to the Land Use Reclassification, as approved by Calgary Planning Commission (CPC) on June 4, 2015.

The Tuscany Community Association has been informed about this project since April 9, 2014. The board of directors met in person with the consultant for Trinity Hills, and we were invited to attend Public Open Houses on June 24, 2014 and March 25, 2015.

This development is not immediately adjacent to the community of Tuscany, but is nearby. Cameron Wallace has maintained regular communication with our association and has requested feedback on a number of occasions.

Yours truly,

Kelli Taylor, President
Tuscany Community Association

Cc: Ward 1 Councillor Ward Sutherland, ward.sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, david.couroux@calgary.ca;
Public Engagement Consultant to the Trinity Development Group, Cameron Wallace

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27030
Tuscany RPO
Calgary, AB T3L 2Y1
www.tuscanyca.ca

Albrecht, Linda

From: Ben Teppler [benteppler@hotmail.com]
Sent: Wednesday, July 08, 2015 4:16 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes

Good Afternoon,

I just wanted to contact the city regarding the slopes and the proposed development. I'm proud to say that I'm a born and raised Calgarian and although I don't get involved in many city issues I felt this was one that needed any consideration possible.

Any city that gets over developed and takes away almost all green spaces loses its character and uniqueness. In Calgary we don't have oceans or mountains directly in it's city structures to add to the personality of the city. These green open spaces are what make our city, what makes Calgary and keeps unique. Areas like fish creek park, Nose Hill keep Calgary looking like a greener and more environmentally friendly city. This particular area is the entrance to Calgary and I strongly believe your first opinions of Calgary should reflect our commitment to the environment.

This area is right beside Canada Olympic Park which is an area that holds history and great show of our Canadian and more importantly Calgarian hospitality. We need to keep Calgary historic areas preserved so that our future generations like my children can enjoy some of the same things I did as a child in this great city.

Please Keep our city unique, please say no to the Paskapoo slopes.

Thank you,

Ben Teppler

RECEIVED
2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2015 JUL -9 AM 9:29

THE CITY OF CALGARY
CITY CLERK'S



king's church

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address: cityclerk@calgary.ca
July 9, 2015

Attention: Mayor Nenshi and Members of City Council

Dear Sir,

Re: The Trinity Hills Development Proposal-LOC-2014-0080

GRACE.
JOURNEY.
RELEVANCE.

I am a Calgarian and I represent a community of nearly 1,000 people that meets in Signallhill area.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Your truly,

Bobby Thirsk
Lead Pastor

3939—69th Street SW
Calgary, Alberta CANADA
T3H 3Y1

P 403 777 0800
F 403 686 7905
E info@wkc.org
W www.wkc.org

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity
Development Group Inc., cameronw@thecatalystgroup.ca

Albrecht, Linda

From: Lauren Tonc [laurentonc@shaw.ca]
Sent: Wednesday, July 08, 2015 9:10 PM
To: Albrecht, Linda
Subject: Letter to Counsel - RE: Paskapoo Slopes proposed Development
Attachments: Paskapoo Slopes City Counselor letter.docx

Thank you for allowing me to submit this letter for review by City Counsel in relation to the proposed development of Paskapoo Slopes.

Sincerely,
Lauren Tonc
504, 7171 Coach Hill Rd SW
Calgary, AB T3H 3R7
laurentonc@shaw.ca

RECEIVED
2015 JUL -9 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

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

**Re: Proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, ON
(File #LOC2014-0080)**

Dear Counselors,

Thank you for allowing me to contribute my opinion on the proposed development of Paskapoo Slopes.

For over 15 years I have been a resident of Coach Hill. In that time there has been a tremendous amount of new housing development and hundreds of new families now call these areas home. For all of us, Paskapoo Slopes is the only open green space on the West Hill. Human's crave a connection to nature and in a fast-paced city, to have a space to escape, unwind, feel the breeze in our face, hear the birds sing and watch a deer graze is immeasurable. It is imperative to our mental, emotional and physical health and a key factor toward a strong, productive community.

Recently, I attended an open house session to view information on the proposed development by Trinity. The information presented compelled me to increase my protest to this development as it left me so dismayed. The maps presented were vague, with many areas labelled "TBA", conveniently leaving this to their own interpretation down the road. The representative could not answer questions with certainty either – again, vagueness. I must defend this beautiful prairie wilderness from being destroyed by yet another greedy developer.

How can this massive development by a Toronto developer benefit our community?

What essential value will this bring to Calgarians as a whole, now or in the future?

We already have ample shopping within 10 minute drives in any direction (of which most of these malls are not currently at tenant capacity, I might add). The community does not require more fast food restaurants and box stores; what we need is to keep our community space to enjoy with our families- encouraging active, healthy people and increasing personal wellness. With well over 8,500 signatures on the petition, I beg you to hear our collective voice on this need.

Once this area starts being developed it is lost to us forever. I believe Paskapoo Slopes should be saved in perpetuity – not just for its importance as a natural recreational space, but as a wildlife corridor for the river valley and its indigenous historical significance as well.

I am a very proud, born and bred Calgarian. I'm here for the long haul – is Trinity Development? I want our next generation to be proud of what we chose to save instead of what we allowed to be destroyed. Please Counselors, I plead you to vote with your hearts and think about what your children and grandchildren would want – a tree to climb and dirt to dig in.

Please, let's stop this continuous issue of development and designate Paskapoo Slopes a City of Calgary Park. Be proud of what you chose to save. Let this be your legacy.

Thank you,
Lauren Tonc
504, 7171 Coach Hill Rd SW
laurentonc@shaw.ca

Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca
June 30, 2015

RECEIVED
2015 JUL -9 AM 8:25
THE CITY OF CALGARY
CITY CLERKS

Attention: Mayor Nenshi and Members of City Council
Dear Sir
Re: The Trinity Hills Development Proposal-LOC-2014-0080

I have been a resident of Calgary since 1976. Calgary and residents like myself, have had the benefit of some excellent and forward-thinking developments over that timeframe.

I have had the opportunity to review information on the Trinity Hills Development and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Your truly,



Patrick Toth

cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Albrecht, Linda

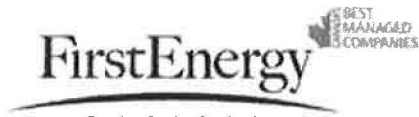
From: Nathan M. Trainor [nmtrainor@firstenergy.com]
Sent: Thursday, July 09, 2015 9:16 AM
To: Albrecht, Linda
Subject: LOC2014-0080

Hi,

I do not support the development of the Trinity - East Paskapoo Slopes and request that the City of Calgary do the same. There are many other opportunities for commercial development/re-development throughout the 16th Ave/Bowness/Memorial Drive corridor which should be considered, rather than re-zoning to the request of developers who bought the property under its current zoning. I am proud to be a Calgarian and live in a city which values its green/public spaces. I would like the City to continue this tradition.

Thanks for your consideration,

NMT



FirstEnergy Capital Corp. | Nathan M. Trainor, P.Eng., MBA | Associate, Corporate Finance | Direct +1.403.262.0611 | Main +1.403.262.0600

You may unsubscribe from receiving emails from FirstEnergy at any time by [clicking here](#).

RECEIVED
2015 JUL -9 AM 9:16
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Susan Tsang [sutsang50@gmail.com]
Sent: Thursday, July 09, 2015 9:25 AM
To: Albrecht, Linda
Subject: LOC2014-0080 Proposed Paskapoo Slopes Development

Re: LOC 2014-0080

I am writing to voice my concern over the proposed Trinity Hills development at Paskapoo Slopes and to have my opinion included in the documents for council's consideration.

I should start by saying I am not anti-development, but I firmly believe that this development is going in the wrong area.

As a resident of Cougar Ridge I, along with my family, enjoy this area all year round. We bike, hike, explore and nature watch. We are never alone in our pursuits. Even in the dead of winter, our fellow Calgarians are out enjoying this precious space as well.

I do not believe we need a "Whistler inspired" village complete with high-rises, grocery store and movie theatre located at the entrance to our wonderful city. Once Stoney Trail west-leg is complete, the western gateway to our city will be nothing but a concrete jungle. What does that say about the values of the people who live here??

I believe this beautiful area should be left wild for all of Calgary to enjoy. I believe it is in the power of council to stop this ridiculous development in this special environ. It has been done before! Remember Nose Hill??

Please vote NO to the Trinity Hills proposal. My boys and their children and their children's children will thank you. It's your legacy to them!

Sincerely,
Susan Tsang

59 Cougartown Close SW
403-697-3269

RECEIVED
2015 JUL -9 AM 9:44
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Ashley Turgeon [ashleyturgeon@icloud.com]
Sent: Thursday, July 09, 2015 8:43 AM
To: Albrecht, Linda
Subject: LOC2014-0080

Hello,

With respect to matter LOC2014-0080 I oppose the development at Paskapoo slopes proposed by developers. Paskapoo is ecologically amazing and should be preserved for Calgarians to enjoy rather than turned into a commercial space. Personally I use this space for trail running and mountain biking and I feel incredibly fortunate to have a space like that contained in our city. I have seen all sorts of wild life in Paskapoo- ducks, coyotes and moose. I believe this space could be best utilized as a nature & recreational (hiking, biking) park. There is ample space in the city for developments like has been proposed and I believe redevelopment and revitalization of existing commercial areas within the city is an important consideration too. This development should not come at the loss of one of the best features of our city. Thank you for your consideration.

Kind regards,
Ashley Turgeon

RECEIVED
2015 JUL -9 AM 8:43
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

July 8, 2015

TO: Mayor Naheed Nenshi

2015 JUL -9 AM 8:14

FROM: Nature Calgary

THE CITY OF CALGARY
CITY CLERK'S

RE: TRINITY HILLS DEVELOPMENT ON LOWER EAST PASKAPOO SLOPES

Nature Calgary (formerly the Calgary Field Naturalists' Society) is one of the oldest and largest natural history organizations in Calgary with members that span the City. Our mission statement is "to encourage the appreciation, observation, study, conservation and protection of all components of the natural world". Thus, we are strongly opposed to the development proposed for the lower east Paskapoo Slopes, an area of important natural significance. Instead, these Slopes should be protected as an intact unit rather than be fragmented by development. Why?

1. The Paskapoo Slopes are an excellent example of the Foothills Parkland. The highly complex topography that characterizes them forms the basis for a wide diversity of native habitats including extensive aspen woodlands on the upper slopes, mature balsam poplar in the numerous spring-fed ravines, tall and low shrub communities, and grasslands on the lower slopes. These habitats are closely integrated and provide the foundation for a high biodiversity comprised of native plant, bird, mammal and other species. Maintaining the ecological integrity of all habitat components on the Slopes is critical to ensuring this biodiversity is sustainable.
2. The Trinity Hills development proposes almost complete elimination of the grassland component located on the rolling hills at the base of the Slopes. This will cause irreversible alterations to the landscape, disrupt the integrity of the ecological and hydrological systems that currently exist there, and reduce significantly the biodiversity on the Slopes. The visual appeal of the Slopes will be lost forever.
3. Six native grassland communities have been identified on the proposed development site (Conceptual Upland Restoration Report, Ecotone Environmental Ltd. May 2015) and of these, two (little bluestem-sandgrass and sand grass-needle and thread grass) are designated as rare according to the Alberta Conservation Information Management System (ACIMS). Rare plant communities should be conserved, not disturbed.
4. The Trinity Development Plan proposes that the loss of the native grasslands will be mitigated by translocation of topsoil and associated plant material from donor sites to recipient sites adjacent to and within the development area (Conceptual Upland Restoration Report, Ecotone Environmental Ltd. May 2015). There is a perception that by simply moving soil and native plants, the protection of rare plants and other native species is guaranteed. However, this is not the case. Seldom are these procedures successful, and there is a high probability that they will fail on this site. Unfortunately, there is no accountability if these mitigation efforts, which are commonly promoted, fail. The native grassland communities on this site have evolved over millenia on soils specific for their growth; therefore, it is doubtful that they can be restored on highly

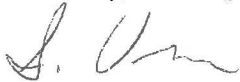
disturbed sites within the development area. It is recommended that the native grassland communities be left intact on sites and soils intended for their growth and survival.

5. City Council approved a 10 year biodiversity strategic plan, Our BiodiverCity, in March, 2015. Recommendation 2. in the Strategic Plan is to ``to conserve wildlife, plants and natural heritage in Calgary`` by ``identifying and conserving lands and water to retain essential local ecosystem function, structure, quality and resiliency``. The Paskapoo Slopes fulfil this mandate perfectly and should be protected accordingly. As the Plan states `` a healthy environment, rich in biodiversity is essential to our personal wellbeing and the health of our city``.

For these reasons, Nature Calgary, would be very grateful if you voted NO to the Trinity Hills Development on the Lower East Paskapoo Slopes on July 20.

Thank-you for your consideration with regard to this matter.

Sincerely,



S. Visser
Nature Calgary

**INDIVIDUALLY ADDRESSED DUPLICATE COPIES OF THIS LETTER
WERE FORWARDED TO ALL MEMBERS OF COUNCIL**

RECEIVED

2015 JUL -8 AM 9:42

THE CITY OF CALGARY
CITY CLERK'S

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

July 07, 2015

Attn: Calgary City Council

RE: LOC2014-0080 (Paskapoo Slopes/Trinity)

Dear Council,

As a proud member of the Bowness community and a born-and-raised northwestern Calgarian, I both implore and insist that you do not permit the development of the Paskapoo Slopes in any way.

This green belt is a beautiful spot of serenity in a city known for urban sprawl, and is a fond fixture of not only my own childhood but of multiple generations. The Paskapoo Slopes Preservation society has recognized the value of the area for over twenty years now, and this environmental reserve supports a wide diversity of wildlife and flora. Indeed, both the City of Calgary Urban Park Master Plans and Park Development and Operations have historically identified this key area as environmentally significant.

I call upon you as servants and stewards of our city to recognize the value in leaving this unique natural landmark untouched. Would you consider the development of Edworthy Park, Bowmont Park, or Nose Hill Park to satisfy the business interests of a developer? What of future generations? Would you rip apart a natural landmark that has defined the western end of the city, for not just decades, but for centuries? Would you contradict the City's own long-standing recognition of the value of the area amidst a sea of concrete and suburbs?

Councillors, please - listen to the voice of the people and our communities. There are multitudes of areas to develop around the city, but Paskapoo Slopes is not one of them – not after having been protected and untouched for so many years.

On behalf of my community, do not permit the defacement of this natural landmark. Do not betray the trust of your constituents. Do not allow for a short-sighted cash grab that will disservice the people who live here long after developers have left.

Do the right thing – for us, for the future, and for Calgary as a whole.

Best Regards,

Hilary Webber, BFA
302 – 4619, 73 Street NW

Albrecht, Linda

From: Marion Westoll [marionwestoll@yahoo.ca]
Sent: Wednesday, July 08, 2015 12:31 PM
To: Albrecht, Linda
Subject: LOC20140080 I WANT TO READ THIS OUT LOUD
Attachments: LOC2014.docx

hi please find attached my letter to city council to be read on 20 July.

kindly, Marion

RECEIVED
2015 JUL -9 AM 7:52
THE CITY OF CALGARY
CITY CLERK'S

8 July 2015

Councillors and Business People:

Who sold this land to a private developer without taxpayers knowing about it? Specifically I am speaking of those of us who use this parkland? When was it sold? Who agreed to it? Why was it not advertised at the time of negotiations so that, those of us who cared about the land and paid for the land had any say in the matter?. It sounds like a dictatorship to me!!

British Columbia has proven that natural bear watching has generated more revenues than bear hunting and commercial development. This is a CBC article on the web dated 8 Jan 14. It reads as follows:

The study conducted by the Centre for Responsible Tourism, a research institute at Stanford University in Washington, D.C., and funded by the conservation organization Tides Canada, concluded that bear-related ecotourism is exponentially more profitable than trophy hunting. "We found that the bear viewing is generating 12 times more in visitor spending than is bear hunting, and over 11 times more in direct revenue for the B.C. province," said lead researcher Martha Honey.

Lastly, I hope the same pain, death, destruction that you impose on the wild animals in Paskapoo comes back to you in spades. Karma has a way of paying you back – so enjoy the fruits of your labours. All of you disgust me as human beings and Mr. Southerland you are a poor excuse for a political leader. Shame on all of you.!

I will close by quoting Mahatma Ghandi:

"To my mind, the life of a lamb is no less precious than that of a human being. The more helpless the creature, the more that it is entitled to protection by man from the cruelty of man."

Marion Westoll

British Columbia has proven that watching bears in their natural state is bringing in large revenues .
Larger than bear hunting and larger than building ANY buildings. Why can't this city once and for all see
the value in natural areas. ????? what the fuck.

How was this land sold to a private developer without taxpayers knowing about and who authorized it?

I hope the same damage and hurt and murder you cause to animals is the exact same pain that is
inflicted on yourselves, your families , your children and grandchildren for years to come.
Karma has a way of catching up to you. For shame on all of you!! You disgust me .

CBC website posted 8 Jan 14.

The study conducted by the Centre for Responsible Tourism, a research
institute at Stanford University in Washington, D.C., and funded by the
conservation organization Tides Canada, concluded that bear-related
ecotourism is exponentially more profitable than trophy hunting.

"We found that the bear viewing is generating 12 times more in visitor spending than is bear hunting, and over 11 times more in direct revenue for the B.C. province," said lead researcher Martha Honey.

Albrecht, Linda

From: Michele White [michele999@gmail.com]
Sent: Thursday, July 09, 2015 9:48 AM
To: Albrecht, Linda
Subject: LOC2014-0080 East Paskapoo Slopes

Dear City of Calgary,

The East Paskapoo Slopes are a cherished recreational area. Please do not allow this much needed green space to be destroyed with another stripmall, multi-storey tower condos and expensive homes.

Personally I'd like to see a parking lot or two similar to what was added to Nose Hill; respectable washrooms, then leave the park as it is for people to enjoy. In my opinion, I'd rather see the city incentivize buisnesses and property owners along the 16th ave corridor to enhance development or redevelop the [aging] commercial from COP over to Memorial, rather than creating a new strip mall.

Michele

RECEIVED
2015 JUL -9 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2015 JUN 19 AM 7:34

THE CITY OF CALGARY
CITY CLERK'S

54 Tuscany Meadows Hts NW
Calgary
Alberta
T3L 2L8

June 18, 2015

Calgary City Council

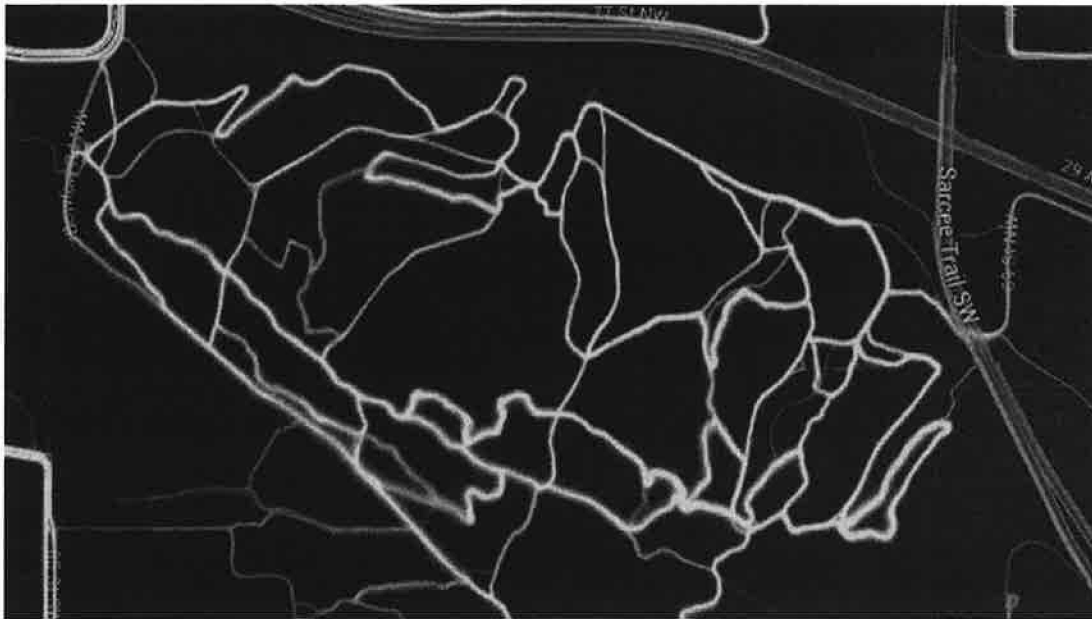
Paskapoo Slopes Development

Dear Councillors

I am writing to express my views about the proposed development of the Paskapoo Slopes site in North West Calgary. I have involved myself with the process through Open House and Focus Group attendance and throughout the last 12 months and have been a user of the area for orienteering, mountain biking walking and trail running. I have comments to make about the future of the land in general and some specific points about the proposed development. I hope that you will take the time to consider them.

Use as a park

The land has been used as a park for many years by several generations of Calgarians. The Northwest of the City is not particularly well served for parks with Bowmont and Twelve Mile Coulee being 'linear' in nature and having a fairly restricted trail network for users. In both cases this is a result of their topography. The attraction of Paskapoo Slopes as park is that the trail network of unpaved 'singletrack' is well developed and provides users with the ability to use circular trails, which reduce the potential for user conflict. This network is dependent on the trails in the northern part of the land since the topography is such that trails cannot be run through the centre of the area since the slopes that they would have to cross are too steep. The figure below shows the trails currently most used (source Strava Heat Map).



The proposal does include the gift of the southern part of the site to the City, but I am concerned that this will simply leave one 'out and back' trail which will be of limited appeal to users and will have significant potential for user conflicts. The Trinity proposal states that over 17 km of trails will be available, but they have not been able to provide me with any details of where these trails will be or what the network will be like. From comments made by Trinity representatives at the last Open House, it appears that much of this network will be paved 'Regional Pathways' through a development which are not attractive to mountain bikers and walkers who currently use the area. These pathways will be subject to speed restrictions and will be designated on-leash. Such pathways also exist throughout the surrounding communities.

I am also concerned that trails on the South end of the site will be difficult and expensive to maintain due to soil erosion.

I am particularly concerned that the loss of trails will make the area unsuitable for mountain biking. This is a growing sport in Calgary and if this area is lost, riders will probably have to use Nose Hill Park. If the proposal does go ahead I would urge Council to instruct the Parks Department to come up with a plan to accommodate the increased number of users within that Park. I would suggest that this should include more official trails, larger car parks and washrooms that are available in the winter.

I am aware that when the previous 'Nordic Village' development proposal was made many skiers supported it as a way to get more ski trails in Calgary. All of these people that I have spoken to are against the currently proposed development since this does not include Nordic skiing trails.

I have concerns about the ecology of the area and the aboriginal sites, but I believe that others will be able to detail the potential impact of the proposed development better than me.

I would urge the City to explore ways that this area can be maintained as a park for the use of all current and future Calgarians, particularly considering all the other developments that are being done in the near future in the surrounding areas. I have no objections to any of these developments.

I am not opposed to the development of the parcels of land either side of 85th Street.

Proposed Development

I have outlined my concerns about the loss of parkland above, but I am also concerned about what the final development will actually look like. From conversations that I had with the staff from the developer at the open houses, I was not convinced that the unique aspects of the development such as the Theatreland district which seem most likely to create the jobs promised would actually go ahead. They appeared to indicate that if they were unable to find a tenant they would simply build something else rather than develop and operate it themselves. If the development is approved I would urge restrictions be put in place to ensure that what is proposed actually gets built, such as requiring the developer to construct the theatre and restaurants (which are of interest to the surrounding neighbourhoods) first. It also appears that the figure provided by Trinity for the annual revenue to be generated for the City by the development has not been evaluated as part of the application process. If these numbers are considered relevant when evaluating whether or not the development should be proceed, I would suggest that they should be subject to some form of audit.

The density of the development appears to be too low to me. If we are to use valuable land in the development, I would like it to be used as efficiently as possible, with significantly higher buildings and no on surface parking.

I very much appreciate the time that you have taken to consider my views.

Kind regards

Jonathan Winn

RECEIVED

2015 JUL -9 AM 7:59

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk,
City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5
Email: cityclerk@calgary.ca

July 8, 2015

Attention: Mayor Nenshi and Members of City Council

Dear Sirs,

Re: The Trinity Hills Development Proposal-LOC-2014-0080

Canada Olympic Development Association (WinSport) owns and operates Canada Olympic Park ("COP"), located adjacent (west) to the lands that are the subject of the Trinity Hills Development Proposal. COP was, of course, a host site of the 1988 Winter Olympic Games. Since the 1988 games, COP has hosted numerous world class sporting events, such as world cups in bobsleigh, skeleton, luge and freestyle skiing and various national & international championships. WinSport is the home to the majority of Canada's winter national sport federations (including Hockey Canada and Alpine Canada) and the home base for many of Canada's national winter athletes. In addition, COP provides sport facilities, programs, and events to thousands of Calgary and area youth and families every year and has done so since 1988.

WinSport is very familiar with the Trinity Hills project and the concept of multiple uses for retail, office and residential, which will make this a real gathering place and very complementary and beneficial to our operations at COP. It is our opinion that the proposed mixed land uses are ideally suited for this location.

We would like to state WinSport's support of the Trinity Hills project based on our understanding of a good mixed use development, and are very excited and supportive of this development becoming our neighbour.

We appreciate City Council considering our position.

Yours truly,


Barry M. Heck

cc. Ward 1 Councillor Ward Sutherland, ward.sutherland@calgary.ca ;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca ;
City Planner, David Couroux, david.couroux@calgary.ca ;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca

Smith, Theresa L.

From: Ian Wishart [iwishart@icloud.com]
Sent: Thursday, July 02, 2015 12:12 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes Rethink

Thank you for the opportunity to submit a letter regarding Paskapoo slopes.

Several years ago after being engaged in the process/discussion around preservation of COP and Paskapoo slopes it was our understanding that these slopes had significant protection with provision for some minor developments.

It comes as a complete surprise what is now being considered for development. We feel that we have been mislead. Now we know that a mall with associated parking, housing and with a major overpass is planned for this area. This is not in keeping with preservation of critical wildlife habitat and recreation area for Calgary.

The Paskapoo slopes are symbolic of Calgary's desire to promote habitat protection, support urban wildlife and is in keeping with the bike promotion and healthy lifestyle that we enjoy. It is a green jewel that marks the entrance to Calgary from the National Parks from the west. To sully this with more malls and houses is inappropriate.

A significant deer and coyote population is harboured in this area and it is used by thousands of hikers and bikers .

Please rethink this development and assess the environmental impact before you destroy it.

Sincerely,

Ian Wishart and Cathy Chrusch
27 strasbourg bay sw
Calgary AB
403 217 6253

RECEIVED

2015 JUL -2 PM12:15

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Stacie Wolfer [smwolfer@outlook.com]
Sent: Thursday, July 09, 2015 7:42 AM
To: Albrecht, Linda
Subject: LOC2014-0800 Trinity Hills Proposed Development
Attachments: LOC2014-0800 TRINITY HILLS.pdf

Importance: High

Good Morning

Please see attached for inclusion in the information package for City Council in consideration of the subject proposal.

If you have any issues opening the document, please let me know.

Thank you.

Stacie M Wolfer
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403-701-6887

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Stacie M Wolfer
Resident – Ward 6
67 Coach Manor Terrace SW
Calgary, Alberta T3H 1C9
smwolfer@outlook.com

July 9, 2015

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

REF: LOC2014-0800 – Trinity Hills Proposed Development of the East Slopes

Dear City Councillors

Thank you for the opportunity to comment on the referenced proposal of the East Slopes at Paskapoo.

I have had many conversations about Trinity's development, attended open houses hosted by the Toronto-based developer, visited websites, read newspaper articles and flyers. There has been a tremendous amount of information generated on the subject – all of it valuable and enlightening. I must say however, that there is no place one can visit where true clarity can be found on the issue, except the Slopes themselves. When I walk the trails and I see the city around me, I know I am in a unique and significant place and cannot support Trinity's proposal on the East Slopes.

I am a native Calgarian – born and bred. Growing up in the NW of this city, I have watched the seasons announce their comings and goings across the face of the Slopes for over 44 years. My Grandmother told me stories when she moved to Calgary, of buffalo that still could be found, roaming wild around the area. I bring visitors to the city to the area and share it's rare and beautiful qualities with them. I have had the opportunity to travel the world and I would be hard-pressed to find a comparable spot, anywhere. When I am away and I get asked about where I'm from, I talk about the mountains and the slopes – these landscapes have absolutely had an impact on the person I have become. Do you feel the same way about where you grew up or maybe where you live now, perhaps where you vacation? Take a moment and remember. I have no doubt that you will easily be able to find a time, a place, a memory, where the landscape "touched" you.

Before you believe that I am too sentimental, let me assure you that I absolutely appreciate Calgary's growth and the need for resources and services for our growing population. I have worked for over 20 years in the Oil & Gas industry and have been proud to support Calgary's growth and abundant energy for attracting

people and talent, making this truly, a world-class city. In my roles with many of our Engineering companies, I have recruited talent from all over the world and been proud to see these individuals and their families arrive and thrive here in Calgary. From Venezuela, Australia, the United States and Europe, my colleagues quickly appreciate the wild space and many have told me how much they have loved the access to nature and the opportunity to learn how to enjoy the easy access to outdoor activities.

I ask myself: Does Trinity's proposed development make sense, from a growth perspective? It probably does, but it's the location that does not. The increase in population density and impact to traffic on the environment and in the traditionally congested area around 16th Avenue and Sarcee Trail, cannot be understated, no matter how much rhetoric the developer wants to spin on the topic. "Whistler in Calgary" was how one Trinity representative described it to me at the last Open House. We don't need Whistler here in Calgary – Whistler is wonderful just where it is. We don't need to aspire to be somewhere else, we need to protect and celebrate what makes Calgary unique.

As City Councillors, you have an opportunity right now, to make a decision that will affect Calgary long after your Service is complete. This decision on July 20, 2015 will be part of your individual legacies of contribution to this city and so I urge you to consider not only the hard facts and figures, but to also think about the powerful wild space which now sits on the edge of being forever lost. If you need some inspiration or clarity, please make a visit to the Slopes and take a walk.

*Inside all of us is HOPE.
Inside all of us is FEAR.
Inside all of us is ADVENTURE.
Inside all of us is a WILD THING.*

- Where the Wild Things Are

Go where the wild things are.

Yours truly,

Stacie M. Wolfer

Albrecht, Linda

From: Julia Wright [letters@juliawright.net]
Sent: Thursday, July 09, 2015 9:37 AM
To: Albrecht, Linda
Cc: letters@juliawright.net
Subject: Paskapoo Slopes LOC2014-0080
Attachments: Paskapoo Slopes (2) LOC2014-008-.JPG; Paskapoo Slopes (3) LOC2014-0080.JPG;
Paskapoo Slopes (1) LOC2014-0080.JPG

Dear Clerks

Please replace the first letter, sent at 20:30 last night because this contains other important points. Thank you and enjoy the sorting! Julia

Dear Mayor and City Councillors

LOC2014-0080

Only now, just, in certain parts of the Paskapoo Slope's *current* state can people and wildlife be away from buildings of rectangles and squares built on the lower slopes.

These three photos enclosed demonstrate this point well.

To leave the upper slopes untouched from development, as claimed by Trinity Developers, is an untruth. Please view photo 1. The view of the valley floor and lower slopes is an inseparable part of the experience from any height on the slopes. This jewel, the Paskapoo Slopes, is now 'prong' set with housing which is enough intrusion on this hidden gem. A concrete bezel or channel setting to this potentially shining gem *for all Calgarians* will produce an ugly piece of struggling land and life where no one will want to go or can enjoy once there.

Smart densification of Calgary must include variety of land for healthy living of an ever growing population. Where else in Calgary can people exercise in the knowledge that they are placing their feet where people of the past and future will be? Now that is something worth developing!

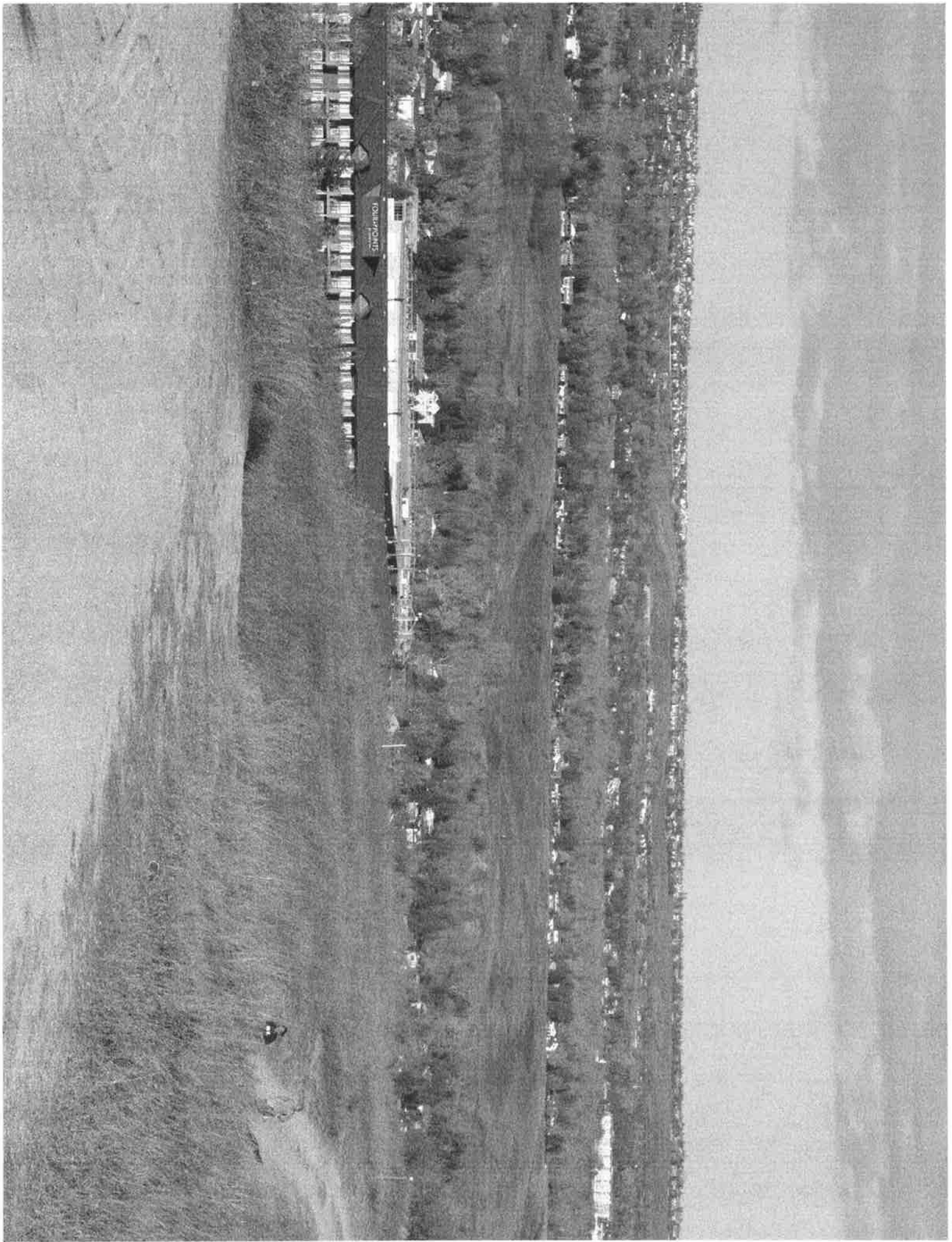
Help people grow and educate themselves of the surroundings they live in for the health of all our citizens.

Yours faithfully

Mrs Julia Wright
8 Edgeridge Way NW
Edgemont
CALGARY
T3A 4G8

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Albrecht, Linda

From: Philip Wright [mailto:philipwright.com]
Sent: Wednesday, July 08, 2015 11:30 PM
To: Albrecht, Linda
Subject: Paskapoo Slopes LOC2014-0080

Dear Sirs;

I would like to object to the proposed development of Paskapoo Slopes because it further reduces the amount of "green space" within the city. Calgary is in great danger of becoming a "concrete jungle" because of the unnecessary high density policy. Calgary needs more "green space" within the city boundary not less.

Yours faithfully

Philip Wright
8 Edgeridge Way NW
Calgary
T3A4G8

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Albrecht, Linda

From: Justin Yee [justindyee@gmail.com]
Sent: Thursday, July 09, 2015 9:35 AM
To: Albrecht, Linda
Subject: The Slopes - LOC2014-0080

In reference to The Slopes - LOC2014-0080 - As a lifelong resident of Calgary, I am opposed to the proposed development of this parcel of land. The Paskapoo Slopes have long been a striking and welcoming feature for visitors arriving to our city as well as welcoming residents back into the city from the mountains.

Additionally, added congestion to this important corridor into our city would be detrimental for residents throughout the city, especially those of us that reside in the northwest. I believe the city should be looking for alternative locations for this proposed development and preserve what green space we still have within the city limits for residents to enjoy.

Regards,
Justin Yee

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Albrecht, Linda

From: Zeijlemaker, Dirk [dirk.zeijlemaker@bakerhughes.com]
Sent: Wednesday, July 08, 2015 1:59 PM
To: Albrecht, Linda
Subject: LOC2014-0080 Trinity Paskapoo

Importance: High

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2015 JUL -9 AM 7:54
THE CITY OF CALGARY
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Good Morning,

Thank you for taking the time to read these comments regarding the proposed development of the Paskapoo Slopes by Trinity Development Group of Toronto, Ontario.

I will not add more comments with respect to the importance of green space in our city or the importance of an area where people can exercise, relax etc. They speak for themselves and you will have heard all these arguments already.

I am however a new Canadian and arrived in your city (and now my city) more than a decade ago. We, my family and I, did not plan to stay any longer than three years, although this sounds very sentimental, we fell in love with Calgary, Alberta and Canada. Now 11 years later we are still here and would not want to live anywhere else. Where I grew up (The Netherlands) we treated nature and green space with little or no respect, we turned every green space into housing, retail and industrial areas. Please do NOT make the same mistakes as the "Old World", but learn from them. Contrary to the The Netherlands in Calgary alternative locations can be found for this kind of development, rather than taking away unique green space.

Secondly please have a look at our city as it is today if arriving from the North, South or East visitors (and we as Calgarians) are welcomed by an endless slur of retail outlets, hotels and industrial estates. The Western approach of the city has not (yet) been spoiled in a way that can be found in any city, town or village in Canada or even North-America. How can another development of hotels, retail and condominiums especially at this location benefit the people of Calgary? Within a 5 to 10 minute radius of this proposed development site we can already find hotels, fast food outlets, retail outlets, condominiums etc. We all know that,

although well presented by Trinity, this development adds nothing new or special to Calgary.

I urge you to please forget everything to do with Urban Sprawl, High Density Housing and any other big city challenges for a second. Please think how you would like to be remembered. Having destroyed a very fine piece of “wild nature” within the city limits or having preserved this space for our children and children’s children to be enjoyed? Once the bulldozers go in “The Slopes” will never be the same!

Again thank you for taking the time to read this. I trust you will make the right decision.

Best Regards,

Dirk Zeijlemaker
Signal Hill – Calgary

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2015 JUL -9 AM 8:41

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Office of the City Clerk, City of Calgary
New Community Planning
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, Alberta
T2P-2M5
Email address-cityclerk@calgary.ca

June 30, 2015

Attention: Mayor Nenshi and Members of City Council

Dear Sir

Re: The Trinity Hills Development Proposal-LOC-2014-0080

I am a Calgarian and I own property at 386 Chaparral Ridge Circle SE in the Community of Chaparral Ridge.

I have reviewed the information on Trinity Hills and I like the Concept, especially the dedication of a natural park for all Calgarians to enjoy. Therefore, I would like to state my support of this project.

Thank you for considering my position.

Yours truly,



cc. Ward 1 Councillor Ward Sutherland, Ward.Sutherland@calgary.ca;
Ward 6 Councillor Richard Pootmans, richard.pootmans@calgary.ca;
City Planner, David Couroux, David.Couroux@calgary.ca;
Cameron Wallace, Public Engagement Consultant to the Trinity Development Group Inc.
cameronw@thecatalystgroup.ca