



Honorable Mayor and Councilors

I am Rosemary Berglund

I have lived at the same address in Patterson for 29 years. 13 ½ of which I was on the CA Board, most as president. In this capacity I have been privy to much of the concerns of the residents regarding development on the slopes and resulting water problems.

For this proposed development, two approaches to the water problem have been made. The initial approach was by only accepting peer reviewed reports. Most all of these reports appear to be preliminary. Studies appear to only be based on how the property is at this time - not what it is planned out to be for the potential future development. Are there enough studies done over long enough periods of time and seasons, particularly with the water, to truly determine what this area has with regards to water or flora or fauna? In order to make a truly informed decision, Council would be prudent to request further studies be done before making any the decision to pass the changing of any of these By Laws to suite this proposed development.

It has been my observance that even when a development proposal has been 'PEER reviewed' by engineers and experts in their field – major things are missed.

In a PEER reviewed report, ~~a football-sized~~ ^{the size of a football field} aquifer was missed by the City administration. The aquifer was punched through in Phase 1 of the Quinn development with the water being diverted for months to a storm sewer via holding tanks and hoses.

There seems to be so many mistakes made over the years by the city ~~engineers~~ ^{engineers} and Council who rely so heavily on these PEER reviewed reports that are done prior to voting on a proposed land change. In the literature for this particular proposal this PEER reviewed acceptance of reports is mentioned over and over and over.

The second approach from Tetra Tech EBA requested the developer to follow the LID for land development that follows nature to control the water. According to Ms. Joanne Flack, Development Engineer and CPAG Representative: **"this initiative is still ongoing, it therefore is not part of this proposed development"**. With respect to Ms Flack, If not now, when! When will the City consider implementing this document!

Tetra Tech EBA was correct in requesting that the developer follow the Low Impact Development approach to this proposed development. To quote from the City's own site:

"Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features, and minimizes hard surfaces to create functional and appealing site drainage. Low impact development treats storm water as a resource rather than a waste product.

LID includes a variety of landscaping and design practices that slow water down, spreads it out and soaks it in. These practices ultimately improve the quality, and decrease the volume, of storm water entering our waterways." End of quote.

Chris Algeo said: "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." End of quote.

I say, if not now, when does the City consider areas like the Paskapoo Slopes worthy of preserving? This proposed development plans to have major cement and pavement that will have a wall appearance. The developer has actually admitted their intent of encroaching on what the developer calls "**less**" Environmentally Sensitive areas to fit in with their designs for the land. When an area is sensitive developers need to stay out. The area is either sensitive or it isn't. They also plan to back slope from their proposed development into Environmental Reserve and also to do "mass grading".

Several water problems have occurred over this whole escarpment area.

A French Drainage Trench designed to control water flow specifically to prevent ice dams coming into people's homes failed with more homes now affected. This trench was the catalyst for allowing a major development to go ahead and that is now decimating the slopes.

Slumping below homes along Sarcee

Ice dams forming on Sarcee Trail numerous times during the winter and needing to be plowed away.

Water pouring across Sarcee Trail - When the weather gets cold, this water becomes black ice, causing accidents

Water pouring down the sloped side of the north facing hillside next to Sarcee Trail

Another aquifer was punched through and effectively dried up a stream that people paid extra to live by. There were four retaining walls that all failed because of water problems.

A school needed to have an area of a playing field dug up and redesigned to get better drainage because of a spring.

Well water got muddied north of Sarcee when large chunks of cement debris were removed off the hillside.

A community center needed to have a wet area from an underground spring, re graded and drainage system redesigned.

Break of a community water pipe on the slopes, the resulting water deluge, gouged out a swath of land as the water went down the steep embankment.

Numerous homes need sump pumps because of the perched water tables and underground water courses shifting from development.

A garage floor completely washed away. A 2 ½ foot hole suddenly appearing in a garage floor.

You can hear a stream under a home; a stream pushed up a patio. A spring filled a just built basement. A buckled up sidewalk that kept needing repair.

C.O.P.'s continued water problems from sub surface water sources.

Bulrushes along Sarcee and behind homes on hillsides.

Road heaving along Sarcee

Curbside dropped off road and down onto the hillside ravine

A former city employee, an environmental engineer, whose job it was to do environmental assessments on areas prior to development - some areas as large as quarter sections told me: that 'they would submit their very thorough analysis report to their boss and then would be told to 'take things out that were contrary to what would help the development go through'. This person was always asked to 'change the wording to make it softer', and generally 'tweak the results'. This person said that owners wanted this person to make drawings show that the water wasn't where it was, or change the boundaries to make the water area smaller so that they could put a house where they wanted. They talked about allowing building on flood plains. They said that developers don't want to change the design of the development when this person's results came in, because it would cost them. This person never complied with the owners wishes.'

In March this year City Council approved, "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 fulfill 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.

This natural, West Gateway Amenity serves as a sanctuary from urban life. The history of the area needs to be preserved and the natural habitat left intact. Calgarians prize environmental protection.

Councilors – you hold in your hands the destiny of this exquisite natural, iconichu area.

Create a Legacy – Save the Paskapoo Slopes!