



syn•er•gy planning inc.

urban and rural planning • land reviews • project management

July 9, 2015

City Clerk, #8007, The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Email: cityclerk@calgary.ca

Your Worship and Members of Council,

RE: Proposed Haskayne Area Structure Plan (M-2015-009)

On behalf of the Bearspaw Tree Farm, being the authorized owner of Block 5, Plan 971 2622 located within the Haskayne Area Structure Plan, Synergy Planning Inc. is writing this letter to oppose the Proposed Haskayne Area Structure Plan as amended by Calgary Planning Commission on June 4, 2015.

This letter will briefly explain our role and participation, confirm our initial support of the original Proposed Haskayne Area Structure Plan, and outline the concerns with the Proposed Haskayne Area Structure Plan (as amended), and provide three (3) potential solutions for Council's consideration in order to mitigate for the amendments made to Section 3.1 Community Structure (map and text) of the Haskayne Area Structure Plan by Calgary Planning Commission.

From the beginning of the Haskayne Area Structure Plan planning process, Synergy Planning Inc. has repeatedly and clearly advocated the planning merits of the Bearspaw Tree Farm's vision to develop a more intense style of development (walkable urban village and gateway) that is more similar to the intensities of successful, desirable, and resilient old and new neighbourhoods that exist along the banks of the Bow and Elbow Rivers, such as Bridgeland, Mission/Cliff Bungalow, Sunnyside/Hillhurst, Inglewood, and Quarry Park.

The planning approach and thought process for considering the intensity of development for the Bearspaw Tree Farm parcel was refined and amended to respond to requirements, challenges, and collaborative discussions that took place over a period of a year. The intensity range (70 to 130 people and jobs per gross 1 developable hectare) proposed for the Bearspaw Tree Farm allows for the flexibility to respond to input received from various departments and comments received through the public engagement process. For example, Calgary Parks and the Environmental Open Space (EOS) informed the plan of the desire to protect and maintain larger buffers from the edge of drainage courses and Bow River, and to minimize the impact and where possible avoid development within the escarpment sloped areas. By the time all departments had their opportunity to comment on their wants, needs, and wish lists, a good portion of the parcel was consumed by setbacks, easements, roads, buffers, and reserves.

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THE CITY OF CALGARY
CITY CLERK'S

PO Box 94059 Elbow River RPO
Calgary, Alberta T2S 0S4
www.synplanning.com

James Q. Mazak
C 403.400.7958
james.mazak@synplanning.com

Tony U. Napolitano
C 403.400.7959
tony.napolitano@synplanning.com

Based on the preliminary information that is currently available and potential results of future pending studies, we strongly believe it is prudent to plan for the potential variation anticipated in the amount of developable land. For example, based on current preliminary studies and findings it is estimated that over 1/2 of the Bearspaw Tree Farm's lands are deemed to be developable lands. However, in the absence of reports that are typically completed by the Area Structure Plan approval stage and the detailed studies that are later undertaken at the Outline Plan and Land Use stages, it is impossible to predict the final amount of developable lands that will be available in this situation. In order to mitigate for this uncertainty, the intensity ranges ensure that Bearspaw Tree Farm's lands can achieve a sustainable intensity of development that supports a walkable urban village, has enough jobs/population to support local services and public transit, and is sufficient enough to support publicly accessible destination amenities that will complement linkages to the Trans Canada Trail and Bow River.



PO Box 94059 Elbow River RPO
Calgary, Alberta T2S 0S4
www.synplains.com

James Q. Mazak
Cell: (403) 400-7958
james.mazak@synplains.com

Tony U. Napolitano
Cell: (403) 400-7959
tony.napolitano@synplains.com

After a year long planning process with multiple public engagement sessions the Proposed Haskayne Area Structure Plan was formulated by City Administration, supported by the landowners, and presented to Calgary Planning Commission on June 4, 2015 for approval. To our surprise, on the floor of the Calgary Planning Commission meeting, Brookfield's consultant B&A Planning Group submitted a 12 page letter outlining changes and/or deletions to a number of policies, maps, and figures within the Proposed Haskayne Area Structure Plan that did not work for them.

Unfortunately, Calgary Planning Commission accepted some of the amendments to Section 3.1 Community Structure (map and text) of the Haskayne Area Structure Plan requested by B&A Planning Group on behalf of Brookfield, which we do not support and have a direct impact on our Clients' lands. We are extremely disappointed with these last minute amendments, without any notice or consideration of how these amendments impact our Clients' lands, absent of any proper review by various city departments, which we believe blatantly undermined the entire year plus planning and public consultation process that brings us before Council on July 20, 2015.

In response to the amendments made to Section 3.1 Community Structure (map and text) of the Proposed Haskayne Area Structure Plan, we are offering three (3) potential solutions for Council's consideration in order to mitigate for the amendments made at the Calgary Planning Commission meeting, as follows:

#1 Potential Solution:

This solution is being offered for consideration, should Council wish to maintain Neighbourhood 4, as amended in the Proposed Haskayne Area Structure Plan.

Amend Policy 3.1.2, as follows:

3.1.2 The Bearspaw Tree Farm Parcel within Neighbourhood 4 shall have a minimum intensity of 70 and a maximum intensity of 130 people and jobs per gross 1 developable hectare.

Add Policy 3.1.3, as follows:

3.1.3 Neighbourhood 4 can contain more than 5,000 people/jobs.

- OR -

#2 Potential Solution:

This solution is being offered for consideration, should Council wish to further split Neighbourhood 4 into two separate neighbourhoods, as amended in the Proposed Haskayne Area Structure Plan.

Amend Map 3: Community Structure, as follows:

Split Neighbourhood 4 into two separate neighbourhoods, resulting in the new Neighbourhood 4 that coincides with the Damkar Farm and the new Neighbourhood 5 that coincides with the Bearspaw Tree Farm.

Amend Policy 3.1.2, as follows:

3.1.2 Neighbourhood 5 shall have a minimum intensity of 70 and a maximum intensity of 130 people and jobs per gross 1 developable hectare.

- OR -

#3 Potential Solution:

This solution is being offered for consideration, should Council wish to revert back to the original Neighbourhood 4 boundary as presented to Calgary Planning Commission, which was originally supported by the Bearspaw Tree Farm.

Amend Map 3: Community Structure, as follows:

Revert back to Map 3: Community Structure in the Proposed Haskayne Area Structure Plan presented to Calgary Planning Commission.

Amend Policy 3.1.2, as follows:

3.1.2 Neighbourhood 4 shall have a minimum intensity of 70 and a maximum intensity of 130 people and jobs per gross 1 developable hectare.

On behalf of the Bearspaw Tree Farm, we respectfully request that Council move and approve any one of the above noted solutions. With any one of the above noted solutions moved and approved by Council, we can again support the Proposed Haskayne Area Structure Plan on behalf of the Bearspaw Tree Farm.



PO Box 94059 Elbow River RPO
Calgary, Alberta T2S 0S4
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James Q. Mazak
Cell: (403) 400-7958
james.mazak@synplains.com

Tony U. Napolitano
Cell: (403) 400-7959
tony.napolitano@synplains.com

If you have any questions regarding the above mentioned, please do not hesitate to contact James Mazak at (403) 400-7958 or Tony Napolitano at (403) 400-7959.

Thank you,



James Q. Mazak

BSc, BA (Hons), MEDes, RPP, MCIP
Planner



Tony U. Napolitano

AT, BA (Hons), MEDes, RPP, MCIP
Planner



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