



Official Submission to City Council - September 13, 2022

File Number: LOC2022-0018

Applicant: Urban Systems

Status: Public Hearing

Position: Opposed

The proposal before council is part of a nine property mega-land-use-change to add more “commercial” land-uses to all properties in the proposal. Due to the fact that some properties border Nose Creek we are requesting that Council look closely at how this proposal will affect the health of Nose Creek.

Our First Request is for Council to split these proposals up. The nine properties are varied in how they will affect the Creek. We are requesting that the properties that are adjacent to the Creek be reevaluated. The ones on the Northwest side of the map need to be sent back; they are too close to Nose Creek and will have major effects on its health. As for the Southern properties on top of the ridge, council needs to look closely at their permitted uses to ensure that the future developments will not have a negative effect on the health of Nose Creek.



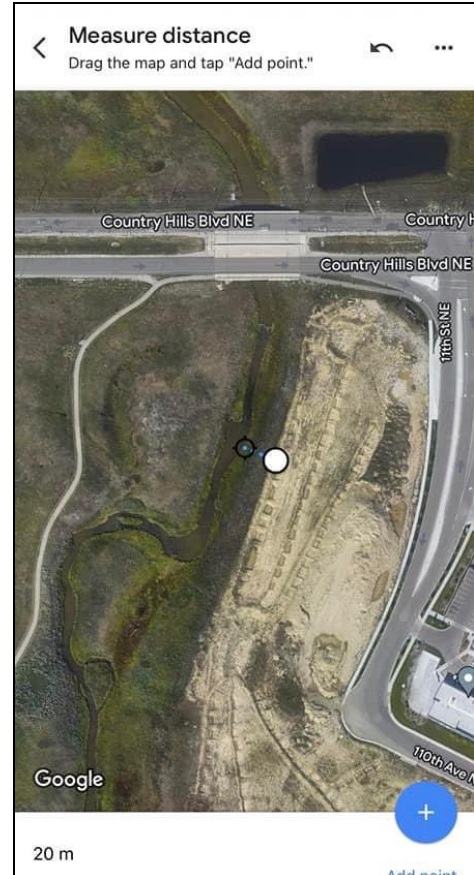
Save Nose Creek believes the edge of the Northwest properties are only 20 m or 65 ft from Nose Creek. This is below the 100 ft setback required for Nose Creek based on the Area Structure Plan. As such, **Our Second Request** is that these areas in the Northwest corner be rejected in this proposal and sent back.

This is one of the reasons our group has been urging Council to increase setback lengths to 300ft across Calgary. The proximity to the Creek is a huge risk to the health of the riparian area surrounding the Creek.

Our Final Request on this proposal is for Council to evaluate limiting the land uses permitted for the Southern properties. How are we going to prevent garbage and other materials from getting into the valley & riparian area?

Council needs to look at the permitted uses and see which ones should be removed (ie: take out food, Print Centre, Garden Centre, Seasonal Sales Area, Vehicle Sales etc.)

As these Southern properties are still within close proximity of Nose Creek please review the applicant's proposal with Nose Creek as your top concern. This means, we need to ensure there are more than adequate setbacks from Nose Creek. These new developments need to have low to zero impacts on Nose Creek. Storm water retention must not funnel more waste into an already unhealthy Nose Creek. We cannot be creating long lasting issues for the permeable riparian surfaces in the Nose Creek Valley.



REQUESTS ON THIS PROPOSAL

- 1.) Split up this Proposal
- 2.) Reject the Land Use Change for the properties in the Northwest Corner adjacent to the Creek.
- 3.) Limit the Permitted Uses of the Properties that are on the Southern Ridge to ensure there is less potential for waste to end up in Nose Creek.

FURTHER REQUESTS OUTSIDE THIS PROPOSAL

- 1.) City Council put forward a notice of motion to increase Setbacks for all Creeks and Rivers in Calgary to 300ft. on future developments.
- 2.) City Council requests an Admin Inquiry for creating a Regional Park in the Nose Creek Valley from Beddington Trail to the City Limits.

About Save Nose Creek

Save Nose Creek is a community led initiative with the goal to provide the Nose Creek Valley with an official Park Designation. We have outlined 3 goals for our initiative.

Primary Goal - Provincial or Urban National Park Designation

Secondary Goal - Regional Municipalities Park Designation / Creek Protection

Tertiary Goal - Giving a Voice for Nose Creek in Developments and Infrastructure Improvements

Why are we doing this?

Our initiative is made up of volunteers who want to protect the Nose Creek Valley from industrial overdevelopment. We are trying to preserve and protect the Biodiversity, the Watershed, the First Nations and Canadian Archeological Discoveries, The Greenspace and the overall nature of the Nose Creek Valley.

Isn't it too late?

We are hoping there is still time to adjust course for the Nose Creek Valley. The Stoney Industrial Area Structure Plan is the current blueprint which was decided in 2005. Much has changed since then and we are asking for an opportunity to reevaluate this decision. There is a lot of private land that will need to be acquired. However, there is precedent with parks like Fish Creek Park and Nose Hill Park where the Province and the City acquired the land from developers.

Social Quicklinks:



News Articles:

Outlet	Link
Livewire Calgary	Save Nose Creek launched to encourage community consultations in north Calgary
Global Calgary	Calgary group hopes to save northwest green space from redevelopment
Calgary Herald	Advocacy group forms to save north Nose Creek Valley from industrial development
CrossBorder Podcast	Episode 419 Save Nose Creek