

From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] File LOC2017-0118 Medicine Hill/Canada Olympic Park
Date: Monday, October 30, 2017 7:38:16 AM
Attachments: [Blank.pdf](#)
[ATT00001.htm](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Linda [mailto:linda.e.nesset@gmail.com]
Sent: Monday, October 30, 2017 2:47 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] File LOC2017-0118 Medicine Hill/Canada Olympic Park

Dear City Clerk,

Please find attached my letter to the City Councillors and The Mayor outlining my concerns and comments regarding the file LOC2017-0118, Bylaws 339D2017, 340D2017 and 341D2017, that will be presented to the Public Hearing on November, 6, 2017.

I hope that you will accept my submission. I found one document on the City's website that stated submissions to a Public Hearing must be received by 10am on the second Thursday prior to the Public Hearing Meeting Date. However, in the Bylaw 35M2017 document, noted below, Item 43 it is indicated that public submissions to an item to be heard at Public Hearing must be received *by noon one week prior* to the Public Hearing date, or in this case, by noon of Monday October 30, 2017.

<http://www.calgary.ca/CA/city-clerks/Documents/Legislative-services/Bylaws/35M2017-Procedure.pdf#page8>

Therefore, I respectfully request that a copy of my letter be sent to all City Councillors and The Mayor, and be included in the published agenda materials for the November 6, 2017, Public Hearing. Please notify me if my letter will not be accepted.

Regards,
Linda Nessel
403-880-4918

Linda Nesset
Resident – Ward 6
13 Cougar Plateau Point SW
Calgary, Alberta T3H 5S7
linda.e.nesset@gmail.com
October 29, 2017

Office of the City Clerk, #8007
The City of Calgary 700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

In the matter of: File No. LOC2017 – 0118 Medicine Hill/Canada Olympic Park;
Bylaws 339D2017, 340D2017, 341D2017

Dear City Councillors and The Mayor,

Thank you for the opportunity to comment on the referenced Land Use Redesignation Application.

My comments and concerns below are as a resident of the SW community of Cougar Ridge, and Ward 6. Although I was a member of the citizen group SaveTheSlopes, and am presently a board member of the West Springs/Cougar Ridge Community Association, and have attended the Paskapoo Slopes Joint Advisory Committee in that capacity, the opinions and concerns I outline below are submitted as my own, and are not meant to represent any of these organizations.

My comments are outlined below:

A: My main concern with this Land Use Amendment Application is the lack of submission of a Hazardous Materials Risk Assessment (HMRA) for the large amount of anhydrous ammonia stored at WinSport, as is *required* in the **The Canada Olympic Park and Adjacent Lands ASP**, amended in July 2015, as well as the previous 2005 COP and Adjacent Lands ASP. In these documents it clearly states in Appendix D, section D.2.2 (6) "*In conjunction with a Land Use Amendment application, a Hazardous Materials Risk Assessment for the ammonia storage facility on the CODA lands shall be submitted by CODA.*" One can see that the language in D.2.2 (6) is in fact *mandatory* requiring that an HMRA "...**shall** be submitted."

In late 2015 I made a FOIP request to the City of Calgary asking for a copy of the Hazardous Materials Risk Assessment (HMRA) that was required to be submitted for the Trinity Hills Land Use Amendment application LOC2014-0080 (passed by City Council in July 2015) as per the "2005 Canada Olympic Park and Adjacent Lands ASP". The response that I received from the FOIP office was that no such study or documentation had been submitted to the City. The person I spoke to that was searching for this FOIP request, stated that such a study should have been done but was not.

In February 2016 I sent a letter to the Mayor's office outlining the HMRA requirements and my concerns as a resident of Calgary and the community of Cougar Ridge (which resides just south of WinSport). In my letter I requested an explanation as to how City Council passed the amended COP ASP in July 2015 and the Trinity Hills Land Use Amendment without the required HMRA. I have not, to date, received any response from the Mayor's office regarding my concerns.

Since then, and since the 2015 revised ASP, I am aware of three additional land Use amendment applications for which this required HMRA's has NOT been submitted:

- 1) LOC2014-0072 application submitted by Ripley Development Services. This application is still in the review process at City Planning.
- 2) LOC2016-0146 application submitted by WinSport and passed by City Council on July 31 2017.
- 3) LOC2017-0118 that is referenced here, and will be presented to City Council on November 6, 2017.

As we have recently (October 2017) now witnessed 3 deaths due to an ammonia leak at a hockey rink in Fernie, BC, the fact that a large amount of anhydrous ammonia is stored at WinSport for the arenas and the luge/bobsled track is of significant concern, considering the large number of residents, workers, visitors and especially students living and working in and around WinSport.

In light of the extremely explosive and deadly nature of anhydrous ammonia, Calgarians deserve to know that public safety is of paramount concern to the City. They are relying on Council to ensure that a proper HMRA is performed as required by the ASP. Calgarians need to know if the risk has been properly communicated to all parties (parents, students, employees, workers, and visitors to WinSport, as well as to the surrounding communities of Bowness and Cougar Ridge: no one in the Cougar Ridge Community Association knew about this issue until I brought it forward), and if an appropriate emergency response has been formulated in the case of a catastrophic event such as a tornado, or explosion etc.

I have serious concerns about how an evacuation would be performed in the case of a catastrophic leak of ammonia. With only two exits, one which would actually lead towards any leak at WinSport (Bowfort Road exit), an evacuation would likely have to be contained to the exit onto Sarcee Trail to the east. Has this exit been built to accommodate such an evacuation of the whole area?

B: The applied for changes to the designation of these properties are to allow for:

- Large restaurants and large licensed restaurants (in cells A, B and H)

I do not agree with allowing "Large restaurants and large licensed restaurants" in all of cells A, B and H. They are already allowed in Cell I, and although the number of such large restaurants can be controlled by administration at the DP level, sometimes it can be difficult to enforce such restrictions if they are technically allowed on paper. It is important to remember the ambiance and style that was proposed for the Medicine Hills Development: a Whistler Village style concept. A proliferation of "large" restaurants does not fit in with this concept. It may be more prudent to allow such large restaurants in only ONE cell at each end of the development: Cell I in the east end, and Cell A **OR** B in the west end. Already there are allowed large fitness centres and other large businesses which are taking away from the "village" feel of this development, resulting in a big-box style instead.

- Dwelling Unit, Assisted Living and Residential Care in Cell I

I have no concerns with the additional Dwelling Unit use, and support allowing apartments above main floor retail.

Assisted Living: My only concern with an assisted living facility in the Medicine Hills Development is in case of an evacuation. It is very difficult to evacuate seniors quickly. This development has few exits in order to perform an evacuation quickly and efficiently and seniors would likely suffer greatly during such an evacuation.

It is my understanding that a seniors residence is already allowed in Cells A, B and H. Therefore, due to the close proximity of the ammonia to Cells A and B, I feel that they are not appropriate for a seniors facility. If they are to be allowed anywhere, Cells H and I would seem more appropriate.

- **Pet Care and Boarding in Cell I**

I do not agree with allowing a Pet care and boarding facility in the Medicine Hill Community, unless it is specifically for small animals **excluding dogs**, or for daytime use only. Any facility that will care for, board, or train any size of dogs must include an outdoor area for them to exercise and relieve themselves. Not having an outdoor area, would be considered inhumane treatment of a dog. Also, how will the safety of dogs be guaranteed if there is no direct supervision overnight of the animals?

Another concern is that dogs in boarding kennels can be extremely noisy at times, even if indoors. Such a facility beside the Paskapoo Slopes is not appropriate as this noise pollution would very likely cause stress on wildlife in the area.

A Pet care facility that was restricted to day or evening time washing/grooming and short training classes would make sense, as dogs will be allowed in the Medicine Hills community and on Paskapoo Slopes, and could be walked by owners in those areas.

I strongly agree with the proposed amendment that such a Pet Care Centre “must not have any outside enclosures, pens, runs or exercise areas.” Any of these amenities would seriously detract from the outdoor peaceful ambience of the Paskapoo Slopes and would seriously stress the natural wildlife of the area. Certain diseases could also be cross infected between coyotes and dogs. Also, having dogs outside would certainly attract the coyotes, cougars, and bobcats living on the Slopes looking for an easy meal.

- **Site specific setback and landscaping requirements in cell I.**

I agree with the proposed setback changes.

I trust that Administration will ensure appropriate landscaping requirements during DP applications, so as to result in a pleasing natural greening of the development.

Therefore, City Councillors and Your Worship Mayor Nenshi, I respectfully request that you deny this application LOC2017-0118 for the following reason: the lack of submission of the required Hazardous Materials Risk Assessment as outlined in the 2015 Canada Olympic Park and Adjacent Lands Area Structure Plan.

Yours sincerely,
Linda Nasset

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, October 30, 2017 11:52 AM
To: LaClerk
Subject: FW: [EXT] File LOC2017-0118 Medicine Hills/COP submission
Attachments: Letter to MAYOR STS LETTERHEAD.pdf; ATT00001.htm

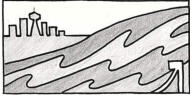
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Sent: Monday, October 30, 2017 11:08 AM
To: City Clerk
Subject: [EXT] File LOC2017-0118 Medicine Hills/COP submission

Dear City Clerk,
Please also include the letter attached below with my submission letter sent earlier today regarding file LOC2017-0118, Bylaws 339D2017, 340D2017 and 341D2017, that will be presented to the Public Hearing [on November, 6, 2017](#).

Many thanks,
Linda Nessel



Save The Slopes

February 5, 2016

Mayor Naheed Nenshi
Office of the Mayor
City of Calgary
700 Macleod Tr. SE
Calgary, Alberta
T2P 2M5

RE: Lack of Hazardous Materials Risk Assessment as required in COP & Adjacent Lands Area Structure Plan

Dear Your Worship Mayor Nenshi,

Recently I made a FOIP request asking for a copy of the Hazardous Materials Risk Assessment (HMRA) that was required to be submitted for the Trinity Hills Land Use Amendment application as per the "Canada Olympic Park and Adjacent Lands Area Structure Plan". The response that I received from the FOIP office was that no such study or documentation had been submitted to the City.

The requirement of a Hazardous Materials Risk Assessment is in Appendix D "Planning Evaluation Guidelines" of the 2005 COP & Adjacent Lands ASP (page 81) and again in Appendix D of the amended 2015 COP & Adjacent Lands ASP (page 85). The language in D.2.2 (6) is in fact *mandatory* (see included relevant pages from the 2015 document) requiring that an HMRA "...shall be submitted by CODA."

As a concerned citizen of Cougar Ridge, a community adjacent to the COP/CODA aka Winsport facility, and considering the inherent risks of a large amount of anhydrous ammonia being stored in close proximity to a proposed community, I am wondering why such a glaring omission has been allowed.

How could adequate transportation needs be assessed for the area without an HMRA? Is the transportation that is now planned for the area adequate in the case of an urgent evacuation? The traffic circles north of COP, i.e. the exit for the Greenwich development, as well as the traffic circle at the east end of the new Paskapoo Slopes development on Sarcee Trail South, will act like corks in a bottle, effectively stopping traffic from evacuating these communities. This is a matter of public safety whether emergencies arise from CODA/Winsport's facility or, for example, a fire or tornado on Paskapoo Slopes. Realistically, it does not matter what the statistical probability of an occurrence is, if in actual fact an adverse event occurs.

In addition, it is surprising, in light of the fact that no HMRA was submitted, that the density was allowed to be increased from the 2005 ASP to the ASP as amended in July 2015.

Please clarify how Council passed an amended ASP and the Land Use Amendment without the required HMRA.

Perhaps, as the HMRA was a requirement, this Land Use Amendment application should be set aside. Alternatively, such an HMRA should be done at the Development Permit stage (preferably by a Hazardous Materials expert, independent of each of CODA, the City, and Trinity Group) and implemented to minimize danger to the public.

Thank you for your assistance in this matter. I look forward to hearing from you in the near future about these concerns. If in fact, the HMRA was submitted for the Trinity Hills application, please arrange to have a copy forwarded to Meghan Maloley at the City's FOIP office so that she may send it on to me.

Yours truly,

Linda Nasset
403-880-4918

From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] City Clerk letter Medicine Hill/Canada Olympic Park proposed Bylaws
Date: Monday, October 30, 2017 8:11:26 AM
Attachments: [Calgary News3.docx](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: M* Creations [<mailto:m-creations@shaw.ca>]
Sent: Sunday, October 29, 2017 1:38 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] City Clerk letter Medicine Hill/Canada Olympic Park proposed Bylaws

Office of the City Clerk, City of Calgary:

Proposed: Medicine Hill/Canada Olympic Park

Proposed Bylaw: 339D2017, 340D2017, 341D2017

In July, 1996, I went for a walk by the lagoon in the eastern part of Bowness Park. There was a caustic smell and cloud by the storm trunk outfall. I went home and phoned the City Fire Department. The Fire Department and City Police questioned me and cordoned off the area. Two Police Constables went to the Hospital because of sore throats. If I had known that at the time, I would have gone to the Hospital, as many other people on 48 Avenue N.W. would have, due to sore throats and headaches. The City's response to my call immediately dispatched the Fire Department, Emergency, and Hazardous Material vehicles to Canada Olympic Park. The source of Ammonia contamination was found to be at a private company on Bowfort Road N.W. I will never forget the noxious smell of Ammonia. It killed the fish in the lagoon, and I have not seen any fish in there since. I have frozen samples of the fish killed by Ammonia in July, 1996.

I was curious about the concerns of the City Fire Department, Emergency, and Hazardous Materials Units, and I discovered that tons of Ammonia is stored at COP, and is being used in

their 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.

I was a Committee Member of the Bowness Area Redevelopment Plan. In the **Bowness Area Redevelopment Plan approved December 1995, Bylaw 7P95**, Community Point Of View, Environment [page 2] it states:

F. We believe that Canada Olympic Park could be a potential source of contamination to Bowness. In the recent past parts of Bowness have been flooded due to runoff from this area. Storm sewer work has been done to alleviate this problem. Also, we feel there is a potential for air contamination resulting from the refrigeration plant at the Park containing an extremely large amount of ammonia [approximately 150,000 pounds]. There are safety precautions in place falling under the jurisdiction of the Province of Alberta's Environmental Protection and Enhancement Act, regulated through the license to operate #93-AL-007 pursuant to the Act.

The License to operate prohibits the licensee [operator] of the plant to emit an air contaminant that can cause:

- a] the impairment, degradation, or alteration of the quality of natural resources;**
- b] material discomfort, harm or adversely affects the well being or health of a person;**
- c] harm to property or to plant life or to animal life.**

However, no one can guarantee the absolute safety of equipment or eliminate the possibility of human error. The Bowness Community is geographically lower than C.O.P. and directly adjacent to it. We feel a study of the potential danger should be done, and an emergency evacuation plan drawn up for the community and made available to the residents.

On October 17, 2017, **Wayne Hornquist, Lloyd Smith, and Jason Podloski** were killed following an Ammonia leak at the Fernie Memorial Arena. Roussinos, 71, a semi-retired expert [50-year career as a refrigeration engineer, teacher and chief inspector with the B.C. Safety Engineers Services, now known as Technical Safety B.C.] stated that liquid Ammonia exposure can kill someone in nine seconds. <http://www.cbc.ca/news/canada/british-columbia/it-is-blinding-toxic-expert-sounds-alarm-on-ammonia-at-public-rinks-1.4360113>

Ninety-five people were evacuated from their homes in Fernie for five days. All residents returning to their homes were warned that they may smell Ammonia and air quality testing will be done to monitor levels of the gas. The Ammonia alarm at the Fernie Memorial Arena went off at 4 am. There could have been far greater loss of life and injuries if the arena had been full of people and children.

Public safety is a concern with respect 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. 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. 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 Medicine Hills/Canada Olympic Park about the COP Ammonia storage and facilities and possible dangers and/or consequences.

The proposed development of Medicine Hill/Canada Olympic Park 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.

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 Medicine Hill/Canada Olympic Park development will aggravate the levels of noise and increase the noise pollution for the Bowness Community.

I strongly **oppose** the proposed development of Medicine Hill/Canada Olympic Park. Before any development is approved at Medicine Hill/Canada Olympic Park, **all of the Ammonia stored and used at Canada Olympic Park should be removed, and an alternative refrigeration system installed.** Public safety is more important than financial gain, sports, or developments.

Regards,
MorningStarre Perdue
8143 48 Avenue, N.W.
Calgary, Alberta
T3B 2A8
m-creations@shaw.ca

ENVIRONMENT

July 25, 1996

Bowness ammonia spill fells officers

VICKI BARNETT
Calgary Herald

An ammonia spill sent two police constables to hospital and killed several hundred fish in northwest Calgary, investigators said Wednesday.

Peter Pendlebury, co-ordinator of the fire department's hazardous materials section, said it's likely that several gallons of ammonia were illegally dumped into the northwest Calgary sewer system, and ended up east of Bowness lagoon late Tuesday.

The police officers were trying to cordon off the area at 83rd Street north of 46th Avenue N.W. when they got a whiff of the noxious substance, which gave them sore throats.

They were taken to hospital as a precautionary measure, but were released immediately, said Insp. Russ Sabo of District 2.

Pendlebury described ammonia as a highly toxic substance. "It's poison. It will burn. It affects the mucous membranes. If you breathe it, your throat can get blistered and swell. Your armpits will burn. Your eyes will burn."

He said, "Usually when you get illegal dumping, it's the dregs from some manufacturing operation. They don't want to pay to send it to Swan Hills (hazardous waste treatment plant)."

Investigators, who pulled off manhole covers to discover the ammonia's route, traced it back along Bowfort Road to an undeveloped field north of 16th Avenue below Canada Olympic Park.

COP, which uses ammonia to make ice for its bobsled and luge run, has been ruled out as a source of the substance, said COP spokeswoman Carla Yuill.

Nick Spruit, an investigator with Alberta Environmental Protection's pollution control division, estimated that several hundred fish died, varying in length "from half an inch to 10 inches."

While the investigation started Tuesday night and continued much of Wednesday, "we may be relying on the public to come forward with information to give us leads," Spruit said.

People who think they might have useful information can call 1-800-222-6514.

Corporations convicted of illegally dumping a hazardous substance face fines of up to \$1 million. Individuals can be fined up to \$100,000 or face up to two years in jail.

■ **The Issue:**
Environmental protection.

■ **What's new:** Ammonia leak sends two police officers to hospital.

■ **What's next:** Authorities seek person or persons responsible.

McDougall, Libbey C.

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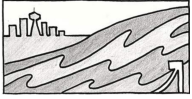
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Save The Slopes

February 5, 2016

Mayor Naheed Nenshi
Office of the Mayor
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700 Macleod Tr. SE
Calgary, Alberta
T2P 2M5

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