



Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources.

We are the voice of our rivers.

June 17, 2016

Shawn Small
Senior Planner
Community Planning
City of Calgary

RE: Proposed Highland Village Green LOC 2014-0190

Dear Shawn,

Thank you for the time you have spent with representatives from Calgary River Valleys and the information that you were able to provide concerning the proposed redevelopment of the Highland Golf course. Members of Calgary River Valleys do still have concerns with the proposed development and we ask that you provide clarification or additional information on the following points:

1. Clarification of assessment of Environmental Reserve opportunities - Conditions around the deferral of Municipal Reserve

We understood from our meetings with you and David Mahalek from Parks that the City believes it has no opportunity to ask for Environmental Reserves (ER) as it is the City's interpretation of section 633 of the *Municipal Government Act*, that opportunity was lost decades ago at earlier subdivision when deferred Municipal Reserve (MR) was provided. We have since been advised that the past deferred MR decision was made only with respect to Block 5 (a portion of Plan 8338HR being 5.57 acres of a total 41.36 acres of private (non-city owned) land and within the Plan) and not for the remainder of the lands.

- Please provide details around the date(s) and circumstances regarding the deferred MR decision.
- Please advise us of any other reasons why the City Administration has recommended that the City not consider taking of any ER on these lands.

2. Determination of status of the watercourse

From the presentation and response to questions at the Calgary Planning Commission on May 5, 2016 we understand that the City had discussions with the Province regarding the status of the creek and that the Province had advised that the creek did not meet the definition of a watercourse.

- Please provide us with the following regarding this decision:
 - i. who at the Province provided the City with this information,
 - ii. when this decision occurred,
 - iii. the process that formalized this decision, and
 - iv. any documentation from the Province that supports this decision.



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3. Assessment and Treatment of Wetlands

We have observed that there are permanent wetlands on the site and that while portions have been modified for previous golf course use, they appear to be artesian fed and would be therefore relatively sustainable.

- Please provide a copy of the Terms of Reference and the resulting studies that supported City Planning's decision not to protect these wetlands and to support their destruction (subject to approvals under the *Water Act*).

4. Copy of Detailed Team Review and Applicant's responses to CRV letter of February 27, 2015

We have been advised that the Applicant prepared a response and that a Detailed Team Review was also provided in response to CRV's submission of February 27, 2015. We understand the applicant expected the City to forward these comments to Calgary River Valleys and others.

- To date, we have not received either the Detailed Team Review or the written response to our letter of February 27, 2015 and ask that these be forwarded to CRV.

Thank you for addressing these requests as soon as possible. If you require any clarification, please feel free to contact the CRV Coordinator Patty Munkittrick by email at CalgaryRiverValleys@outlook.com.

Sincerely,

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

cc: CRV circulation