

June 19, 2015

Rocky View County Councilors  
911 32 Ave NE  
Calgary, AB T2E 6X6

Dear Rocky View Councilors:

I am a neighbor adjacent to and across the Elbow River from the Gardner proposal. I have been neighbors some 30 years and my children grew up in Springbank and have left Springbank primarily because Springbank is not either an economical or culturally viable community option for young people beginning their professional careers or families. Since our children left the Springbank school system our social relationship with the community has withered because practically, today the only "community aspect" is actually around the schools.

First, I agree with Mayor Nenshi that Calgary should be high-density modern forward-looking metropolitan city. But we may disagree on what a desirable metropolitan city is. Before Mayor Nenshi, I liked the Calgary branding of "Heart of the New West" as it creates the right inspiration to leverage our western / entrepreneurial, risk taking and pioneering ownership values with the appropriate balance of forward looking social conscience. Mayor Nenshi's "Be part of the energy?" trial balloon lacks any inspiration and is so one-dimensional and static that I am embarrassed that it would even get past the idea stage to the current "sign trial" stage.

If Calgary is "the Heart of the New West", then Springbank could simply be "New West". It should offer a community lifestyle that is a transition between "metropolitan" and rural / farming and ranching. It would be the logical complimentary neighbor to the "Heart of the New West".

- Springbank "New West" would have in the range of 1/2 "Smart Green Space" Smart Green Space would be planned in a combination of collective use (parks, community gardens..) and private use (farming, ranching..) but in an economically sustainable framework. "Smart Low Density" would include Smart Green Space as opposed to thinking in terms of the size of each individual landowner's plot and the number of plots.
- Springbank "New West" would fund its own modern infrastructure for water, sewer, and pay its way for other utilities and roads. It would set a new benchmark for modern sustainable development. In addition Springbank New West residents would contribute financially to the municipality the province and the country.
- Springbank "New West" would have some "everyday" community infrastructure (groceries, restaurants, dry cleaners, sports, entertainment, seniors homes...) that would allow residents to be active and socially engage in the community more than what arises because of its schools.
- Springbank "New West" would be comprised of individuals and families of all ages, the common link being its different lifestyle from either metropolitan or rural.

I am not sure whether Mayor Nenshi's opposition to Springbank "New West" is being naïve or myopic. Mayor Nenshi (Be part of the Energy?) seems to see Calgary as an oil and gas aggregator that wants to eliminate competition of any kind other than ranchers or farmers. The City of Calgary should see Springbank "New West" as a symbiotic advantage to Calgary as the "Heart of the New West" but we do not need to wait on Calgary's current political leadership, we can pursue the "New West" approach and lead the way.

When I have this conversation with other landowners in Springbank, I find that the only opposition I encounter is either acreage owners that just don't want any new neighbors even if they are miles away or they are councilors that only listen to them. They want the current farmer's or rancher's to only be allowed to farm or ranch (now that they each have their own plot of land). If there were any meaningful number of these people in opposition to Springbank "New West" then they have an easy answer; they can band together and purchase the farm and ranch land and become farmers and ranchers. Odd that they laugh at such a suggestion. The reality is they want their way if they can have it at the expense of others now that they have secured their own "acreage" and the ear of certain councilors. A Springbank

based on this superficial self-interest has no chance of being an interesting cultural or socially vibrant community. It will expire because young people are not interested in these values and seniors have to leave when they need any 3<sup>rd</sup> party support.

I support the Gardner proposal because it meets my criterion for "Springbank New West". It is "Sustainable and Smart Low Density". The landowners and ultimately the new residents would be paying their own way, including local water, sewer and road and utility infrastructure. The community and its amenities would be available to its neighbors. It is clearly a benefit to the Municipality financially.

I welcome the new neighbors that would be moving to Gardner Ranch because they would be choosing the "New West" lifestyle and values.

Sincerely,

A handwritten signature in black ink, appearing to read "Art Price". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Art Price  
242161 RR 34  
Springbank