

## Dubetz, Jeannie

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**From:** Tracy McCorriston <tracy.mccorriston@gmail.com>  
**Sent:** Sunday, January 06, 2019 11:46 PM  
**To:** Public Submissions  
**Subject:** [EXT] Land Use Amendment at Royal Birch Point NW, LOC2018-0104 (Bylaw 32D2019)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** PublicSubmission

Office of the City Clerk

The City of Calgary

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To Whom it May Concern,

I am writing to share my concerns regarding the Land Use Amendment in Royal Oak at Royal Birch Point NW, LOC2018-0104 (BYLAW 32D2019). The subject site is directly to the south of my house and so I am very familiar with the area and have concerns about this application.

The biggest concern I have relates to the emergency access that is contemplated to be co-located with the regional path access from Royal Birch Boulevard NW. The application indicates the existing pathway will be widened to 6 meters (it is currently approximately 4 meters) to accommodate an emergency access and that the detailed design of this will be confirmed at a later date. First of all, this pathway and the extension of it, is on land that is designated S-UN (Special Purpose – Urban Nature). From the research I did on the City of Calgary Land Use Bylaws and S-UN designated lands, the intent is to “limit development to improvements that facilitate passive recreational use”. I do not understand how widening this path by 50% and allowing emergency access, can be considered passive recreational use. The details and clarification of this emergency access should be made available by the developer sooner rather than later before approval is granted.

The other concerns I have relate to the impact this development will have to the natural beauty of the area and to the wildlife that live in this area. The wetland is currently studied by the students at Royal Oak School and I feel the proposed development will greatly disrupt the natural habitat for so many wildlife and limit these wonderful learning opportunities for students in the future. Having grown up in the country, I feel the cities should do as much as possible to preserve the natural environment so kids are able to experience as much of this as possible. A widened pathway also will most definitely result in increased traffic through the area, and I also believe the slope of the land will need to change dramatically with a path that is 50% wider than it is today. All of this will have negative impacts to the wildlife and natural state. The proposed dwellings will also detract from the larger single dwelling homes all around the subject site and will look “out of place”. Thank you for your consideration of these concerns.

Sincerely,

Tracy McCorriston

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