

Rocky Ridge Royal Oak Community Association Letter



June 6, 2018

Planning and Development #8201
PO Box 2100 Station M
Calgary AB T2P 2M5

Attention: Brad C. Bevill

Reference: LOC2018-0118, 10110 Rocky Ridge NW, Land Use Amendment

Dear Mr. Bevill:

On behalf of the Rocky Ridge Royal Oak Community Association, the following are our comments on the land use amendment application sent to us for comment.

Regarding Site 3:

At a pre-application meeting with the proponents, we made them aware that connectivity within the ravines and natural parks systems is extremely important to the community. We specifically asked for consideration for an east-west pathway connection, possibly on the north storm water right of way. Over the years, footpath trails in the grassland have enabled residents to access the ER's and MR's that are parts of the larger ravine system.

If the east-west connection is eliminated by the development as proposed for Site 3, residents will try to access the natural areas via the steep slope off the east end of Royal Elm Road., as the more adventurous already do now. The slope has eroded over the years – the only solution is to carve a switchback trail into the slope to reduce the gradient. This is not an ideal connection therefore the east-west connection across the north end of the site is preferable. We request that the path connections be provided by the developer, which may require a modification to the land use or an agreement to provide a public access easement parallel to the storm water ROW.

If you have any questions regarding these comments, or if there is further follow up please contact the undersigned.

Sincerely,

Dave Spencer, Director of Planning and Design
403.629.7587