

Smith, Theresa L.

From: Jeff Dyck [jeff@dyckcorp.ca]
Sent: Thursday, September 01, 2016 9:25 AM
To: City Clerk
Subject: Re: Land Use Amendment Discovery Ridge/Glenmore Trail and Discovery Drive
LOC2007-0149
Attachments: 20160901091700_001.pdf

Please see my attached submission letter.

Jeffrey E. Dyck

Sent from Mail for Windows 10

RECEIVED
2016 SEP - 1 AM 9:42
THE CITY OF CALGARY
CITY CLERK'S

JEFFREY E. DYCK
101 DISCOVERY DRIVE SW
CALGARY, ALBERTA
T2P 4V5

RECEIVED

2016 SEP -1 AM 9:42

THE CITY OF CALGARY
CITY CLERK'S

August 1, 2016

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

Dear Sirs:

**Re: Land Use Amendment Discovery Ridge/Glenmore Trail and Discovery Drive
LOC2007-0149**

I wish to advise you that I intend to appear and speak at the Council Meeting on September 12, 2016 with respect to this application. At the moment I have the support of my neighbors at 105 and 97 Discovery Drive and I intend to try to contact and discuss these matters with the other four neighbors most directly effected before September 12, 2016 and hope I will be able to speak on their behalf as well.

We are not against the development of the subject property, it has always been clear the dead end on Discovery Drive was the end of Discovery Ridge Phase 1 and that the road would someday be continued into a new Phase. We are concerned as the Community and the City are that the development take place with as little disturbance as possible to the residents of Phase 1. We note that the July 14, 2016 Administration Report (the "Report") makes reference to dealing with those issues at construction phase and we trust that will happen.

Our main concern is with respect to a proposed path way, which is not even mentioned in the Report, and the zoning of the slope and plans for the natural slope on the development. I have attached a letter which I receive from the Discovery Ridge Community Association on July 25, 2015 (the "DC Letter") respecting the pathway and proposing details for the natural slope. Upon receipt of this letter I discussed it with my neighbors and I made several attempts to contacted the City Planning Department and the City Parks Department, neither of which ever got back to me to discuss the issues.

Appendix III of the Report shows a pathway running through the existing S-UN Zoned land behind our houses. That pathway does not exist and is the connection referred to in the DC Letter. That connection makes no sense to us. We understand that the new development would likely have internal pathways between its building lots and around any playgrounds, but we do not understand why such a pathway would be continued west on the slope where there are not

building lots on both sides. What is the rationale for connecting the playground in Phase 1 with the playground in the new development? The pathway ending behind 93 Discovery Drive is one of the internal pathways of Phase 1. These pathways go between building lots to provide rear access between buildings. No where do these pathways connect to the larger pathway by the traffic circle that goes out of the area and into other Phases. No where do these pathways continue into Griffith Woods, nor do they continue north into the natural areas north of Phase 1. No where else in Phase 1 are there paved pathways behind the ridge lots, which is part of what the owners of ridge lots paid for when they bought their lots. The pathway behind 93 Discovery Drive was never meant to go anywhere.

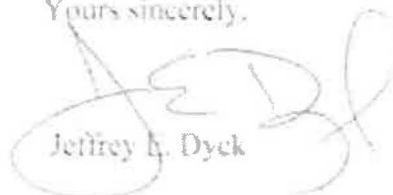
We believe the propose pathway does not comply with the East Springbank Area Structure Plan Appendix 2, Discovery Ridge Community Plan. That plan provides in section 1.2 for increased environmental protection and specifically states that all development is sensitive to its natural setting. Section 1.8 (5) of that plan provides that direct pedestrian/cyclist connections should preferably be achieved by the street sidewalks, etc. and that only when these connections can not be achieved by street sidewalks should they be achieved by separate pedestrian/cyclist pathways. We also draw your attention to sections 2.4, and 1.4 (5) of that plan. We are not sure whether the proposed pathway is in the Special Protection Natural Area of Griffiths Woods Regional Park and the Elbow River, but question whether its construction complies with that protection plan, if applicable.

Construction of the connection portion of the proposed pathway will require the removal of quite a few trees and the placing of fill in the natural ravine. This treed ravine is a popular spot for birds and other wildlife. As well it is the view and adjacent landscape that we purchased when we bought our lots.

We also question the proposed form of development for the portion of the natural slope in the new development. We are not sure whether the landscaping plans shown in the DR Letter are actually planned for the slope, however, if they are we do not believe they are consistent with the existing development, adjacent S-UN Zoned lands and the community development plan and special protection areas discussed above. We would suggest the portion of the new development that is proposed to be zoned S-SPR should be zoned S-UN and that the development of the slope should be kept in the same natural state as the adjacent lands.

Please do not hesitate to call (I can be reached at 404 585 7303) and discuss any of the foregoing before the September 12, 2016 Council Meeting and thank you for your attention to this matter.

Yours sincerely,



Jeffrey L. Dyck

DISCOVERY RIDGE

RECEIVED
2016 SEP - 1 AM 9:43
THE CITY OF CALGARY
CITY CLERKS

To Property Owners of:
#93 Discovery Drive SW
#97 Discovery Drive SW
#101 Discovery Drive SW
#105 Discovery Drive SW

July 25, 2015

Dear Property Owners,

As you are aware, there is a proposed development to the east of Discovery Ridge, which will extend from what is now the end of Discovery Drive SW. We have been in continual contact with the developer to ensure they are proceeding in accordance with the current standards of Discovery Ridge and in support of resident wishes, as determined from the September 2013 Open House. The developer has been very cooperative and has incorporated our requests. They are in the final stages of the Development Permit process and should begin developing in the foreseeable future.

One of the outcomes of the Open House was the requirement that pathway connectivity be factored in. The new development will have pathways but as it stands now, they would not join to the pathway that abruptly stops, approximately behind #93 Discovery Drive SW. The City is not willing to pay for the extension to connect the two sections so we asked that the developer be responsible for doing so. This was agreed to and the pathway will be extended from the current dead end to the new portion.

Please find attached 2 options, as well as the landscape architect's descriptions of both, for how that pathway could be extended in the areas behind your homes. We are in support of Option A as it is a more direct route, will be easier to clear snow from and positions the pathway further away from your back fences than Option B would. We intend to advise the City that as the representative body of the community of Discovery Ridge, we wish them to approve Option A.

Before doing so, we wanted to ensure that you, as the most affected residents, were made aware that there are in fact 2 pathway options. If you have any questions or concerns with regard to our support of Option A, please let me know as soon as you are able to. Our apologies for the short notice but as with many application matters like this, timelines given to us are very short and we must reply to them early in this coming week.

You can reach us at: drea_pres@discoveryridge.com

Regards,



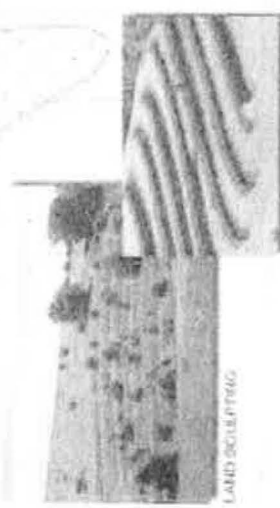
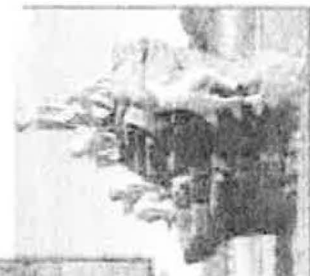
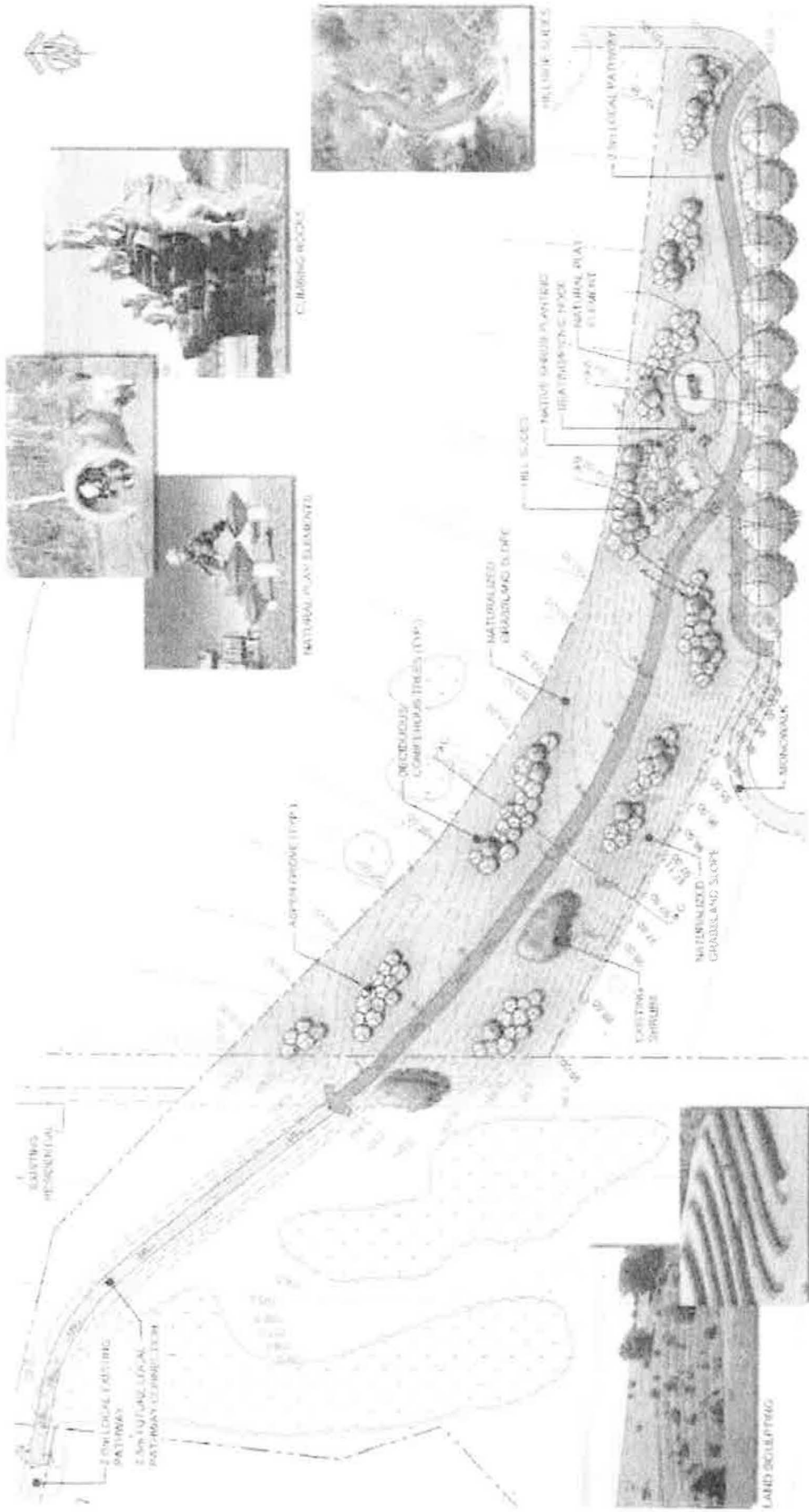
Jacquie Hansen-Sydenham
President, Discovery Ridge Community Association

**Discovery Ridge Community Association PO Box 75023
Westhills RPO Calgary, AB T3H 3M1**

Option A – This plan shows the pathway alignment extending from the existing pathway and following a level contour line until it crosses the existing Utility Right of Way (URW). At this point it will traverse the slope in the new MR down to the play equipment/seating area. In following the contour line in the existing ER lands, it reduces the amount of overall disturbance to the existing landscape. This alignment will be confirmed in the field with the Parks Development Inspector prior to construction. Trees for the pathway connection are required to be removed, and details for drainage requirements will be determined at the Construction drawing stage and approved by Parks. The intent of this alignment is to minimize the overall disturbance to the area due to a direct connection.

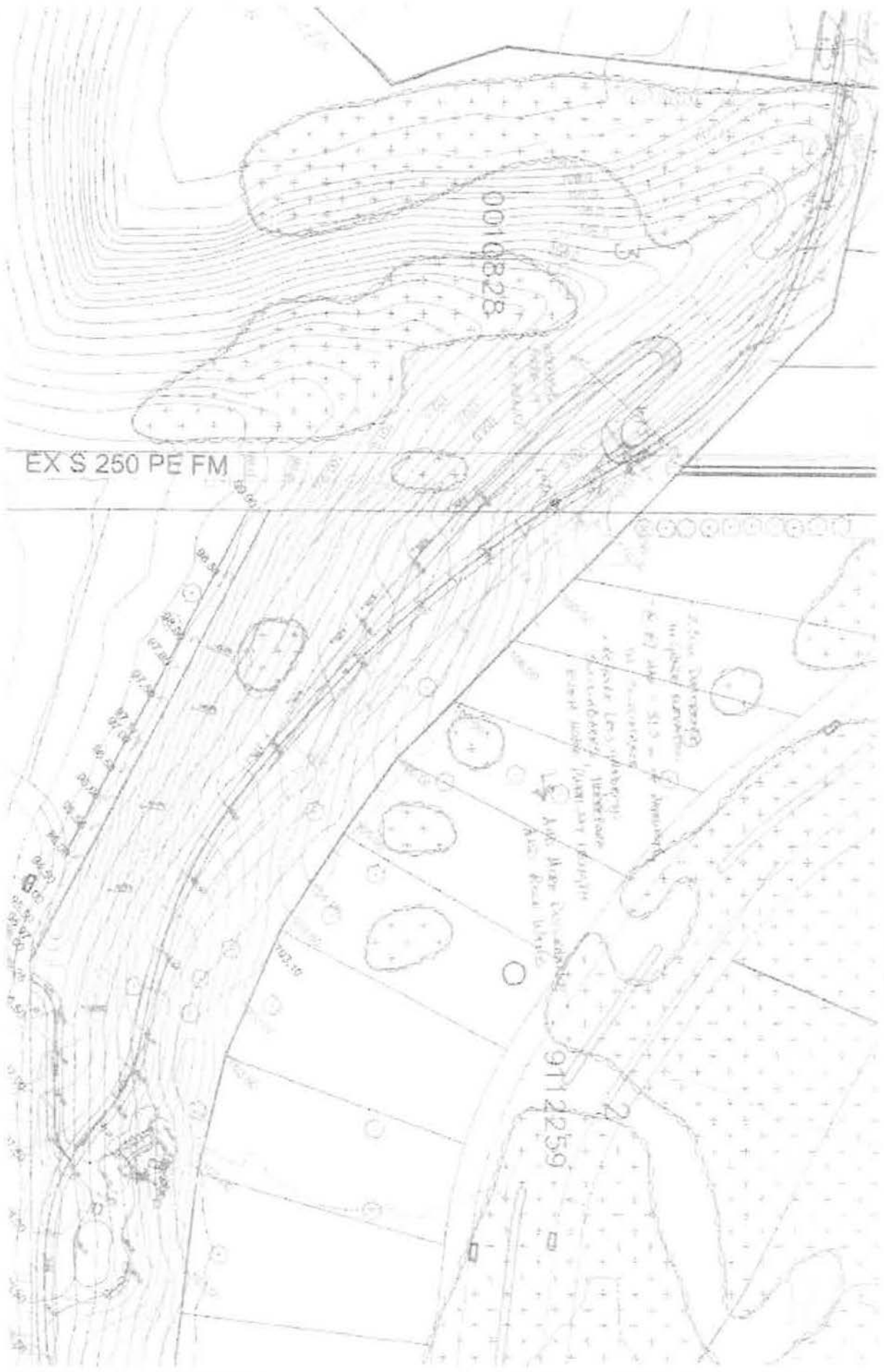
Option B - This plan shows the City of Calgary Parks alignment which has the local pathway stay high, above the slope avoiding existing shrub plantings and the general slope of the land. The objective is to stay away from the slope, however, in order to get back down to the required grade to cross the URW, switch-backs in the pathway are required, and the incorporation of rock walls are more than likely needed. For this option, more disturbance is anticipated due to the switch-backs which are required to meet Calgary Parks pathway guidelines. Once the pathway crosses the URW, it continues on traversing the slope until it gets down to the play equipment/seating area.

Our **PREFERRED** option is **A** as this will minimize the overall disturbance to the area and create a more direct pathway link. Yes it does impact existing shrubs within the slope, however, the overall impact will be much less as we do not have to utilize any switchbacks.



Discovery Ridge Municipal Reserve
Landscape Design Concept
 June 2015

L.A. West



EX S 250 PE FM

0010828

9112259

2.5 m topographic map of section
 1.5 m map of 51.5 m x 200 m
 2.5 m map of 51.5 m x 200 m
 2.5 m map of 51.5 m x 200 m

Well
 Structure
 2.5 m map of 51.5 m x 200 m
 2.5 m map of 51.5 m x 200 m

